

Application for Two-Lot
Resubdivision of Lot #3 in
Woodlands Section II (26 Old
Farms Rd); and
Special Permit Application for
Two Rear Lots

Section 1

Subdivision / Resubdivision Application Form

APPLICATION FOR THE SUBDIVISION OR RESUBDIVISION OF LAND

Submitted Date: 4/12/2021

PLANNING & ZONING COMMISSION
TOWN OF ANDOVER

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

26 Old Farms Rd / Pine Ridge Dr - Boundary Plan
26 Old Farms Rd / Pine Ridge Dr - Grading / EES Plan
26 Old Farms Rd / Pine Ridge Dr - Driveway / Wetlands Crossing Plan
26 Old Farms Rd / Pine Ridge Dr - Construction / EES Details Plan

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

Map(s) # 28 Block(s) 7 Parcel(s) 6-23

Zone of subject parcel: Residential Number of lots 1

Number of acres: 13.86

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.

Name: See separate sheet Signature _____

Address: _____

Telephone: _____ Date _____

☐ Owner ☐ Options ☐ Buyer ☐ Agent - Check One

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

Name: Same as applicant Signature _____

Address: _____

Telephone: _____ Date _____

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.
- (✓) Erosion and Sedimentation Control Plan – 5 copies.
- (✓) Municipal Improvement Plan – 5 copies. *N/A*
- (✓) Road and Drainage Plan – 5 copies. *N/A*
- (✓) Topographic Plan – 5 copies.
- (✓) Engineer's Report showing conformance to regulations as to suitability of land.
- (✓) Copies of any variance or special permit concerning this property. *N/A*
- (✓) 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. *N/A*
- (✓) 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.



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: _____

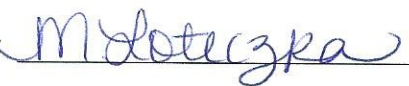
Effective Date: _____

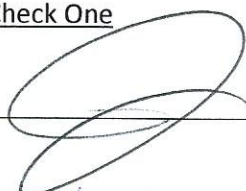
Date of expiration (5 years): _____

Date Filed in Land Records: _____

3. Applicant(s)

Name: W Erik Loteczka Signature: 
Address: 132 Lake St Manchester, CT 06042
Telephone: (860) 559-7751 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Name: Melissa E Loteczka Signature: 
Address: 132 Lake St Manchester, CT 06042
Telephone: (860) 559-7751 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Name: George Correia Signature: 
Address: ## Mallard Dr East Hartford, CT 06118
Telephone: (860) 989-3594 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Section 2

Special Permit Application Form

ANDOVER PLANNING AND ZONING COMMISSION

Application For A Special Permit

The undersigned applicant hereby applies to the Town Planning and Zoning Commission for approval of a Special Permit under Section(s) 4.9 of the Andover Zoning Regulations for the following:

Resubdivision of lot 6-23 from assessor's map 28 block 7 into
two rear lots in ARD zone

Address or location of subject parcel 26 Old Farms Rd.

Size of subject parcel: 13.86 Zone of subject parcel: Residential

Deed Reference: Vol. 138 Page 425 Zone _____

How will proposed Special Permit relate to the adopted Plan of Development:

Allowing said Special Permit use will be of benefit to the Town of Andover for the following reason: Suitable land use and increased tax basis

Applicant: If more than one list on a separate sheet

Name: See separate sheet Signature: _____

Address: _____

Telephone: _____ Date: _____

Cell # _____ E-mail _____

Check one: () Owner () Optionee () Buyer () Agent

Owners of Record: (If other than applicant) If more than one list on separate sheet

Name: Same as applicant Signature: _____

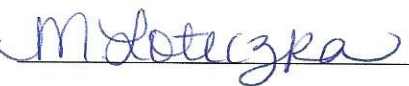
Address: _____

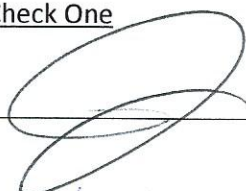
Telephone: _____ Date: _____

Cell # _____ E-mail _____

3. Applicant(s)

Name: W Erik Loteczka Signature: 
Address: 132 Lake St Manchester, CT 06042
Telephone: (860) 559-7751 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Name: Melissa E Loteczka Signature: 
Address: 132 Lake St Manchester, CT 06042
Telephone: (860) 559-7751 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Name: George Correia Signature: 
Address: ## Mallard Dr East Hartford, CT 06118
Telephone: (860) 989-3594 Date: 4/5/2021
(X) Owner () Options () Buyer () Agent - Check One

Section 3

Conceptual Plans

CORREIA-LOTECKA ACRES

APPLICATION FOR 2 LOT OPEN SPACE RESUBDIVISION & SPECIAL PERMIT FOR 2 REAR LOTS
26 OLD FARMS ROAD / PINE RIDGE DRIVE RD. ANDOVER, CT.
ASSESSOR'S MAP 28 BLOCK 7 LOT 6-23
TOTAL RESUBDIVISION AREA 13.86 ACRES

