



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

PRELIMINARY LAYOUT

3/30/2019  
Date

The undersigned hereby applies to the Town Planning and Zoning Commission for preliminary layout approval of the following subdivision.

Map Title: SUBDIVISION PLAN OF 1238 SILVER LANE

This proposal involves: Subdivision  Resubdivision

Address or location of subject parcel: 1238 SILVER LANE

Assessor's Map # & Lot # S7-166A

Total area of proposed subdivision: 65,098 SF

by section: \_\_\_\_\_

Total Number of Lots: 3

by section: \_\_\_\_\_

Zone of subject parcel: R-2

APPLICANT/SUBDIVIDER (if more than one, list on a separate sheet)

Name: ANTONIO MARQUES SIGNATURE: [Signature]  
Print or Type

Address:  
Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]

Owner  Optionee  Buyer  Agent - Check one

OWNER (S) OF RECORD (If other than applicant) If more than one, list on a separate sheet)

Name: GOLDEN REALTY CO.

Address: 164 NEWINGTON RD W. HARTFORD CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]

(If agent signs, a letter of authorization from the Owner (s) must accompany this application.)

(Please circle Yes & No Questions)

Environmental Data:

Yes

No

Are there areas of FEMA Flood Hazard Zone within the Boundaries of the proposed subdivision?

Yes

No

Will any activity take place in these areas?

Yes

No

Are there areas of designated Inland Wetlands within the Boundaries of the proposed subdivision?

Yes

No

Will any activity take place in these areas?

Yes

No

Water Supply

Is public water available within or at periphery of proposed Subdivision?

\_\_\_\_\_ If not, how far distant is public water available, measured along a public right-of-way?

Yes

No

Is the public water system to be extended to serve proposed Subdivision?

Yes

No

Sanitary Sewage Disposal:

Is public sewage system available within or at periphery of proposed subdivision?

\_\_\_\_\_ If not, how far distant is public sewage system available, measured along a public right-of-way?

Yes

No

Will the required sewage system within the subdivision be capped or connected to the public sewer system?

Yes

No

Has the Zoning Board of Appeals granted any variance or permit concerning this property? If so, full information must be attached.

Yes

No

~~Is any waiver from the "Subdivision Regulations" requested?~~

\_\_\_\_\_ If so, provide an attachment which identifies Section, Sub section and the reason for such request. (Failure to identify request for waivers herewith may be grounds for denial.)

Subdivision Name: SUBDIVISION PLAN OF 1238 SILVER LANE

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for preliminary layouts, and in particular with the detailed provisions of the following sections and subsections:

1. Section 1.2 Professional Responsibility in Subdivision Work
2. Section 4.5 Key Map and 4.6 Preliminary Layout Requirements
3. Article VIII Required Improvements and Design Standards

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Registered Professional  
Engineer

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License No. 12048

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Licensed Land Surveyor

*David Hart*

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License No. 12048

PRELIMINARY SUBDIVISION LAYOUT CHECKLIST

Applicant: TONY MARQUES

Phone: 860 883 7637

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows: Have you included the following with your application?

(Please mark X if item is complete)

1) **20** copies of the completed application, which includes the following:

a) Applicant's Signature on Page 1

✓

b) Owner's Signature on Page 1

✓

c) If representative of the Corporation signs, a corporate Resolution.

✓

2) Application fee - \$90.00 per lot, \$200.00 minimum  
(Includes \$60.00 State Fee, per PA 92-235)

✓

3) **20** copies of a key map showing the proposed street system, lot arrangement zoning of the subdivision and the land located within 600 feet of its boundaries.

✓

4) **20** copies of an accurate, certified site plan showing existing site conditions within 200 feet as required Section 4.61).

5) **20** sets of a preliminary storm water drainage system plan

✓

6) **20** copies of approval letters from Zoning Board of Appeals or Inland Wetlands agency if required.

\_\_\_\_\_

7) Supplementary information included  
Please specify:

\_\_\_\_\_

8) **One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.**

\_\_\_\_\_

NOTE: Contact Application Administrator at 291-7300 for further assistance.





EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

FINAL LAYOUT

4/3/2019
Date

The undersigned hereby applies to the Town Planning and Zoning Commission for final layout approval of the following subdivision.

Map Title: SUBDIVISION OF 1238 SILVER LANE

Address of location of subject parcel: 1238 Silver Ln. East Htd.

Assessors Map, Lot # 57-166A

Total area of proposed subdivision: 65,098 SF.

by Section:

Total Number of Lots: 3

by section:

Zone of subject parcel: R-2

Names of proposed streets:

APPLICANT/SUBDIVIDER (If more than one, list on a separate sheet)

Name: ANTONIO MARQUES Signature: [Signature]
Print or Type

Address: 164 NEWINGTON RD. W. HARTFORD, CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

OWNER (S) OF RECORD (If other than applicant) (If more than one, list on a separate sheet)

Name: GOLDEN REALTY CO.

Address: 164 NEWINGTON RD W. HARTFORD CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]
(If agent signs, a letter of authorization from the owners) must accompany this application.)

Approved N/A

Application for Development in a Flood Hazard Zone. (Attached)

Approved N/A

Application to conduct a regulated activity in an Inland Wetlands (Attached approval letter)

Identify any waiver from Subdivision Regulations granted at preliminary layout submission

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Attach copy of Town Planning and Zoning Commission approval of preliminary layout application.

FORM - F3  
PAGE #2

Acknowledgement of Requirements - Final layout

Date: \_\_\_\_\_

Subdivision Name: SUBDIVISION OF 1238 SILVER LANE

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for final plats, and in-particular with the detailed provisions of the following subsections:

1. Section 5.0 concerning the elements of a complete submission.
2. Section 5.2 concerning final layout requirements.

\_\_\_\_\_  
Registered Professional Engineer

License No. \_\_\_\_\_

Ronald Hunt  
Licensed Land surveyor

License No. 12048

BOARD OF EDUCATION LETTER OF ACKNOWLEDGEMENT

Chairman  
Town Planning & Zoning Commission  
East Hartford, Connecticut

Re: 1238 Silver Lane - 3 Lot Subdivision

Subdivision Name: 1238 Silver Lane

Dear Sir:

The subdivider of the above named subdivision has advised our Board that it contains a total of 3 residential building lots. For your information the following situation exists:  
School facilities are (or are not) available for the prospective new pupils from this subdivision.

The Board is (or is not) taking action to acquire a new school site in this subdivision or its vicinity.

Yours truly,



Chairman, East Hartford  
Board of Education

By \_\_\_\_\_

\_\_\_\_\_  
Position

FORM - F3  
PAGE #4

LETTER OF FINAL LAYOUT APPROVAL

Subdivision Name: \_\_\_\_\_

Date: \_\_\_\_\_

Chairman  
Town Planning and Zoning Commission  
East Hartford, Connecticut

Dear Sir:

As a subdivider, I hereby request Planning and Zoning Commission approval of the subdivision final plat designated above. The information on the original application is still correct unless amended by a revised application attached hereto.

Further, the following documents, checked below, in proper form for recording, are handed to you herewith:

- Deeds of Dedication for Public Use.....
- Drainage easement agreements.....
- Water easement agreements.....
- Other easement agreements.....
- Deed restrictions agreements.....

\_\_\_\_\_  
Subdivider's Signature

By \_\_\_\_\_

FORM-F3  
PAGE #5

(Used by Corporation Only)

**FINAL LAYOUT COMPLIANCE REPORT**

Subdivision Name: \_\_\_\_\_

Date: \_\_\_\_\_

Chairman  
Town Planning and Zoning Commission  
East Hartford, Connecticut

Dear Sir:

This is to advise you that a technical review of the above designated final plan indicates that the subdivider has completed all the corrections required by the Planning and Zoning Commission approval dated \_\_\_\_\_

\_\_\_\_\_  
Director of Planning

FORM - F3  
PAGE #6

## FINAL SUBDIVISION APPLICATION CHECKLIST

Applicant: \_\_\_\_\_

Phone: \_\_\_\_\_

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows:  
Have you included the following with your application?

