

# Town of North Stonington Planning and Zoning Commission

**Application for Commission Approval** 

	Application for Commission Approval
Application Number	: 21-057 Receipt Date: 6/9/2/01 Fee: 300
SPL SPP	MP TX/MP AM ZC CU EXP MOD SPL MOD SPP
Applicant Info	rmation:
Name:	STEFANA PECHER
Mailing Address:	15 OLD HAMBURG RD., LYME CT D6371
Contact Info:	Phone: 8603892697 E-mail: Pechersm1 Egment.com
Owner of Reco	I none.
Name:	STEFANA PECHER
Mailing Address	15 OLD HAMBURG ND., CHRECT 06331
Contact Info:	Phone: 8603892697 E-mail: Fechersma Egmilicom
Property Locat	tion: 402 Norwich westerly Rd
Assessor Parce	el Information: Map: 101 Lot: 9200
Zoning District	- I - ED- RC N/A - VPO - WSPO - SUO - APOA
Specific Use as	(See Chapter 7)  Listed under Specific Zoning
District in Reg	
Detail of Use R	equested: Conventing existing barn/Falm stand to a more
	form store & small event Barn with occasional outdoor eve
festivals. 4	
at the Grang	e with busing by fortiged finosine. Veteran retreats - see narrats
6-8-2021	
Date	Signature (Applicant)
6.8.2021	
Date	Signature (Property Owner of Record)
	roperty owner above are applying for a Site Plan Approval as specified above and in accordance with ons of the Town of North Stonington.
and Rights of Use	Only: Disposition and action taken by the Inland Wetlands Commission or Insignificant e Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years from date of
issuance as long as t	work has commenced)
Wellen	not to se effected by this gymin
Signature of IWC	Chairman or WEO: Date: 6-9-21

Form PZ103-002

# ZONING PERMIT (FOR OFFICE USE ONLY)

Site Plan Applicat with the Town of N	ion# - is hereby certified to ( ) comply ( ) not control of the storing control of the storing to the storing t	omply
Date	Signature (Zoning Enforcement Officer)	
Conditions:		

## Site Plan Modification

Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review and such proposed modifications may be:

- a. approved by the Zoning Enforcement Officer if minor in nature; or
- b. submitted to the Commission for additional review if they propose major changes (i.e., additional building floor area, alteration of building location, access, drainage infrastructure, parking etc.)

### **Expiration**

Any Site Plan application under which no work is commenced (a structural portion of a building has not been erected) within twelve (12) months from the date of approval, shall expire unless the Commission shall provide for a longer time period not to exceed twenty-four (24) months from the date of approval.

All work in connection with a site plan shall be completed within five (5) years after the date of approval of the plan and failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan unless the Commission shall have granted an extension of the time to complete work in connection with such site plan.

The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the site plan provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such site plan

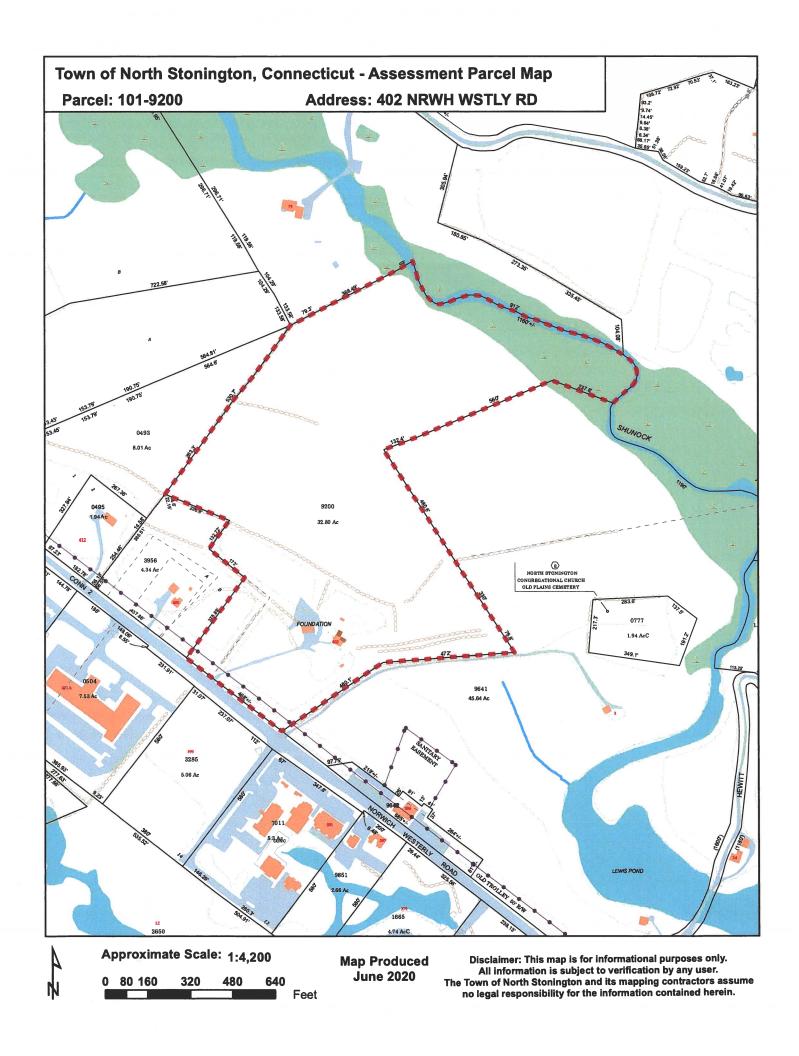
### **Certificate of Zoning Compliance (As-built)**

