

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 28, 1998. IT IS A PROPERTY/BOUNDARY SURVEY MAP. THE EXTERIOR BOUNDARY SHOWN IS BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND THE PROPOSED BOUNDARY BETWEEN 66-68 AND 72 FORBES STREET IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT A PROPOSED SUBDIVISION OF THE PROPERTY LOCATED AT 66-68/72 FORBES STREET AND THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
  - PROPERTY IS LOCATED IN A R3 ZONE.
  - THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP 06060300360F EFFECTIVE DATE 9/29/2006.
  - THE CURRENT DEED FOR THE PROPERTY IS FILED IN THE TOWN OF EAST HARTFORD LAND RECORDS VOLUME 3628 PAGE 36.
  - THE EXISTING GARAGE STRUCTURE LOCATED AT 72 FORBES STREET IS NON-CONFORMING TO CURRENT TOWN OF EAST HARTFORD ZONING REGULATIONS SIDEYARD SETBACK REQUIREMENTS.
  - THE PROPERTY IS TOGETHER WITH A VARIANCE FOR REQUIRED LOT WIDTH GRANTED BY THE TOWN OF EAST HARTFORD ZONING BOARD OF APPEALS ON JANUARY 26, 2017 AND FILED ON THE TOWN OF EAST HARTFORD LAND RECORDS VOLUME 3668 PAGE 180.

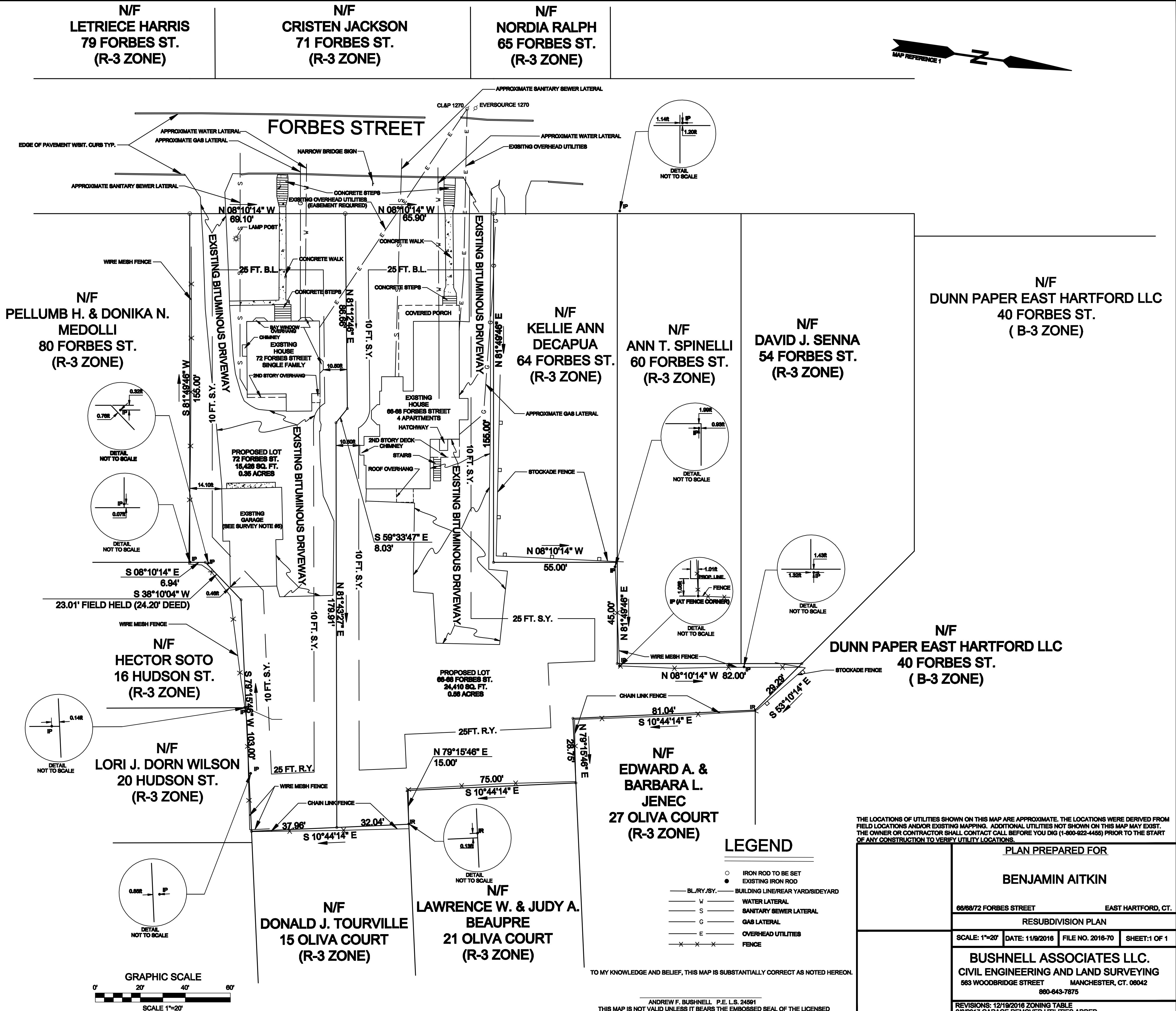
- MAP REFERENCES:**
- 1.) MAP OF A SURVEY MADE FOR CELLU TISSUE CORPORATION TOWN OF EAST HARTFORD, HARTFORD COUNTY, CONNECTICUT VAN DUSEN & STEVES LAND SURVEYORS, LLC 37 CHESTER STREET GLEN FALLS NEW YORK 12801 (616) 782-8474 HALLISEY, PEARSON & CASSIDY CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD WETHERFIELD, CONNECTICUT SCALE: 1"=30' DATE: JAN. 08, 1988 JOB NO: 631 SHEET 1 OF 2 REVISED TO 3-09-98
  - 2.) SUBDIVISION ANTONIO & JULIA OLIVA EAST HARTFORD CONN SCALE 1"=40' OCT. 1988 FRED B. WHEELER
  - 3.) BUILDING LOTS N/F ANTONIO & JULIA OLIVA NORTH SIDE - HUDSON STREET EAST HARTFORD CONN SCALE 1"=40' OCT 7, 1988 SHOWING REMAINING PORTIONS OF 25' R/W TO BE RELEASED FRED B. WHEELER
  - 4.) PROPOSED STREET LINES OF HUDSON STREET SHOWING PROPERTY TO BE ACQUIRED TOWN OF EAST HARTFORD CONN. SCALE 1"=40' MAR. 1983
  - 5.) TOWN OF EAST HARTFORD ENGINEERING DEPT. PLAN OF FORBES STREET SHOWING STREET LINES SCALE 1"=60' DATE FEB. 1942 DRAWING NO. M-2468 FILE NO. 10-10
  - 6.) PROPERTY OF ANTONIO & JULIA OLIVA EAST HARTFORD, CONN. SCALE 1"=30' JULY 1988 LEWIS B. COMSTOCK CIVIL ENGR.