(Please mark X if item is complete)

- |    |   |       |
|----|---|-------|
| 1) | 20 copies of the completed application, which includes the following:   | _____ |
|    | a) Applicant's Signature on Page 1.   | _____ |
|    | b) Owner's Signature on Page.   | _____ |
|    | c) If representative of the corporation signs, a corporative resolution.  | _____ |
| 2) | <b>\$160.00 Application fee</b> (Includes a \$60.00 additional State fee, PA 92-235).   | _____ |
| 3) | 20 copies of key map showing the proposed street system, lot arrangement.   | _____ |
| 4) | 20 copies of FORMF-3; letter from Chairman of the Board of Education and Zoning of the Subdivision and the land located within 600ft of its boundaries. | _____ |
| 5) | 20 copies of the Public Improvement and utilities Plan and Profile drawings.  | _____ |
| 6) | 20 sets of a Conservation Plan.   | _____ |
| 7) | 20 Copies of the Preliminary Subdivision Layout Approval letter.  | _____ |
| 8) | Supplementary Information Included:<br>Please Specify:  | _____ |
| 9) | <b>One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.</b>          | _____ |

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~~Note: Contact Applications Administrator at 291-7300 for further assistance.~~

**RESOLUTION OF GOLDEN REALTY, CO.**

At a Special Meeting of the Members of GOLDEN REALTY, CO. held at West Hartford, Connecticut, on this the 2<sup>nd</sup> day of April 2019, the following took place:

1. WHEREAS, GOLDEN REALTY, CO. is a duly organized Corporation under the laws of the State of Connecticut.

2. WHEREAS, the Company has two (2) Officers, Antonio S. Marques, President and Treasurer, and Maria L. Marques, Secretary.

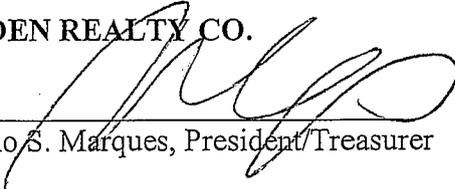
3. WHEREAS, the Company owns a certain piece or parcel of land in the Town of East Hartford, County of Hartford and State of Connecticut known as 1238 Silver Lane by virtue of a warranty deed recorded October 31, 2018 in Volume 3791 at Page 328 of the East Hartford Land Records.

4. Now Therefore Be it RESOLVED that the Company wishes to subdivide the approximately 65,098 square foot property at 1238 Silver Lane, East Hartford, Connecticut into 3 lots. Antonio S. Marques and or Maria L. Marques as Officers are hereby authorized to sign any and all customary and necessary documents to effectuate the subdivision;

NOW THEREFORE, there being no further business to come before the Corporation, the Meeting was adjourned.

Dated at West Hartford, Connecticut on this the 2<sup>nd</sup> day of April, 2019.

**GOLDEN REALTY CO.**

By:   
Antonio S. Marques, President/Treasurer

**GOLDEN REALTY CO.**

By:   
Maria L. Marques, Secretary



164 NEWINGTON ROAD • WEST HARTFORD, CONNECTICUT 06110  
PHONE: (860) 523-1515 FAX : (860) 232-5129  
<http://www.goldenrealty.com/>

WAIVERS

RE: 1238 SILVER LANE  
EAST HARTFORD, CT 06118

To whom it may concern:

The applicant hereby respectfully requests the following waivers:

4. 6D, 2 thru 10:

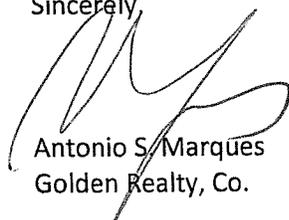
Contours up to 200 feet beyond subdivision. There are streets abutting the Southernly and Easterly sides of the subject property. The properties on the Westerly side are developed residential parcels and to the North is a down-owned open space.

