

FAZZONE RYAN  
& RICCIUTI, LLC  
— LAW OFFICES —

ANTHONY J. FAZZONE  
PHILLIP L. RICCIUTI

JOANNE M. RYAN  
Retired

June 14, 2021

Planning and Zoning Commission  
Town of Cheshire  
84 South Main Street  
Cheshire, CT 06410

**Re: 648 Wallingford Road  
Cheshire, CT 06410  
Application of Lovley Development, Inc.**

Dear Commission Members:

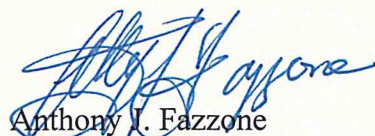
We are aware that several issues have been raised about names and addresses of property owners not being listed on the Zone Change Map. Specifically, those properties are:

1. 400 Sir Walter Drive – Property of Lisa and Christopher Plumley. While a corner of the property is shown within the 500 foot delineation, the Plumley property is actually 615 feet +/- from the property subject to the Zone Map Change Application, and they were not required to be listed. See Map attached as Exhibit “A”.
2. 369 Sir Walter Drive – Issue raised by David Schrumm. The applicant is required to list the names and addresses as shown on the Assessor’s records. In this case, the owner has apparently requested that the name not be listed in the online records. The property is shown as #369 and Parcel 55 on the Zone Change Map. See Property Card attached as Exhibit “B”.
3. 635 Wallingford road – Property of Laura and Troy Clark. Property is a rear lot located more than 500 feet from Wallingford Road with an access easement to Wallingford Road. As such, they do not own property within 500 feet. See attached Exhibit “C”.

Pursuant to Section 70.1 of the Town of Cheshire Zoning Regulations and Section 8-7d of the Connecticut General Statutes, the Applicant is entitled to rely on the Assessor’s records. Section 8-7d specifically states that a title search shall not be required.