No building, structure, land or premises shall be occupied for use or converted to a new use until a certificate of zoning compliance has been issued by the Zoning Enforcement Officer or his designee. An application for a Certificate of Zoning Compliance shall be accompanied by plans and/or other information that comply with the requirements set forth on the Certificate of Zoning Compliance Check Sheet.

#### **Surety**

Any required surety/bond shall not be released by the Commission until:

- a. the release has been requested, in writing, by the applicant;
- b. the Town Engineer has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied; and
- c. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on mylar, that all improvements and other work are in accordance with submitted site plans.



# **Town of North Stonington**

Geographic Information System (GIS)



Date Printed: 6/9/2021

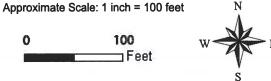


### **MAP DISCLAIMER - NOTICE OF LIABILITY**

402 Norwich Westerly Rd North Stonington

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

100



Better Together CT Inc. 402 Norwich Westerly Rd. North Stonington, CT

# **Existing Structures and Uses**

### **Structures**

• SFR – 2BR 1BA and chicken coop and storage sheds

### **Agricultural Uses**

- Hemp and Vegetable crops
- Poultry
- Mini-Horses

Farm Store in existing Barn – 24' x 34' - Hours: 11a – 6p Sat/Sunday - 4 Parking spaces – paved; incl. 1 ADA Spot.

### **Agtivities/Agrotourism**

- Touch Therapy with Mini-horses
- Story-time with local schools 1x week Thursdays
- Veteran Retreats 2-3x month (weather permitting) Weekends (Tent camping optional) –
   up to 20ppl
- Community Garden
- Fundraising Events (Future 1-2x year)
- Farm-to-table dinners (Future 1-2x year)
- Vocational Training for Young Adults (agricultural)

Parking for Ag-tivities available in rear field area along gravel drive (See tax map)

## **Annual Hemp Festival:**

- Max: 200ppl (Tickets Required On-line and limited ticket sales at the door)
- Fri- Sunday Activities 12p 9pm 1 x Year
- Music and Food Trucks and Vendors –
- Restrooms Port-a-potties to be provided
- LLHD to inspect Food-trucks
- Attendees bussed in from Grange or other appropriate location Joshua's Limousine
- Vendor parking indicated on Plot Plan