Right of ways, easements, drainage, structures, utilities, water courses, parks, open spaces, buildings, structures and valuable resources located within 200 feet of the site.

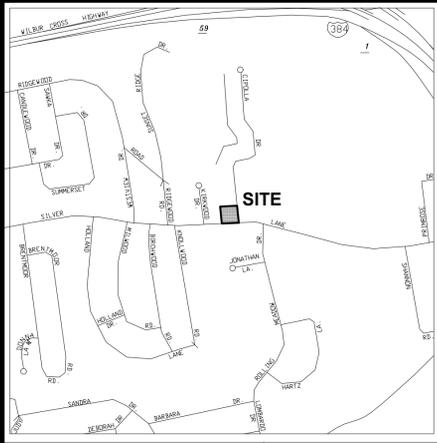
These elements already are depleted on the existing conditions map.

For 5.5, relating to public improvements; No new public improvements are proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio S. Marques".

Antonio S. Marques  
Golden Realty, Co.



LOCATION MAP  
SCALE: 1"=1000'

# ***SUBDIVISION PLAN OF 1238 SILVER LANE***

## ***EAST HARTFORD, CONNECTICUT***

### ***PREPARED FOR TONY MARQUES***

- NAME OF SUBDIVISION:  
  
1238 SILVER LANE
- ELEMENTARY SCHOOL DISTRICT:  
  
PITKIN
- NAME AND ADDRESS OF SUBDIVIDER:  
  
TONY MARQUES  
164 NEWINGTON ROAD  
WEST HARTFORD, CT 06110

**NOTES:**

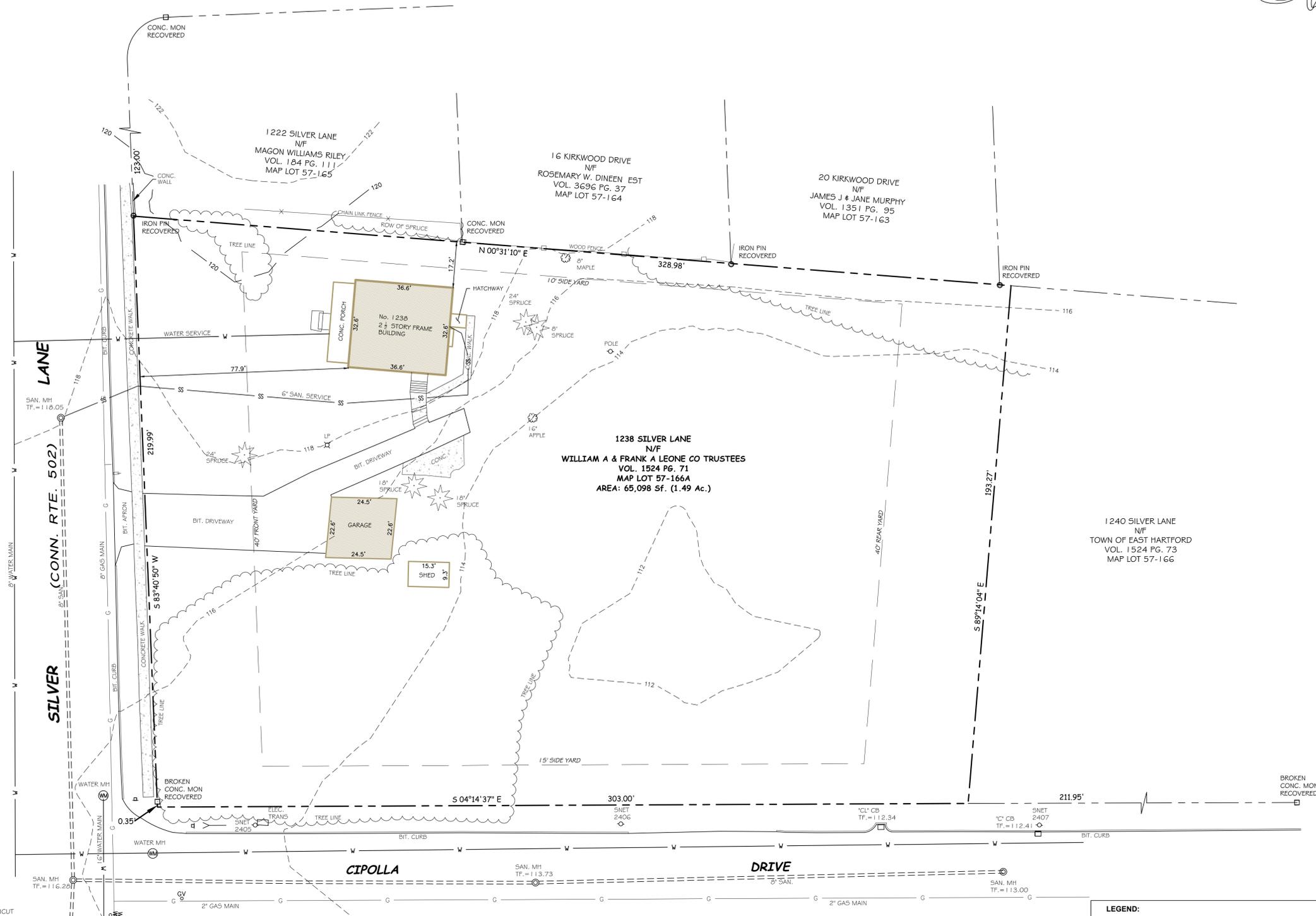
The developer shall notify the town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving, sidewalk, curbing, street line monumentation, property corner pins etc., to schedule inspections. The Division can be reached between 8:30 A.M. - 4:30 P.M. at 291-7380.