OWNERS/APPLICANTS

GEORGE CORREIA
53 MALLARD DRIVE EAST HARTFORD , CT. 06118
WALTER ERIK & MELISSA EMILY LOTECKA
132 LAKE STREET MANCHESTER, CT. 06042

CIVIL ENGINEER / LAND SURVEYOR

BUSHNELL ASSOCIATES LLC.
563 WOODBRIDGE STREET
MANCHESTER, CT. 06042



LOCATION MAP
SCALE: 1"=500'

SHEET INDEX

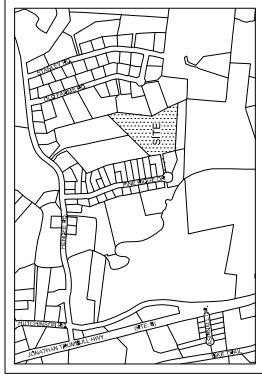
- SHEET 1 COVER SHEET
- SHEET 2 BOUNDARY / RESUBDIVISION PLAN
- SHEET 3 GRADING / E&S PLAN
- SHEET 4 DRIVEWAY WETLANDS CROSSING PLAN
- SHEET 5 DRIVEWAY WETLANDS CROSSING PLAN & PROFILE PLAN
- SHEET 6 CONSTRUCTION / E&S DETAILS

SPECIAL PERMIT FOR REAR LOTS
ANDOVER PLANNING & ZONING COMMISSION

DATE: _____
FOR SPECIFIC
CONDITIONS OF APPROVAL

SUBDIVISION APPROVES
ANDOVER PLANNING & ZONING COMMISSION

DATE: _____
FOR SPECIFIC
CONDITIONS OF APPROVAL



KEY MAP
SCALE 1"=1000'

SUBJECT NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN A R-1 ZONE. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. A FLOOD INSURANCE RATE MAP NUMBER IS NOT SHOWN EFFECTIVE FEBRUARY 1, 2002.
2. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. A FLOOD INSURANCE RATE MAP NUMBER IS NOT SHOWN EFFECTIVE FEBRUARY 1, 2002.
3. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. A FLOOD INSURANCE RATE MAP NUMBER IS NOT SHOWN EFFECTIVE FEBRUARY 1, 2002.
4. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. A FLOOD INSURANCE RATE MAP NUMBER IS NOT SHOWN EFFECTIVE FEBRUARY 1, 2002.

MAP REFERENCES:

1. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.
2. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.
3. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.
4. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.

MAP REFERENCES:

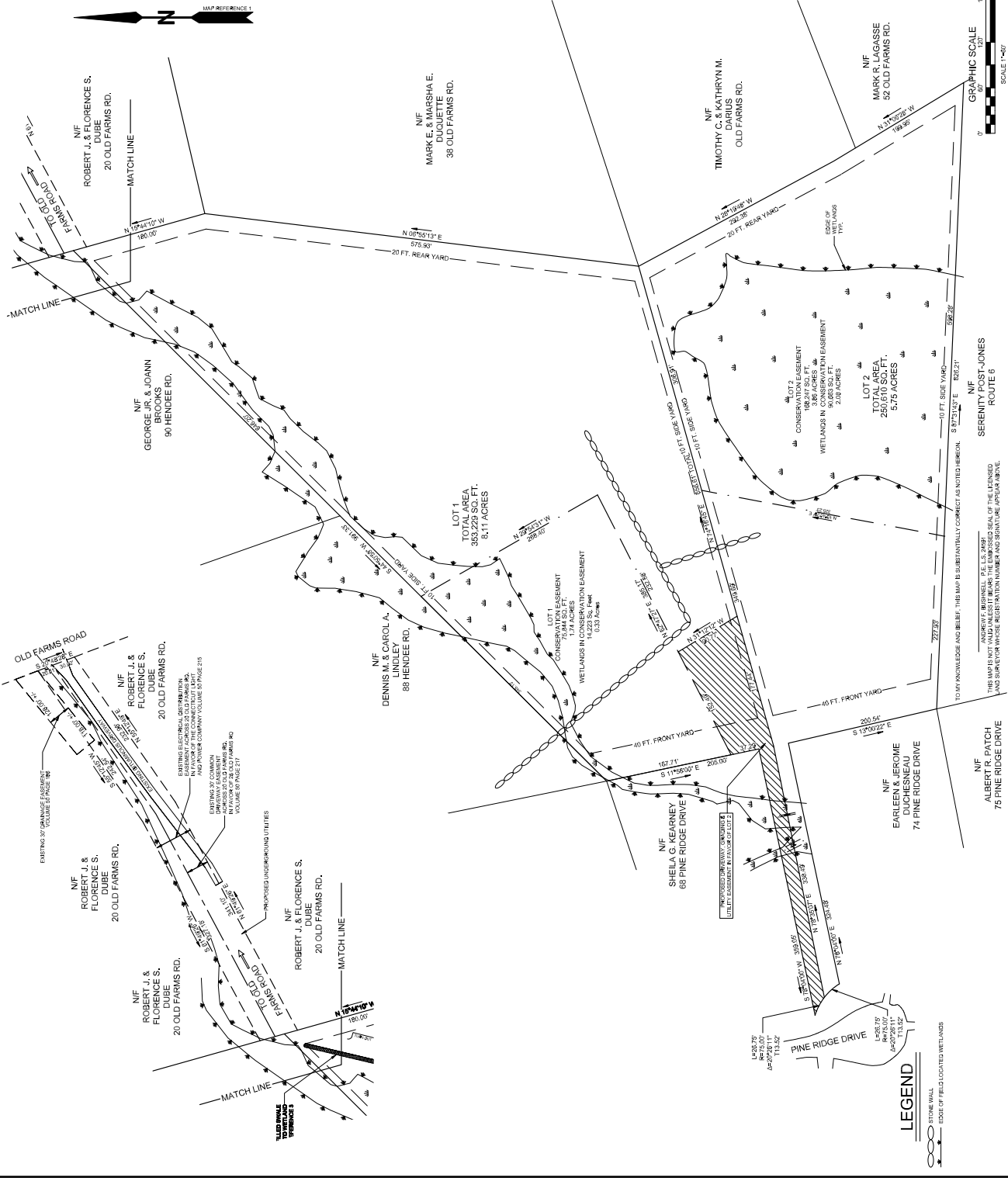
1. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.
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4. REVISION PLAN THE WOODLAND SECTION HENRIE ROAD & PINE RIDGE DRIVE ANDOVER, CT. CONSULT THE PLANNING, LAND SURVEYING, LAND PLANNING, P.L.L.C. 2004/03/01.

