

APPLICATION FOR THE SUBDIVISION OR RESUBDIVISION OF LAND

Submitted Date: 10/28/2021

PLANNING & ZONING COMMISSION TOWN OF ANDOVER

Application is hereby made to the town Planning & Zoning Commission for approval of final map entitled: Lake Road Subdivision Plan

1. Description of subject parcel, as per Assessor's records:

Map(s) # 33 Block(s) 34 Parcel(s) 2

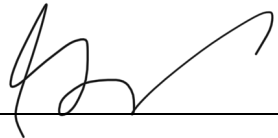
Zone of subject parcel: Industrial District Number of lots 1

Number of acres: 2.654

2. Describe and give reasons for any variations of the requirements of the Andover Subdivision Regulations in the proposed plans: N/A

3. Applicant(s): If more than one use separate sheet.

Garrett Homes, LLC

Name: - Gary Eucalitto Signature 

Address: 59 Field Street, Torrington, CT 06790

Telephone: 860-307-5479 Date 10/25/2021

☐ Owner ☐ Options ☒ Buyer ☐ Agent - Check One

4. Owner of Record: If other than applicant, if more than one list on a separate sheet.

Name: Lake Road, LLC Signature *See Attached Exhibit B

Address: 30 Brian Drive, Bolton, CT 06043

Telephone N/A Date 8/2/2021

The following shall be included as part of the Application:

- ☒ A copy of deed, deed restrictions, covenants, etc..
- ☒ Statement of Intent regarding future development if owner owns abutting land.
- ☐ N/A Estimate of Municipal Improvements.
- ☐ N/A Sanitary Report and Plan – 5 copies.
- ☒ Boundary Plan – 5 copies.
- ☐ N/A Erosion and Sedimentation Control Plan – 5 copies.
- ☐ N/A Municipal Improvement Plan – 5 copies.
- ☐ N/A Road and Drainage Plan – 5 copies.
- ☒ Topographic Plan – 5 copies.
- ☒ Engineer's Report showing conformance to regulations as to suitability of land.
- ☐ N/A Copies of any variance or special permit concerning this property.
- ☒ Names and postal addresses of all abutting land owners and all landowners within 500' of the subject parcel, according to Tax Assessor's current records.
- ☒ Is any waiver from the "Subdivision Regulations" requested? If so, a letter stating reasons must be submitted.
- ☒ Fee - \$50.00 or \$25.00 per lot, whichever is greater (Connecticut State Statute, as amended). Make checks payable to the "Town of Andover".

Specify amount of fee \$ 50.00.

*See Attached Exhibit B

Record Owner's Signature

Note: If agent signs, a letter of authorization from owner(s) must accompany this application.

FOR OFFICE USE ONLY

Date application received in Town Office: _____

Date application received PZC: _____

Dates of Legal Notice Public Hearing: _____

Date of Public Hearing: _____

Agenda Date: _____

Date of Final Approval or Denial: _____

Date of Final Approval or Denial Legal Notice: _____

Effective Date: _____

Date of expiration (5 years): _____

Date Filed in Land Records: _____

EXHIBIT B
Notice of Permitting Rights

The undersigned parties hereby certify that Seller and Purchaser have entered into that certain Purchase and Sale Agreement dated as of August 2nd, 2021 (the "Agreement") and that the Agreement contains the following terms:

Seller: Lake Road LLC

Purchaser: Garrett Homes LLC, a Connecticut limited liability company

Property: A Portion of 580 Lake Road, Andover, CT

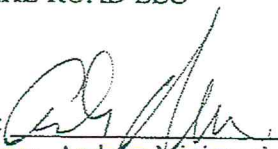
Purchaser's
Permitting
Rights:

Section 4 of the Agreement provides in part, "At Purchaser's request, and at the cost and expense of Purchaser, Seller shall, if necessary as owner of the Property, promptly execute applications for permits, licenses and other governmental and quasi-governmental permits and approvals reasonably deemed to be necessary by Purchaser in connection with the pursuit of the Approvals and shall otherwise cooperate with Purchaser in obtaining the Approvals. Seller shall not, during the term of this Agreement, make any applications for permits, licenses or other governmental and quasi-governmental permits and approvals relating to the Property.

The purpose of this notice is to provide governmental authorities and other parties with notice that Purchaser has the authority to apply for and obtain permits and approvals in connection with the development of the Property without Seller's further consent. This notice is not intended to expand or reduce any of the rights afforded Seller or Purchaser in the Agreement.

SELLER:

LAKE ROAD LLC

By: 
Name: Andrew Minicucci
Title: Managing Member

PURCHASER:

GARRETT HOMES LLC

By: 
Name: Gary W. Eucalitto
Title: Member