### LIST OF DRAWINGS

SHEET No.	TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS MAP
3	SUBDIVISION MAP
4	200' BUFFER MAP

DATE: <i>AS NOTED</i> SCALE: <i>AS NOTED</i> SHEET: <i>1 OF 4</i> DRAWN BY: <i>K.R.</i>	<b>SUBDIVISION PLAN</b> OF <b>1238 SILVER LANE</b> EAST HARTFORD, CONNECTICUT		 <small>88 FARMSTEAD LANE WINDSOR, CT 06095 860.833.6850 Oswaldblintsurveying.com</small>
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KIRKWOOD DRIVE



**MAP NOTES:**

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
2. THE BOUNDARY DETERMINATION CATEGORY IS A 'DEPENDENT RESURVEY'
3. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN 'PROPERTY SURVEY'.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). COORDINATES WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON OCTOBER 15, 2018.
6. THE SUBJECT PARCEL IS LOCATED IN THE R-2 ZONE.
7. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE WHICH IS UNKNOWN TO OSWALD BLUNT SURVEYING. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.

**MAP REFERENCES:**

A. 'MAP OF PROPERTY TO BE CONVEYED FROM MERWIN J. YANNER TO THE TOWN OF E. HARTFORD 1238 SILVER LANE EAST HARTFORD, CONNECTICUT BARAKOS-LANDINO, INC. ENGINEERS/PLANNERS/SURVEYORS 219 SHEPARD AVENUE HARTFORD, CONNECTICUT 06518 SCALE 1\"/>



DATE: OCTOBER 26, 2018  
 SCALE: 1"=20'  
 SHEET: 2 OF 4  
 DRAWN BY: K.R.

**EXISTING CONDITION MAP**  
 OF  
**1238 SILVER LANE**  
 EAST HARTFORD, CONNECTICUT  
 PREPARED FOR  
**TONY MARQUES**



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Oswald Blunt*  
 OSWALD BLUNT L.S.