SPECIAL PERMIT FOR REAR LOTS

ANDOVER PLANNING & ZONING COMMISSION
SEE 162 MINUTES OF
CONDITIONS OF APPROVAL
SUBDIVISION APPROVED
ANDOVER PLANNING & ZONING COMMISSION
SEE 162 MINUTES OF
CONDITIONS OF APPROVAL

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. DATA WILL BE SUBJECT TO FIELD VERIFICATION.

PLAN PREPARED FOR	
GEORGE CORREIA	
38 OLD FARMS RD. / PINE RIDGE DRIVE	
ANDOVER, CT	
SCALE 1"=60'	DATE 8/10/2021
FILE NO. 2021-041	SHEET 1 OF 6
BUSHNELL ASSOCIATES LLC.	
CIVIL ENGINEERING AND LAND SURVEYING	
583 WOODBRIDGE STREET	
MANCHESTER, CT 06042	
REVISIONS: 1/1/2021, 1/1/2021, 1/1/2021, 1/1/2021, 1/1/2021	



LEGEND

- STONE WALL
- EDGE OF FIELD LOCATED WETLANDS

Section 4

Deed 26 Old Farms Rd

VOL 138

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After recording return to:

CORRECTING WARRANTY DEED - STATUTORY FORM

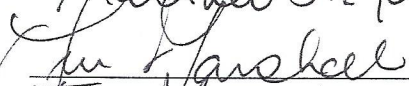
We, Mark Yeske and Holly Yeske, of the Town of Andover, County of Tolland and State of Connecticut, ("Grantors") For No Consideration grant to **Walter Erik Loteczka and Melissa Emily Loteczka and George Correia**, ("Grantee") of the Town of Manchester, County of Hartford and State of Connecticut, and WITH WARRANTY COVENANTS

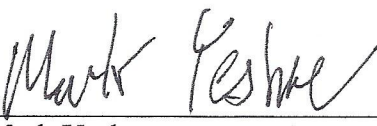
A certain piece or parcel of land situated in the Town of Andover County of Tolland and State of Connecticut, with all buildings and improvements thereon, being known as **26 Old Farms Road, Andover, CT 06232** and being more particularly bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

The purpose of this Correcting Deed is the correct the spelling of the Grantee, Melissa Emily Loteczka.

Witnessed by:


Matthew J. Mancini

John Marshall

Terr. Mancini
Mark Yeske

Holly Yeske

STATE OF CONNECTICUT

Ss SOUTHTON

August 19, 2020

COUNTY OF HARTFORD

Personally appeared, Mark Yeske and Holly Yeske, signer and Sealer of the foregoing Instrument and acknowledged the same to be their free act and deed as such, before me.