ZONING TABLE			
LAND USE ZONING DISTRICT	REQUIRED	PROPOSED	
	R-3	66-68 FORBES ST. MULTI-FAMILY RESIDENTIAL R-3	72 FORBES ST. SINGLE FAMILY RESIDENTIAL R-3
MAX. BUILDING COVERAGE	35%	10.8%	14.8%
MINIMUM LOT AREA	10,000 SQ. FT.	24,410 SQ. FT.	15,428 SQ. FEET
MINIMUM LOT FRONTAGE	60 FEET	65.90 FEET	66.10 FEET
MINIMUM FRONT YD.	25 FEET	25 FEET	25 FEET
MINIMUM SIDE YD.	10 FEET	10 FEET	10 FEET**
MINIMUM REAR YD.	25 FEET	25 FEET	25 FEET
MINIMUM LOT WIDTH	85 FEET	64.96 FEET <sup>A</sup>	65.03 FEET <sup>A</sup>

<sup>A</sup> A VARIANCE OF SECTION 303.3 WAS GRANTED BY THE TOWN OF EAST HARTFORD ZONING BOARD OF APPEALS ON JANUARY 26, 2017 AND FILED ON VOLUME 3668 PAGE 180 OF THE TOWN OF EAST HARTFORD LAND RECORDS.  
<sup>B</sup> PER SECTION 303.5b, EACH LOT SHALL HAVE 2 SIDEYARDS HAVING A TOTAL WIDTH OF TWENTY(20) FEET BUT NO YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH  
<sup>\*\*</sup> THE EXISTING GARAGE STRUCTURE IS NON-CONFORMING TO SECTION 303.5b.

OWNER/APPLICANT: BENJAMIN AITKIN  
83 BROOKSIDE CIRCLE  
WINDSOR, CT. 06095

TOTAL AREA OF SUBDIVISION: 39,836 SQ. FT. / 0.91 ACRES



THE LOCATIONS OF UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. THE LOCATIONS WERE DERIVED FROM FIELD LOCATIONS AND/OR EXISTING MAPPING. ADDITIONAL UTILITIES NOT SHOWN ON THIS MAP MAY EXIST. THE OWNER OR CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-922-4455) PRIOR TO THE START OF ANY CONSTRUCTION TO VERIFY UTILITY LOCATIONS.

PLAN PREPARED FOR

BENJAMIN AITKIN

66/68/72 FORBES STREET EAST HARTFORD, CT.