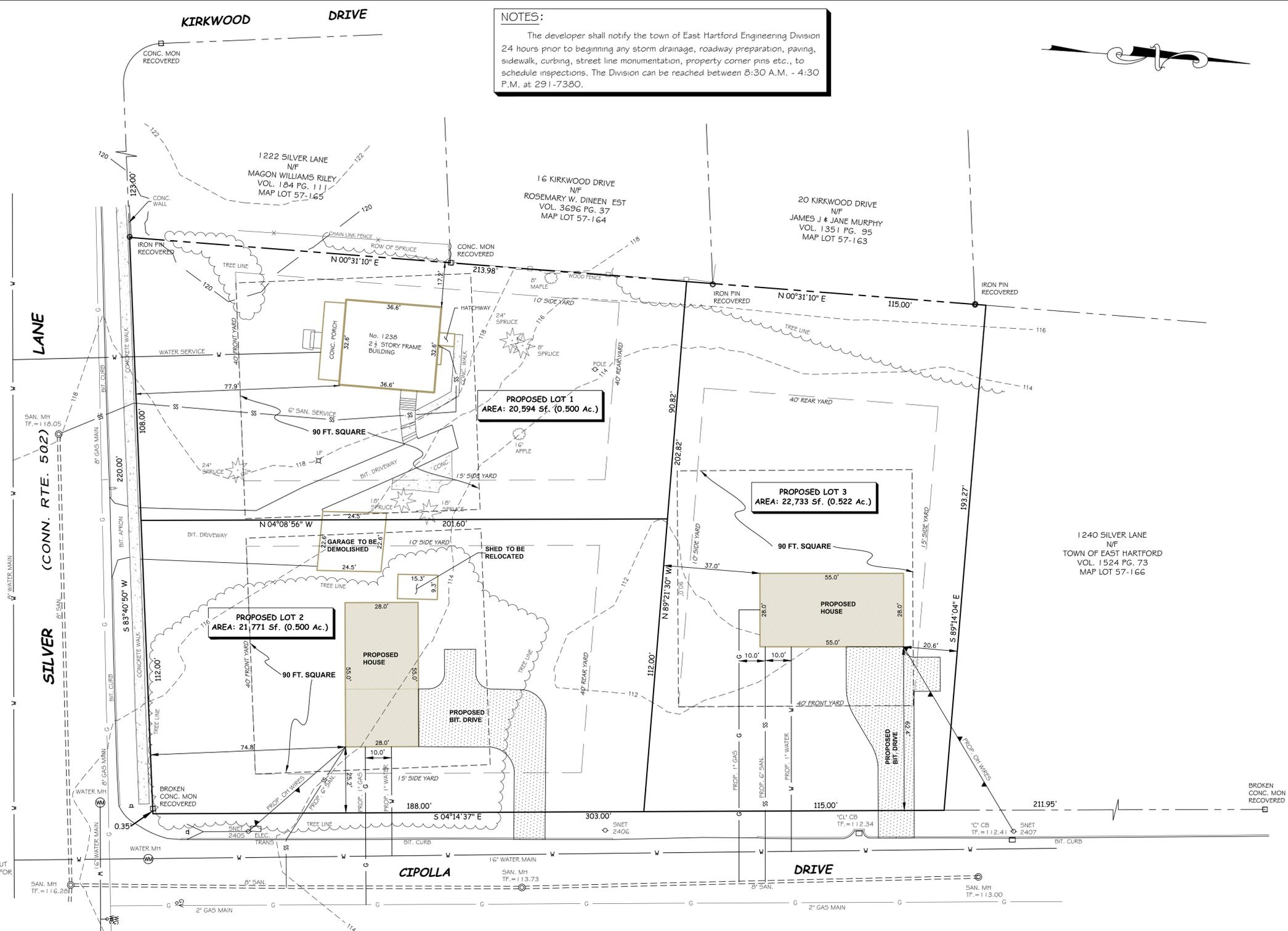
**LEGEND:**

○ IRON PIN (FOUND)	☆ LIGHT POLE	===== UNDERGROUND PIPING (SAN., STM.)
□ MONUMENT (FOUND)	○ METALWOOD POST	— E — U/G ELEC. LINE
▲ SIGN	⌋ GUY ANCHOR	— W — WATER LINE
○ MANHOLE	⌋ WATER GATE	— O/H — OVERHEAD UTILITIES
□ "C" CATCH BASIN	⌋ GAS VALVE	— T — U/G TELE. LINE
□ "C-L" CATCH BASIN	⌋ GAS METER	— X — CHAIN LINK FENCE
○ UTILITY POLE	○ DECIDUOUS TREES	— — — TREE LINE/HEDGE
⌋ MAIL BOX	☆ EVERGREEN TREES	