Matthew J. Mancini
Commissioner of The Superior Court

-----[Space Above This Line For Recording Data]-----

After recording return to:

WARRANTY DEED - STATUTORY FORM

We, Mark Yeske and Holly Yeske, of the Town of Andover, County of Tolland and State of Connecticut, ("Grantors") in consideration of **Eighty-Five Thousand and 00/100 (\$85,000.00) Dollars** grant to **Walter Erik Loteczka and Melissa Lopteczka and George Correia**, ("Grantee") of the Town of Manchester, County of Hartford and State of Connecticut, and WITH WARRANTY COVENANTS

A certain piece or parcel of land situated in the Town of Andover County of Tolland and State of Connecticut, with all buildings and improvements thereon, being known as **26 Old Farms Road, Andover, CT 06232** and being more particularly bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Schedule A

A certain piece or parcel of land, situated in the Town of Andover, County of Tolland and State of Connecticut, on FINE RIDGE DRIVE, being the major portion of Lot No. 3 as shown on a map or plan entitled: "RESUBDIVISION PLAN THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT BOUNDARY PLAN SCALE 1" = 100' DATE: 4/3/88 REVISIONS; 4/15/88 5/4/82 5/12/88 S.C.S. 7/11/88 8/15/88 File No. 87090 SHEET 1 OF 4 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS P. O. BOX 238 COVENTRY, CT. 06239", and bounded and described as follows, to wit:

Beginning at a point on the easterly side of Pine Ridge Drive; thence continuing N 78° 04' 00" E a distance of 323.00 feet, more or less, to a point, with said course being parallel to and five feet northerly from the northerly line of land now or formerly of Earleen Duchesneau, as shown on said map; thence running S 13° 00' 22" E a distance of 200.54 feet to an iron pin;
 thence running S 87° 31' 43" E along land now or formerly of Robert Post a distance of 200.54 feet to an iron pin;
 thence running N 31° 06' 28" W along land now or formerly of Gene Dignoti a distance of 199.95 feet to an iron pin;
 thence running N 28° 19' 48" W a distance of 292.38 feet to an iron pin;
 thence running N 06° 55' 13" E a distance of 575.93 feet to an iron pin
 thence running N 15° 44' 10" W a distance of 180.00 feet to an iron pin, the last three courses being along land now or formerly of Eugene Sammartino;
 thence running S 44° 50' 58" W along Lots 1 and 2, as shown on said map, a distance 993.33 feet, in part by each, to a iron pin;
 thence running S 11° 56' 00" E along lands now or formerly of Herbert Leonard et al and Bruce Kearney et al, partly by each, in all, a distance of 205.00 feet to a point;
 thence running S 78° 04' 00" W along the said Bruce Kearney et al land, a distance of 370.00 feet, more or less, to the easterly line of Pine Ridge Drive;
 thence running along the easterly side of Pine Ridge Drive in a generally southeasterly direction by the arc of a curve with a radius of 75.00 feet to the point or place of beginning,

Together with the rights, privileges and subject to the duties contained in a mutual driveway easement dated December 20, 1988 and recorded in the Andover Land Records.

Conveyance Tax Received
 State \$ 437.50
 Town \$ 284.50

RECEIVED FOR RECORD
 8-3-2020 @ 5:08pm
Carol N. Lee
 TOWN CLERK

A certain piece or parcel of land, situated in the Town of Andover, County of Tolland and State of Connecticut, on FINE RIDGE DRIVE, being the major portion of Lot No. 3 as shown on a map or plan entitled: "RESUBDIVISION PLAN THE WOODLANDS SECTION II HENDEE ROAD & PINE RIDGE DRIVE ANDOVER, CT BOUNDARY PLAN SCALE 1" = 100' DATE: 4/3/88 REVISIONS; 4/15/88 5/4/82 5/12/88 S.C.S. 7/11/88 8/15/88 File No. 87090 SHEET 1 OF 4 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS P. O. BOX 238 COVENTRY, CT. 06239", and bounded and described as follows, to wit:

Beginning at a point on the easterly side of Pine Ridge Drive; thence continuing N 78° 04' 00" E a distance of 323.00 feet, more or less, to a point, with said course being parallel to and five feet northerly from the northerly line of land now or formerly of Earleen Duchesneau, as shown on said map: thence running S 13° 00' 22" E a distance of 200.54 feet to an iron pin;

thence running S 87° 31' 43" E along land now or formerly of Robert Post a distance of 200.54 feet to an iron pin;

thence running N 31° 06' 28" W along land now or formerly of Gene Dignoti a distance of 199.95 feet to an iron pin;

thence running N 28° 19' 48" W a distance of 292.38 feet to an iron pin;

thence running N 06° 55' 13" E a distance of 575.93 feet to an iron pin

thence running N 15° 44' 10" W a distance of 180.00 feet to an iron pin, the last three courses being along land now or formerly of Eugene Sammartino;

thence running S 44° 50' 58" W along Lots 1 and 2, as shown on said map, a distance 993.33 feet, in part by each, to a iron pin;

thence running S 11° 56' 00" E along lands now or formerly of Herbert Leonard et al and Bruce Kearney et al, partly by each, in all, a distance of 205.00 feet to a point;

thence running S 78° 04' 00" W along the said Bruce Kearney et al land, a distance of 370.00 feet, more or less, to the easterly line of Pine Ridge Drive:

thence running along the easterly side of Pine Ridge Drive in a generally southeasterly direction by the arc of a curve with a radius of 75.00 feet to the point or place of beginning,

Together with the rights, privileges and subject to the duties contained in a mutual driveway easement dated December 20, 1988 and recorded in the Andover Land Records.