RESUBDIVISION PLAN

SCALE: 1"=20' DATE: 11/9/2016 FILE NO. 2016-70 SHEET: 1 OF 1

BUSHNELL ASSOCIATES LLC.  
CIVIL ENGINEERING AND LAND SURVEYING  
563 WOODBRIDGE STREET MANCHESTER, CT. 06042  
860-643-7875

REVISIONS: 12/19/2016 ZONING TABLE  
2/6/2017 GARAGE REMOVED UTILITIES ADDED  
2/28/2017 ZONING TABLE, SURVEY NOTES



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

PRELIMINARY LAYOUT

3/3/17

Date

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

Map Title: 66/68/72 Forbes Street Re-subdivision Plan

This proposal involves: Subdivision \_\_\_\_\_ Resubdivision ☒

Address or location of subject parcel: 66/68/72 Forbes Street

Assessor's Map # & Lot # Map 47 Lot 95

Total area of proposed subdivision: 39,836 Sq Ft

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

Total Number of Lots: Two

by section: 24,410 sq ft / 15,426 sq ft

Zone of subject parcel: R-3

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

Name: Benjamin Aitkin SIGNATURE: Ben Aitkin  
Print or Type

Address:

Telephone: (Work) 860-508-4818 (Home) \_\_\_\_\_

Signature: Ben Aitkin

☒ Owner ☐ Optionee ☐ Buyer ☐ Agent - Check one

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

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

Address: \_\_\_\_\_

Telephone: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_

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?

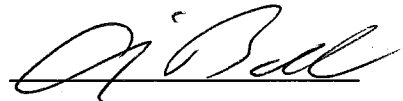
\_\_\_\_\_

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: 66/68/72 Forbes Street Re-subdivision Plan

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:

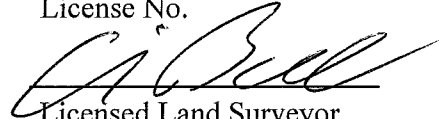
1. Section 1.2 Professional Responsibility in Subdivision Work
2. Section 4.5 Key Map and 4.6 Preliminary Layout Requirements
3. Article VIII Required Improvements and Design Standards



Registered Professional  
Engineer

PELS 24591

License No.



Licensed Land Surveyor

PELS 24591

License No.

PRELIMINARY SUBDIVISION LAYOUT CHECKLIST

Applicant: Benjamin Aitkin

Phone: 860-508-4818

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.



February 28, 2017

East Hartford Planning and Zoning Commission  
740 Main Street  
East Hartford, Ct. 06108

RE: Resubdivision of property located at 66/68/72 Forbes Street East Hartford, CT.

Dear Commission Members,

As owner of the above referenced property I am requesting the following waivers of the Town of East Hartford Subdivision regulations that appear to be applicable with the submittal of an application for the Resubdivision of the above referenced property.

1. Section 4.6D Existing Site Conditions
  - (2) Existing topographic contours extending 200 feet beyond the subdivision boundary. No new development or earthwork activities are proposed with this subdivision application.
  - (3) Other rights-of-way and easements within 200 feet of the subdivision boundaries. No rights-of-way or easements exist on the property and no additional development is proposed with this subdivision application.
  - (5) Other utility structures within 200 feet of the subdivision boundaries. The utilities servicing the existing structures are shown. No additional development or utility construction is proposed with this subdivision application.
  - (6) Marshes, ponds, streams or similar conditions. No additional development or earthwork activities are proposed with this subdivision application.
  - (7) Seepage or Boring Data. No additional development or earthwork activities are proposed with this subdivision application.
2. Section 4.6E Proposed Site Conditions
  - (3) Proposed topographic contours. No additional development or earthwork activities are proposed with this subdivision application.
  - (5) Proposed storm water drainage system plan. No additional development, earthwork or storm drainage system construction activities are proposed with this subdivision application.
3. Section 5.0 A Submission of the Final Layout
  - (6) Letter from the Board of Education acknowledging the number of residential lots proposed. No additional residential lots area proposed with this subdivision application.

4. Section 5.4 H Final Layout Requirements General Information Required  
(5) Proposed topographic contours of the area to be subdivided extending 100 feet beyond the subdivision boundary. No additional residential lots or earthwork activities are proposed with this subdivision application.
5. Section 5.4 K Final Layout Requirements Conservation Plan  
(1-10) Erosion and Sedimentation Control Information. No earthwork activities or soil disturbance is proposed with this subdivision application.
6. Section 5.5F Final Layout Drainage System Requirements  
(1-6) Drainage System Information. No additional development or drainage system Construction is proposed with this subdivision application.
7. Section 8.7 Street Trees  
(8.7A) Two shade and/or flowering trees shall be planted on the street frontage of all new lots. No new lots are proposed with this subdivision application.