**OSWALD BLUNT SURVEYING**

88 FARMSTEAD LANE  
 WINDSOR, CT 06095  
 860.833.6850  
 Oswaldbluntsurveying.com

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B. "MAP OF KIRKWOOD ESTATES, SILVER LANE, EAST HARTFORD, CONNECTICUT SCALE 1"=40' MAY 19, 1967 HAYDEN L. GRISWOLD CE REVISED APRIL 16, 1968 REVISED APRIL 30, 1968".

<p>TOWN OF EAST HARTFORD          PLANNING AND ZONING COMMISSION          SITE PLAN CERTIFICATE          OF APPROVAL</p> <p>APPROVAL DATE _____</p> <p>EXPIRATION DATE _____</p> <p>CHAIRMAN _____</p>	<p>TOWN OF EAST HARTFORD          PLANNING AND ZONING COMMISSION          FINAL SUBDIVISION APPROVAL</p> <p>APPROVAL DATE _____</p> <p>WORK MUST COMMENCE BY _____</p> <p>EXPIRATION DATE _____</p> <p>CHAIRMAN _____</p>
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**DATE:** JANUARY 7, 2019  
**SCALE:** 1"=20'  
**SHEET:** 3 OF 4  
**DRAWN BY:** K.R.

**SUBDIVISION MAP**  
 OF  
**1238 SILVER LANE**  
 EAST HARTFORD, CONNECTICUT  
 PREPARED FOR  
**TONY MARQUES**



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Oswald Blint*  
 OSWALD BLINT L.S.