Conveyance Tax Received

State \$ 0

Town \$ 0

RECEIVED FOR RECORD

04-05-2021 @ 2:04 pm

Matthew D. [Signature]

ASST TOWN CLERK

Section 5

Soil Tests and Percolation Data

STATE OF CONNECTICUT

COUNTY OF TOLLAND

On this the 5th day of OCTOBER, 1987, before me, _____
the undersigned officer, personally appeared EUGENE SAMMARTINO

known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that _____ he _____ executed the same for the purposes therein contained, and as his free act and deed

In witness whereof I hereunto set my hand and official seal.

Christine Sammartino
Notary Public
CHRISTINE SAMMARTINO

My commission expires CHRISTINE SAMMARTINO
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1990

STATE OF _____

COUNTY OF _____

On this the _____ day of _____, 19____, before me, _____
the undersigned officer, personally appeared _____

known to me (or satisfactorily proven) to be the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged that _____ he _____ executed the same for the purposes therein contained, and as _____ free act and deed.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires _____

STATE OF _____

COUNTY OF _____

On this the _____ day of _____, 19____, before me, _____
the undersigned officer, personally appeared _____

known to me (or satisfactorily proven) to be the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged that _____ he _____ executed the same for the purposes therein contained, and as _____ free act and deed.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires _____

RECEIVED FOR RECORD 10/5/87 3:54 P.M.
Mari R. Durbin
TOWN CLERK

TEST HOLE 100
0-8" TOPSOIL
8-32" BROWN SANDY LOAM
32-84" BROWN-GREY SANDY TILL
32" ROOTS END
33" MOTTILING
66" WATER ENTERING
NO LEDGE

TEST HOLE 101
0-5" TOPSOIL
5-20" BROWN SANDY LOAM
20-80" BROWN SANDY TILL
24" ROOTS END
18" MOTTILING
44" WATER ENTERING
NO LEDGE

TEST HOLE 102
0-9" TOPSOIL
9-32" BROWN SANDY LOAM
32-84" GREY SANDY TILL - SATURATED
32" ROOTS END
32" MOTTILING
45" WATER ENTERING
NO LEDGE

TEST HOLE 103
0-8" TOPSOIL
8-36" BROWN SANDY LOAM
36-82" GREY SANDY GLACIAL TILL, LARGE STONES
36" ROOTS END
36" MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 104
0-8" TOPSOIL
8-36" BROWN SANDY LOAM
36-51" GREY SANDY TILL
51" REFUSAL, POSSIBLE LARGE STONE
36" ROOTS END
36" FAINT MOTTILING
NO WATER ENTERING
51" LEDGE

TEST HOLE 105
0-5" TOPSOIL
5-24" BROWN SANDY LOAM
4-42" PACKED SANDY GRAVEL
2-84" GREY SANDY TILL
36" ROOTS END
32" MOTTILING
NO WATER ENTERING
NO LEDGE

48-90" GREY SANDY
MODERATELY PACKED
48" ROOTS END
48" MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 107
0-10" TOPSOIL
10-30" BROWN SANDY LOAM
30-84" GREY SANDY GLACIAL TILL
PACKED
30" ROOTS END
30" MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 108
0-8" TOPSOIL
8-32" BROWN SANDY LOAM
32-84" GREY SANDY GLACIAL TILL
32" ROOTS END
32" FAINT MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 109
0-10" TOPSOIL
10-36" BROWN FINE SANDY LOAM
36-84" GREY-BROWN SANDY GLACIAL TILL
36" ROOTS END
36" MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 110
0-8" TOPSOIL
8-36" BROWN SANDY LOAM
36-84" DENSE GREY-BROWN GLACIAL TILL
36" ROOTS END
32" MOTTILING
76" WATER ENTERING
NO LEDGE