	6102	ORTH STONINGTON, C		/ISION			e Assessed Value 47,320 18,760 58,380 25,830		illector or Assessor		RY	83,400	0	36,900	112.700	300.600	O .	0	300,600	Y	Purpose/Result	Exterior Field Review Measured & Listed Measured & Listed Measured & Listed Change Reinspectior		Unit Price Land Value	67,600 19 600
Assessed Value	20	25,830 25,830 2045	4,470		138,045	ASSESSMENTS (HISTORY)	Value Yr. C 47,3202017 80,0102017 58,3802017 25,8302017	- 1	This signature acknowledges a visit by a Data Collector or Assessor		APPRAISED VALUE SUMMARY			(2)					alue	VISIT/ CHANGE HISTORY		SB 51 EX SBS 00 Me JE 00 Me LB 00 Me JE 43 Ch		SAdj Salc Fact Adj.	1.01
ASSESSMENT Appraised Value	009'19	36,900	93,100		300,600	OUS ASSESSME	<ul> <li>Yr. Code Assessed</li> <li>018 1-1</li> <li>018 1-2</li> <li>018 1-3</li> <li>018 1-4</li> </ul>		ture acknowledge		APPRAISE	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land value (Blug) Special Land Value	Special Early Value	fethod:		Net Total Appraised Parcel Value	/IISI/	Type			Special Pricing	2 2
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Description	RES LAND	RES OUTBL	FOREST			C *	7r. Code 2019 1-1 2019 1-3 2019 1-4 2019 6-1	2019		Amount Comm. Int	1			Batch			ENT				Comments	NSTALL GREE OLD BLDG Reconstruction CH 60 TO	SECTION	Adi	-
LOCATION Rural				2901&2902 101/2732/36/9200		SALE PRICE V.C.	363,000 00 0 1A 0 1A 0 01		ASSESSMENTS	Number						MNT	v 9305 ENSE AGREEMENT	2012	AC FROM 101-3955		Date Comp.		LAND LINE VALUATION SECTION	Acre C. ST. Disc Factor Idx	1.0000 1.0000400 1.0000 0.90 1.0000 0.70
.ROAD 3	,	I DATA	Cnsv Restr CHG01 Open Space RT2R	k c k	*	1/n n/b	08/20/2018 U I 04/25/2018 U I 09/07/2017 U I 11/08/2002 U I 12/18/1992 U I	06/30/1986	OTHER.				ОО	Tracing			17=EXEMPT RMV'D NOW ON 9305 TRAIL CONSERVATION LICENSE	WITH TOWN V204 P807 1/13/2012		ORD	nsp. Date   % Comp.	0 0 0	LAND LINE	I. Factor S.A.	5,000.00 1.0000 4 1 5,000.00 1.0000 0 1 5,000.00 1.0000 0 1
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200			223//7// 31.90 AcC	5977 67	t 7071	BK-VOL/PAGE	227/1047 226/719 224/821 147/907 93/759	9/1/99		Amount		$\rightarrow$	ASSESSING!	Street li	2					BUILDING		SE REP		Denth Units	
TOPO 4 Rolling			Other ID: New Acreage	Other ID Esmt Row	Census Tract	-		S	EXEMPTIONS	Description		Total		NBHD Name		NT	WDKS ADDED	NTED	CK EDOM BOAD		Type Description			Zone D Front	R80 468 R80 468 468
CURRENT OWNER	AINA	UKG KOAD	ers:			RECORD OF OWNERSHIP	PECHER STEFANA KALLEN ERIC F & KATHIE L KALLEN ERIC F KALLEN KRIC F KALLEN FRIC F	ÅGE W & GRACE	EXEM	Descr						GREY IA; 3/4 DORMER IN FRONT	9/2011 CHIMNEY NOT LINED; WDKS ADDED FEP=3 SEASON ROOM	2019 FARM & FORESTRY GRANTED	2018=BAA NO CHANGE		Issue Date T			Use	SINGLE FAM MDL-01 T F
CURRENT PECHER STEFANA	CHENSIEF	15 OLD HAMBURG ROAD	Additional Owners:			REC	ALLEN ERIC ALLEN ERIC ALLEN ERIC ALLEN KATH	ALLEN GEOF		Year Type				NBHD SUB	110040	REY IA; 3/4 D	9/2011 CHIMNEY NOT FEP=3 SEASON ROOM	19 FARM & F	2018=BAA NO CHANGE		Pormit ID		_	B Use # Code	1010

State Use: 1010 Print Date: 06/09/2021 11:16		
Bldg Name: ec #: 1 of of	## TQS	
	Element   Cd.   Ch.   Description	OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)           Description         Sub Descript LB Units Unit Price Yr Gde Dp R Cnd %Cnd Apr Value           IED FRAME         L 158 9.00         2000         75 900           ORK SHOP         L 128 9.00         2001         0         75 500           ORK SHOP         L 128 9.00         2001         0         75 500           IED FRAME         L 128 9.00         2001         0         75 500           AIMPROV G:         L 138 9.00         2001         0         75 16,200           IED FRAME         L 1,996 9.00         2011         0         75 16,200           AIMPROV G:         L 1,996 9.00         2011         0         75 16,200           BUILDING SUB-AREA SUMMARY SECTION         A 40         840         840         840         840           First Floor         BUILDING SUB-AREA SUMMARY SECTION         A 44         A 44         A 44         A 44           First Floor         Borch, Enclosed Finished         0         24         5         14,523           Basement, Unfinished         0         24         5         14,523           Basement, Unfinished         0         48         640         48         660         14,
Y RD	Element         Cd.         Ch.         Description           Style         04         Cape Cod           Model         01         Residential           Grade         04         Average +10           Stories         1.75         13/4 Stories           Occupancy         01         Wood Shingle           Exterior Wall 1         14         Wood Shingle           Exterior Wall 2         Roof Cover         03         Asphalt Shingl           Roof Cover         03         Asphalt Shingl         Hardwood           Interior Wall 1         02         Wall BrdWood         Hardwood           Interior Wall 2         Hardwood         Hardwood         Hot Water           AC Type         01         None         2           AC Type         01         None         2           Total Buthrms         1         Total Half Baths         0           Total Half Baths         0         2         Bedrooms           Total Half Rooms         6         Rooms           Bath Style         01         Old Style           Kitchen Style         01         Old Style	Code   Description   Sub Descript   LB   Units   Uni