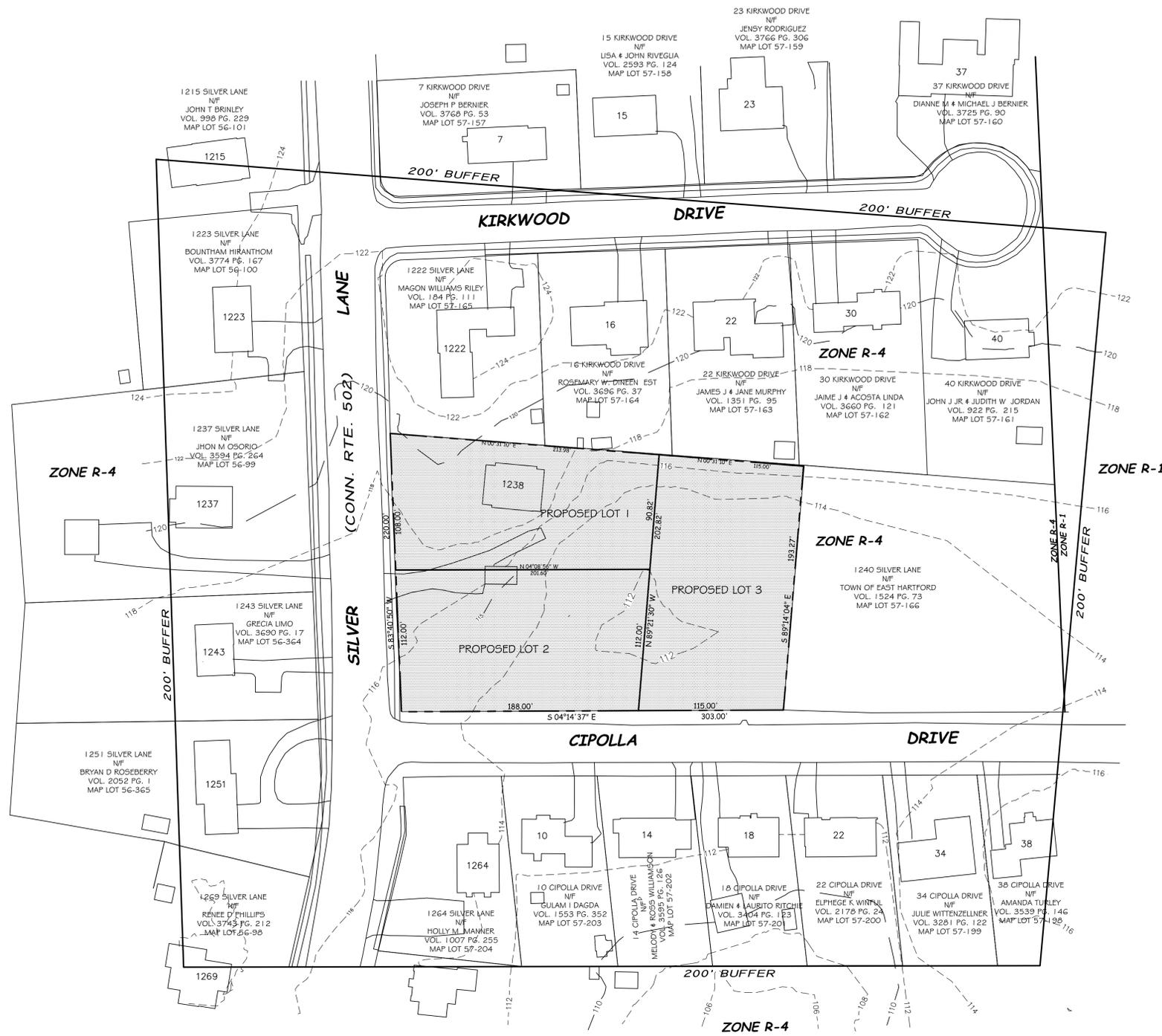
**LEGEND:**

○ IRON PIN (FOUND)	☆ LIGHT POLE	===== UNDERGROUND PIPING (SAN., STM.)
□ MONUMENT (FOUND)	○ METALWOOD POST	— E — U/G ELEC. LINE
△ SIGN	⊥ GUY ANCHOR	— W — WATER LINE
○ MANHOLE	WS WATER GATE	— O/H — OVERHEAD UTILITIES
□ "C" CATCH BASIN	GV GAS VALVE	— T — U/G TELE. LINE
□ "C-L" CATCH BASIN	GM GAS METER	— X — CHAIN LINK FENCE
○ UTILITY POLE	○ DECIDUOUS TREES	— * — TREE LINE/HEDGE
Ⓜ MAIL BOX	☆ EVERGREEN TREES	



**OSWALD BLINT SURVEYING**

88 FARMSTEAD LANE  
 WINDSOR, CT 06095  
 860.833.6850  
 Oswaldblintsurveying.com



**LEGEND:**

○ IRON PIN (FOUND)	☆ LIGHT POLE	— — — — — UNDERGROUND PIPING (SAN., STM.)
□ MONUMENT (FOUND)	○ METALWOOD POST	— E — U/G ELEC. LINE
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○ UTILITY POLE	○ DECIDUOUS TREES	— — — — — TREE LINE/HEDGE
⊕ MAIL BOX	☆ EVERGREEN TREES	



DATE: JANUARY 10, 2019  
 SCALE: 1"=50'  
 SHEET: 4 OF 4  
 DRAWN BY: K.R.

**PLAN SHOWING  
 PROPOSED DIVISION  
 AND  
 LANDS WITHIN 200 FEET  
 1238 SILVER LANE  
 EAST HARTFORD, CONNECTICUT**



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Oswald Blint*  
 OSWALD BLINT L.S.



88 FARMSTEAD LANE  
 WINDSOR, CT 06095  
 860.833.6850  
 Oswaldblintsurveying.com

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF OSWALD BLINT LAND SURVEYING.