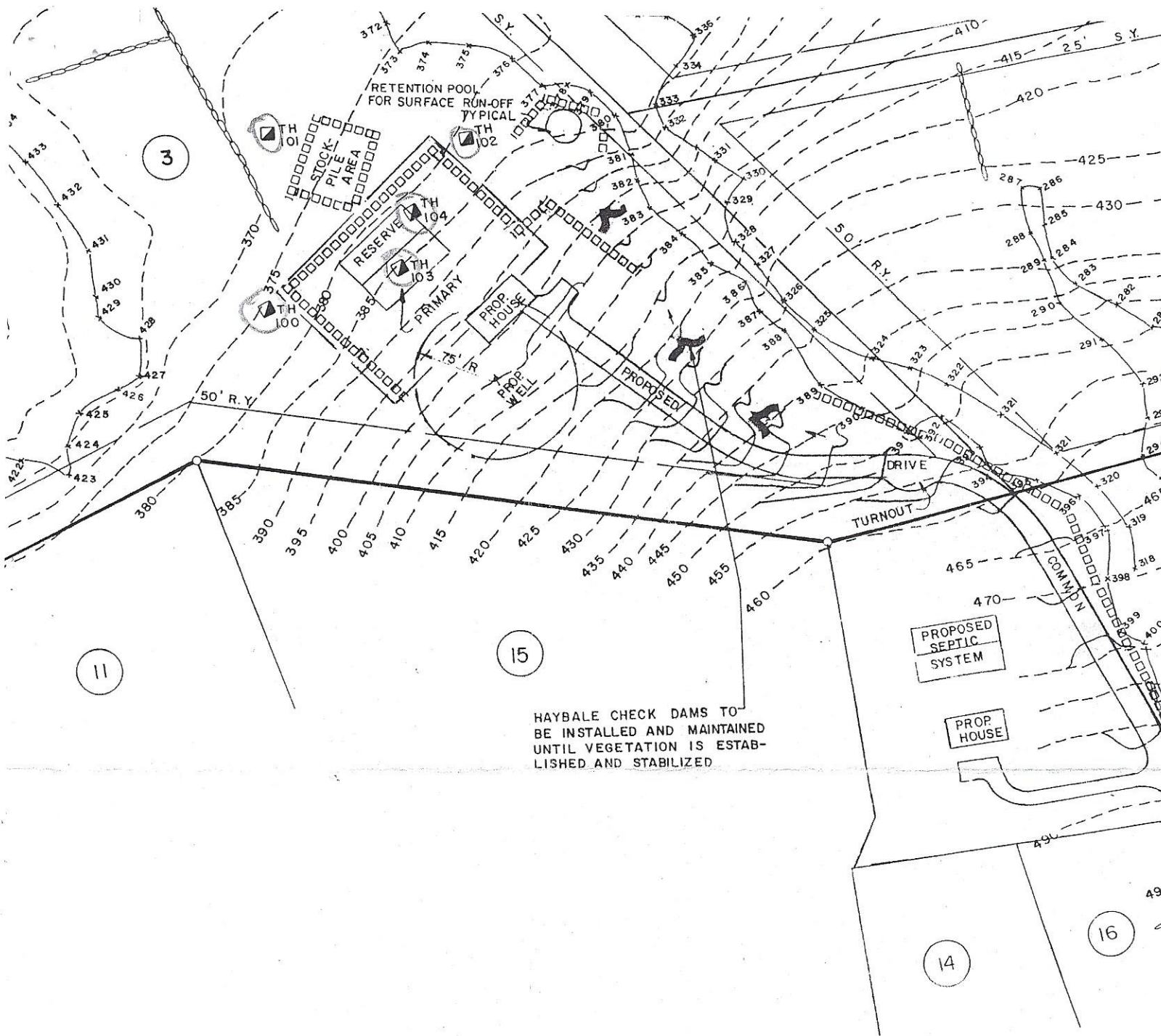
TEST HOLE 111
0-12" TOPSOIL
12-30" BROWN SANDY LOAM
30-84" GREY SANDY TILL
30" ROOTS END
30" MOTTILING
NO WATER ENTERING
NO LEDGE

TEST HOLE 22
0-4" TOPSOIL
4-26" LOOSE TAN FINE SANDY LOAM
26-80" DARK GRAY SANDY GLACIAL TILL - WITH BOULDERS
26" FAINT MOTTILING
70" WATER ENTERING
NO LEDGE

TEST HOLE 24
0-6" TOPSOIL
6-26" LOOSE BROWN FINE SANDY SILTY LOAM
26-84" DARK BROWN GLACIAL TILL
SATURATED
24" MOTTILING
26" WATER ENTERING
NO LEDGE

PERCOLATION RATES--(04/02/88)

- LOT 1: PRIMARY & RESERVE 6-10 MIN/INCH
LOT 2: PRIMARY & RESERVE 11-20 MIN/INCH
LOT 3: PRIMARY & RESERVE 11-20 MIN/INCH



HAYBALE CHECK DAMS TO
BE INSTALLED AND MAINTAINED
UNTIL VEGETATION IS ESTAB-
LISHED AND STABILIZED

ANNING AND
ER, CONNECTICUT.

THIS SUBDIVISION IS APPROVED BY THE INLAND-WETLANDS
COMMISSION OF THE TOWN OF ANDOVER, CONNECTICUT.