Very truly yours,

FAZZONE RYAN & RICCIUTI, LLC



Anthony J. Fazzone

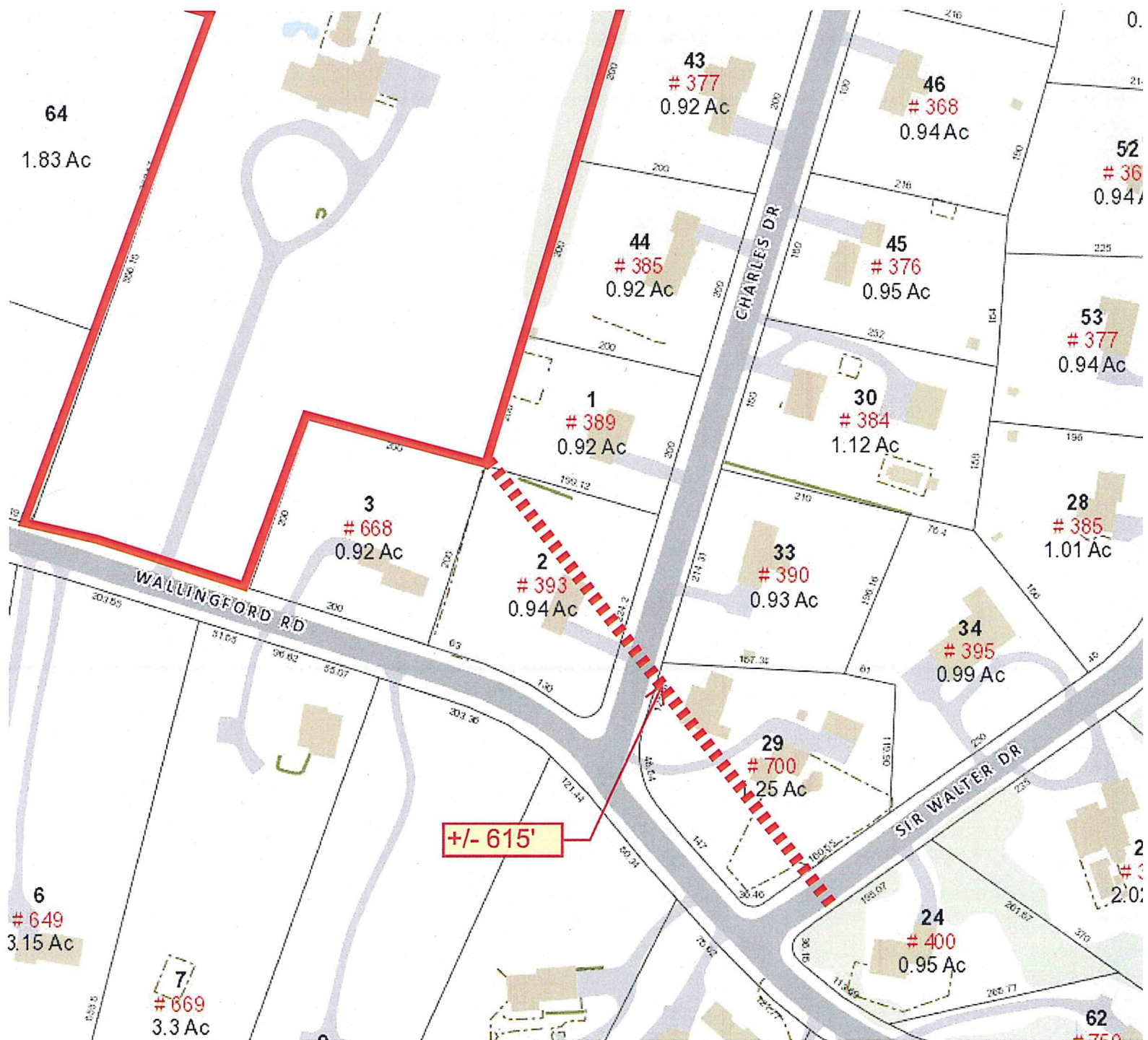
AJF/vlc

Enclosures

E-mail: afazzone@fazzoneryan.com

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Exhibit "A"



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



# Town of Cheshire

*The bedding plant capital of Connecticut*

Information on the Property Records for the Municipality of Cheshire was last updated on 6/12/2021.

[Property Search](#)
[Sales Search](#)
[Property Search Results](#)

## Property Search Results

10 records per page

Street Name	Number	Unit	Name	Uniqueid	MBL	Property Use	Acres	Zone	Buildings	Condo Complex
No data available in table										

Showing 0 to 0 of 0 entries

<< First < Previous Next > Last >>





# Town of Cheshire, CT

Exhibit "B"  
Continued

## Property Listing Report

Map Block Lot

66 52

Building #

1

Unique Identifier

00704600

### Property Information

Property Location	369 SIR WALTER DR
Mailing Address	369 SIR WALTER DRIVE CHESHIRE CT 06410
Land Use	Residential
Zoning Code	R-40
Neighborhood	9J

Owner	NA
Co-Owner	NA
Book / Page	2236/0269
Land Class	Residential
Census Tract	3433
Acreage	0.94

### Valuation Summary

(Assessed value = 70% of Appraised Value)

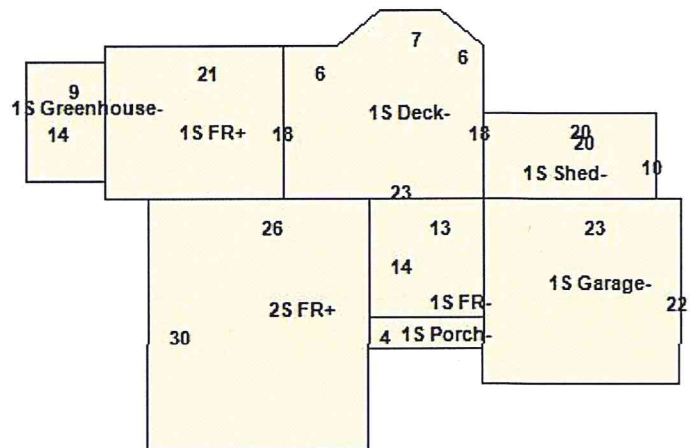
Item	Appraised	Assessed
Buildings	183552	128490
Outbuildings	0	0
Land	128740	90110
Total	312292	218600

### Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No



0704600 03/10/2012



### Primary Construction Details

Year Built	1967
Building Desc.	Residential
Building Style	Colonial
Stories	2.00
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Electric
Heating Type	Geo Thermal
AC Type	Central
Bedrooms	4
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	9
Bath Style	NA
Kitchen Style	Typical
Occupancy	1

Building Use	Single Family
Building Condition	Average/Good
Frame Type	Wood Frame
Fireplaces	1
Bsmt Gar	0
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	0
Roof Style	Gable
Roof Cover	

Report Created On

6/14/2021



# Town of Cheshire, CT

## Property Listing Report

Exhibit "B"  
Continued

Map Block Lot

66 52

Building #

1

Unique Identifier

00704600

### Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built

### Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Open	52	Average	1978
Greenhouse	GL/PLY/ST<10	126	Average	1982
Shed	Frame	200	Average	1985
Deck	Wood	462	Average	1995
Garage	Frame	506	Average	1967

### Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
NA	2236_ 269	9/11/2008	0

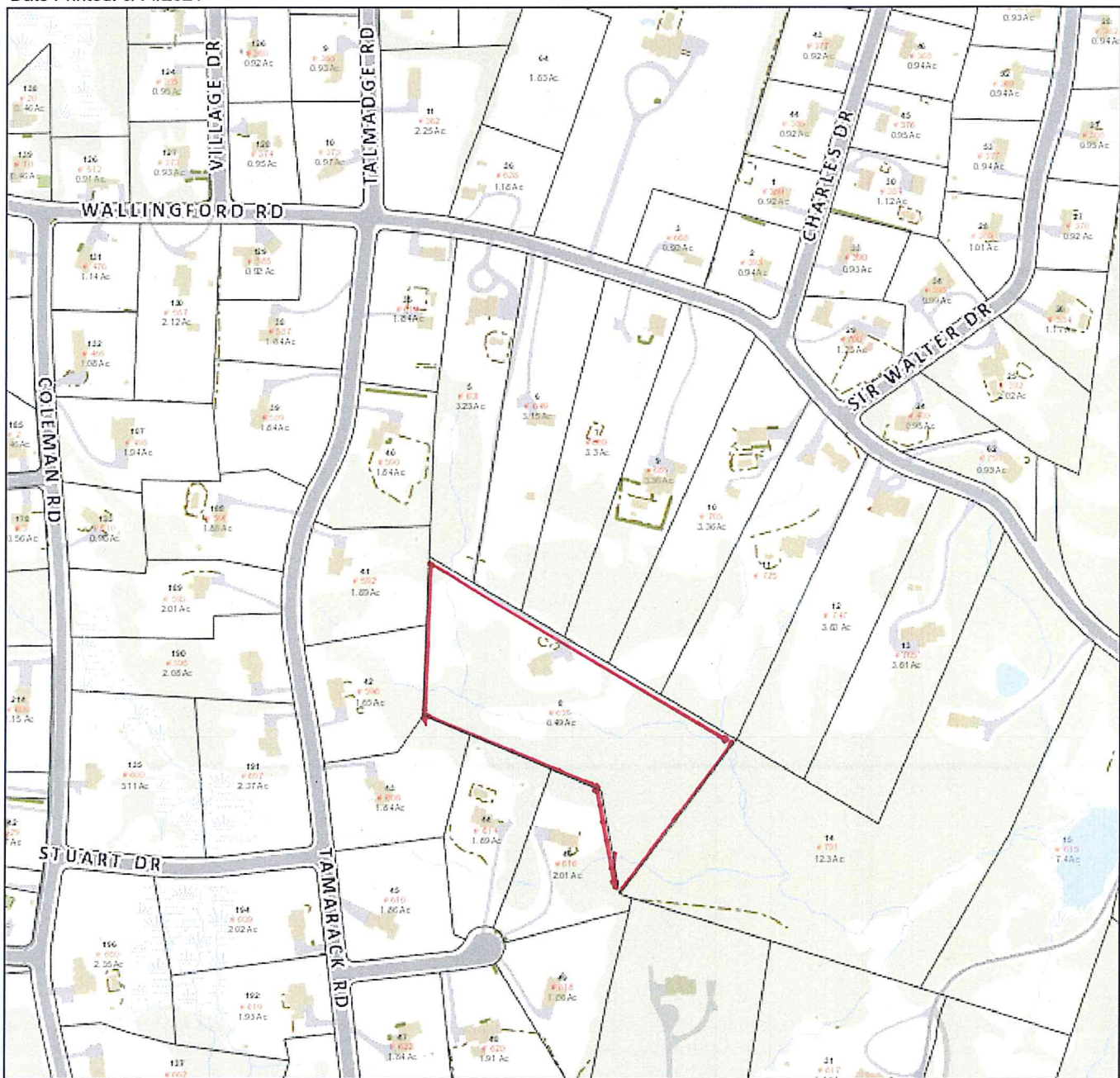


# Town of Cheshire

## Geographic Information System (GIS)



Date Printed: 6/14/2021



### MAP DISCLAIMER - NOTICE OF LIABILITY

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 Cheshire and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet

0 400 Feet



### Property Information

Property Location	635 WALLINGFORD RD
Mailing Address	635 WALLINGFORD RD CHESHIRE CT 06410
Land Use	Residential
Zoning Code	R-80
Neighborhood	9L

Owner	CLARK LAURA G & TROY E
Co-Owner	
Book / Page	2718/ 119
Land Class	Residential
Census Tract	3433
Acreage	6.49

## Valuation Summary

(Assessed value = 70% of Appraised Value)

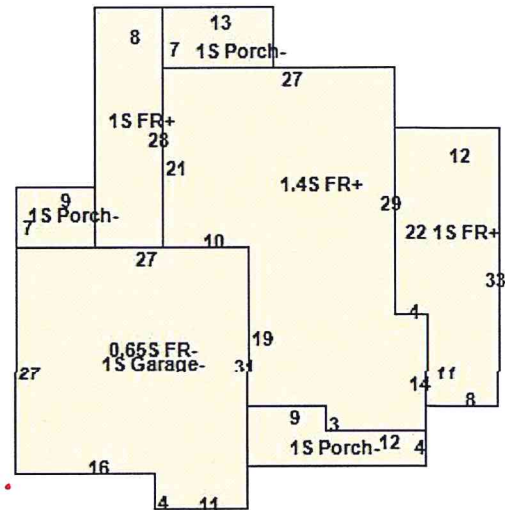
Item	Appraised	Assessed
Buildings	326984	228890
Outbuildings	0	0
Land	171460	120020
Total	498444	348910

### Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No



0780100 03/10/2012



## Primary Construction Details

<b>Year Built</b>	<b>2007</b>
<b>Building Desc.</b>	<b>Residential</b>
<b>Building Style</b>	<b>Cape</b>
<b>Stories</b>	<b>1.40</b>
<b>Exterior Walls</b>	<b>Vinyl</b>
<b>Exterior Walls 2</b>	
<b>Interior Walls</b>	<b>Drywall</b>
<b>Interior Walls 2</b>	
<b>Interior Floors 1</b>	<b>Hardwood</b>
<b>Interior Floors 2</b>	<b>Carpet</b>

Heating Fuel	Gas
Heating Type	FHA
AC Type	Central
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	11
Bath Style	NA
Kitchen Style	Typical
Occupancy	1

Building Use	Single Family
Building Condition	Average
Frame Type	Wood Frame
Fireplaces	1
Bsmt Gar	0
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	-5
Roof Style	Gable
Roof Cover	Arch Shingles

Report Created On 6/14/2021