Avena's Kepple, LLC P.O. Box 1445 Pawcatuck, CT 06379



Inst: 20979 Vol: 227 PG: 1047 pages: 3 Aug 20,2018 02:43P North Stonington, CT

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, ERIC F. KALLEN and KATHIE L. KALLEN, both of North Stonington, Connecticut, for the consideration THREE HUNDRED SIXTY-THREE THOUSAND (\$363,000.00) DOLLARS paid, grant to STEFANA PECHER as SOLE OWNER with WARRANTY COVENANTS:

Those certain tracts or parcels of land, together with all buildings and improvements thereon, located in the, Town of North Stonington, County of New London, and State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof.

Signed and sealed by my hand this 20th day of August 2018

In the presence of:

and fall, witness to both

STATE OF CONNECTICUT

COUNTY OF NEW LONDON

ERIC F. KALLEN

KATHIE L. KALLEN

Ss: Sough

On this the 20<sup>th</sup> day of August 2018, the undersigned officer, personally appeared ERIC F. KALLEN and KATHIE L. KALLEN whose names are subscribed to the within instrument and they acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

Raymond Paul Kuhn
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
STATE \$ 2722.50
TOWN \$ 907.50
ANTOINETTE PANCARD
NORTH STONINGTON TOWN CLERK

### SCHEDULE A

That certain piece or parcel of land with all of the buildings and improvements thereon located on the northeasterly side of Norwich-Westerly Road, a.k.a Connecticut Route 2 in the Town of North Stonington, County of New London, State of Connecticut and being shown as Parcel "B" on a 2 sheet plan set entitled "Lot Line Adjustment Plan Prepared for Kathie & Eric Kallen 408 Norwich-Westerly Road, Parcels #101-3955, 3956 & 9200 North Stonington, Connecticut, Scale 1" = 100', August 7, 2017" prepared by Cherenzia & Associates, Ltd., which plan was recorded on September 7, 2017, in the North Stonington Land Records and more particularly described as follows:

Beginning at the southwesterly corner of the herein descripted parcel at a point located on the northeasterly street line of Norwich-Westerly Road and common with lands now or formerly of The Town of North Stonington;

Thence North 42° 24' 38" West bounded southwesterly by the Norwich-Westerly Road for a distance of 387 feet more or less to a Connecticut Highway Bound;

Thence N 42° 54' 02" West bounded southwesterly by Norwich-Westerly Road for a distance of 80.73 feet to Parcel A as shown on the aforementioned plan;

Thence North 45° 29' 13" East bounded southeasterly by said Parcel A for a distance of 375.89 feet to a stonewall:

Thence North 41° 57' 21" West for a distance of 173.00 feet to a drill hole;

Thence North 45° 17' 24" East for a distance of 132.72 feet to a drill hole;

Thence North 58° 44' 19" West for a distance of 236.60 feet to a drill hole:

Thence North 71° 40′ 12" West for a distance of 4.60 feet to a drill hole;

Thence North 50° 27' 23" West for a distance of 22.18 feet to a drill hole at the intersection of stonewalls and lands now or formerly of Curtis E. Moussie II and Katherine Marie Moussie;

The previously described 5 courses being along a stonewall and bounded by said Parcel A:

Thence northeasterly bounded northwesterly by said Moussie lands for a distance of 794 feet more or less to a drill hole and lands now or formerly of Amy Hauptman Baker;

Thence easterly bounded northerly by said Baker land for a distance of 467.8 feet more or less to a drill hole;

Thence continuing easterly for a distance of 59 feet more or less to the centerline of the Shunock River;

Thence meandering southeasterly along the centerline of the Shunock River bounded northeasterly partially by lands now or formerly of said Baker and partially by lands now or formerly of Michel D. Birkbeck for a distance of 1,160 feet more or less to lands now or formerly of the Town of North Stonington;

Thence northwesterly for a distance of 237.8 feet more or less;

Thence westerly for a distance of 692.4 feet more or less;

Thence southeasterly a distance of 887.4 feet more or less;

Thence westerly a distance of 472 feet more or less;

Thence southwesterly for a distance of 480.1 feet more or less to the point and place of beginning.

The previously described 5 courses being bounded by the North Stonington lands.

Containing in all 32.8 acres of land more or less.