SIGNATURE

Steven C. Fitch

DATE OF APPROVAL

12-14-88



4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321 Web: www.EHHD.org

Town: Andover

INVESTIGATION FOR SEWAGE DISPOSAL SYSTEM

Owner: YESKE MARK T &
HOLLY E

Date of testing: July 6, 2020

Location: 26 OLD FARMS RD

PERCOLATION TESTS

Hole #P1	Pit # TP2	Hole #	Pit #
Presoak 20 min		Presoak	
Depth 30 "	Mark	Depth	Mark
9:51	15 "		
9:56	21 3/4 "		
10:01	24 3/4 "		
10:06	26 1/2 "		
10:11	28 "		
Rate 3.33 min/in	Rate min/in		
Test Pit TP1	Depth 82 "	Test Pit TP3	Depth 75 "
Ledge None	Seepage None	Ledge None	Seepage None
Mottling None	Roots 24 "	Mottling None	Roots
0 - 8 "	Top Soil	0 - 9 "	Top Soil
8 - 36 "	Lt Br Fine Silty Loam	9 - 36 "	Br Fine Sandy Loam
36 - 62 "	Gr Rocks Cobbles Sand and Gravel	36 - 75 "	Gr Medium Sands Loose
Test Pit TP2	Depth 86 "	Test Pit TP4	Depth 78 "
Ledge None	Seepage None	Ledge None	Seepage None
Mottling None	Roots	Mottling None	Roots
0 - 7 "	Top Soil	0 - 9 "	Top Soil
7 - 38 "	Tan Sandy Loam	9 - 31 "	Gr Fine Sandy Loam
38 - 53 "	Tan and Gr Compact Sand and Gravel rocks	31 - 78 "	Tan/Gr Sands

53 - 86 "	Cobbles Tan Med and Fine Sands	Loose
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Special Conditions:

Conclusions:

Suitable for sewage disposal

Suitable for sewage disposal

Testing for: Subdivision

Existing/proposed use Residential

bedrooms or Design Flow: 3

Max depth into existing grade: 35

Effective leaching area required 495 sq ft

Design recommendations:

Sewage disposal system designs for new systems and repair systems must comply with the requirements of CT Public Health Code section 19-13- B103 and must be designed to address the specific soil and site conditions noted above.

System design plans must be submitted to the health district for review and approval. An approved plan and Permit to Construct are required for any system construction or repair.

If you have any questions, please call the health district office at (860) 429-3325.

Investigated by: Thad King Title: MPH REHS

Others present: Date: March 18, 2021



4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321 Web: www.EHHD.org

Town: Andover

INVESTIGATION FOR SEWAGE DISPOSAL SYSTEM

Owner: YESKE MARK T & HOLLY E
Location: 26 OLD FARMS RD

Date of testing: July 6, 2020

Test Pit TP5
Ledge None
Mottling None

Depth 78 "
Seepage None
Roots

Test Pit
Ledge
Mottling

Depth
Seepage
Roots

0 - 8 "
8 - 22 "
22 - 78 "

Top Soil
Br Fine Sandy Loam
Gr Sands Gravel Rocks
Cobbles Compact

Test Pit
Ledge
Mottling

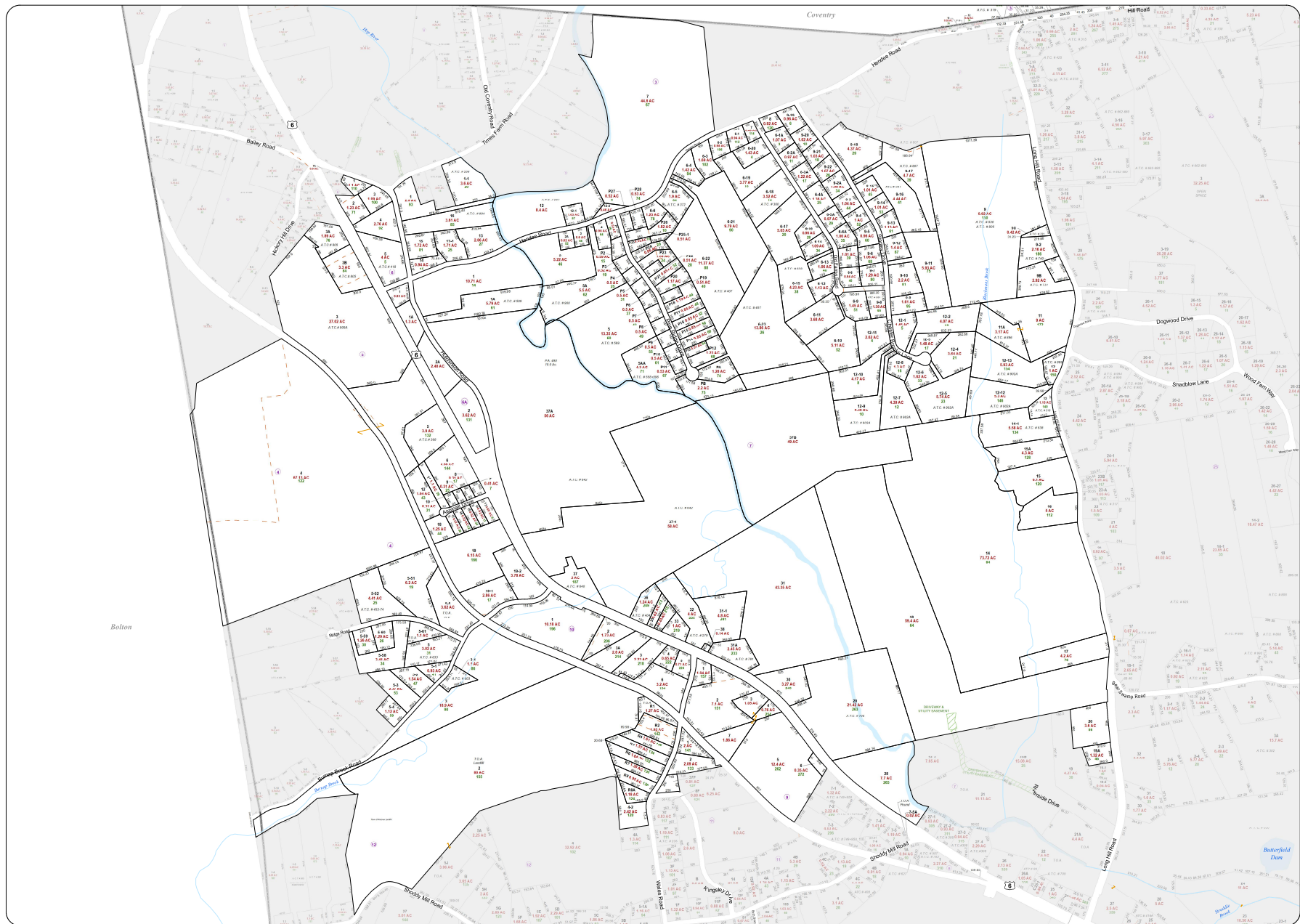
Depth
Seepage
Roots

Test Pit
Ledge
Mottling

Depth
Seepage
Roots

Section 6

Assessor's Map and Property Abutters List



This map is for assessment and planning purposes only. It is not intended to be used for description, conveyance, authoritative definition of any legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness and limitations.

Last updated: October, 2017

- PARCELS
- PARCELS ON ADJACENT MAP
- LEADER LINE
- HISTORIC LINE
- PARCEL HOOK
- EASEMENTS
- STREAM
- WATER BODIES
- TOWN BOUNDARY
- 14 LOT NUMBER
- 0.42 AC LOT ACREAGE
- 676 ADDRESS NUMBER
- 99 BLOCK NUMBER

ASSESSOR MAP
Town of Andover
Connecticut



TAX MAP:
28

Adjacent Property Owners

Number	Address	Name	Map / Block / Parcel
1	25 Old Farms Rd	Bryan Plank	28 / 7 / 6-4A
2	29 Old Farms Rd	Ryan A & Kimberlee A Cook	28 / 7 / 6-5A
3	35 Old Farms Rd	Linda J McDowell	28 / 7 / 6-6A
4	39 Old Farms Rd	Marco J & Oleksandra Rudyk	28 / 7 / 6-7
5	45 Old Farms Rd	Michael & Irene Wolek	28 / 7 / 6-9
6	14 Old Farms Rd	David Scott & Nadeen L Gray	28 / 7 / 6-18
7	20 Old Farms Rd	Robert J & Florence S Dube	28 / 7 / 6-17
8	28 Old Farms Rd	Jeffrey J & Jennifer R Erami	28 / 7 / 6-16
9	34 Old Farms Rd	Andreas S & Heidi R Xenophontos	28 / 7 / 6-14
10	38 Old Farms Rd	Mark E & Marsha E Duquette	28 / 7 / 6-15
11	40 Old Farms Rd	John D & Christine M Randazzo	28 / 7 / 6-13
12	Old Farms Rd	Daniel J & Barbara J Schofner	28 / 7 / 6-12
13	Old Farms Rd	Timothy C & Kathryn M Darius	28 / 7 / 6-11
14	52 Old Farms Rd	Mark R Lagasse	28 / 7 / 6-10
15	Route 6	Post-Jones Serenity	28 / 7 / 378
16	75 Pine Ridge Dr	Post-Jones Serenity	28 / 7 / PB
17	71 Pine Ridge Dr	Roland O & Renee T Bricault	28 / 7 / 5AA
18	67 Pine Ridge Dr	Keith & Jacqueline K McKenzie	28 / 7 / P11
19	61 Pine Ridge Dr	David & Priscilla Martinez	28 / 7 / P10
20	55 Pine Ridge Dr	Ronald L Hood	28 / 7 / P9
21	68 Pine Ridge Dr	Sheila G Kearney	28 / 7 / P12
22	64 Pine Ridge Dr	Kevin P Fahey	28 / 7 / P13
23	60 Pine Ridge Dr	Gwen Wirtalla	28 / 7 / P14
24	56 Pine Ridge Dr	Geoffrey A Wadhams	28 / 7 / P15
25	88 Hendee Rd	Dennis M & Carol A Lindley	28 / 7 / 6-22
26	90 Hendee Rd	George Jr & Joann Brooks	28 / 7 / 6-21
27	26 Old Farms Rd	George Correia, Walter E & Melissa E Loteczka	28 / 7 / 6-23
28	8 Chester Brooks Ln	Kenneth & Heather Vancara	28 / 7 / 12-10
29	74 Pine Ridge Dr	Jerome & Earleen Ouchesneau	28 / 7 / PA

= within 100'