If you have any questions or require additional information, please contact me. Thank you for your consideration of this request.

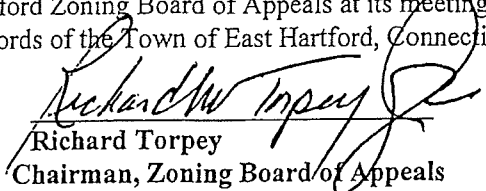
Sincerely,

Benjamin Aitkin

A handwritten signature in cursive script, appearing to read "Ben Aitkin", with a circular stamp or seal partially visible behind the end of the signature.

Town of East Hartford Connecticut  
Zoning Board of Appeals  
Recording of Zoning Variances on the Land Records

Pursuant to Section 8-3d of the Connecticut General Statutes, this is certification that the following Zoning Variance has been approved by the East Hartford Zoning Board of Appeals at its meeting of January 26, 2017 and can be recorded in the land records of the Town of East Hartford, Connecticut.

  
Richard Torpey  
Chairman, Zoning Board of Appeals

Volume: 3628 Page: 36 Zone: R-3 Map: 47 Lot: 95

Property Address: 66-68 & 72 Forbes Street

Description of Property (Deed Description):

RECEIVED FOR RECORD  
Feb 17, 2017 10:55A  
ROBERT J. PASEK  
TOWN CLERK  
EAST HARTFORD, CT

All that certain piece or parcel of land with the buildings thereon, situated in the Town of East Hartford, County of Hartford and State of Connecticut, known as Nos. 66-68 and 72 Forbes Street, and more particularly bounded and described as follows:

NORTHERLY	by land now or formerly of Krul, et al, one hundred fifty-five (155) feet;	EASTERLY again	by land now or formerly of Geci, et al, seventy-five (75) feet;
WESTERLY	by land now or formerly of said Krul, et al, fifty-five (55) feet;	NORTHERLY again	by land now or formerly of said Geci, fifteen (15) feet;
NORTHERLY again	by land now or formerly of Demma, et al, forty-five (45) feet;	EASTERLY again	by land now or formerly of Beesan, et al, seventy (70) feet;
WESTERLY again	by land now or formerly of said Demma, et al, and land now or formerly of one Demars, in part by each, in all, eighty-two (82) feet;	SOUTHERLY	by land now or formerly of Triolo and land now or formerly of Brighenti, in part by each, in all, one hundred eight (108) feet;
NORTHEASTERLY	by land now or formerly of the Sanitary Paper Mills, twenty-nine and thirty one-hundredths (29.30) feet;	SOUTHEASTERLY	by land now or formerly of said Brighenti, twenty-four and twenty one-hundredths (24.20) feet;
EASTERLY	by land now or formerly of Treglia, et al, eighty-one and four one-hundredths (81.04) feet;	EASTERLY again	by land now or formerly of said Brighenti, six and ninety-five one-hundredths (6.95) feet;
NORTHERLY again	by land now or formerly of said Treglia, twenty-eight and seventy-five one hundredths (28.75) feet;	SOUTHERLY again	by land now or formerly of Archino, et al, one hundred fifty-five (155) feet;
		WESTERLY again	by Forbes Street, one hundred thirty-five (135) feet.

**Nature of variance granted:** A variance to reduce the required Lot Width to facilitate a subdivision of the houses onto 2 separate properties.

**Stipulations:** None

**Section of Zoning Regulations under which relief was sought:** Section 303.3 Lot Size and Area.  
[Town of East Hartford Zoning Regulations, Revised to March 30, 2016.]

Benjamin Aitkin  
Name of Owner of Record





EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

FINAL LAYOUT

3/3/17

Date

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

Map Title: 66/68/72 Forbes Street Re-subdivision Plan

Address of location of subject parcel: 66-68 and 72 Forbes Street

Assessors Map, Lot # Map 47 Lot 95

Total area of proposed subdivision: 39,836 sq ft

by Section: \_\_\_\_\_

Total Number of Lots: Two

by section: 24,410 sq ft / 15,426 sq ft

Zone of subject parcel: R-3

Names of proposed streets: \_\_\_\_\_

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

Name: Benjamin Aitkin Signature: Ben Aitkin  
Print or Type

Address: 83 Brook side Circle Windsor CT 06095

Telephone: (Work) 860-508-4818 (Home) \_\_\_\_\_

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

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

Address: \_\_\_\_\_

Telephone: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_

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

- See Attached -

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

FORM - F3

PAGE #2

**Acknowledgement of Requirements - Final layout**

Date: 66/68/72 3/3/17


Subdivision Name: 66/68/72 Forbes Street Re-subdivision Plan

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. PELS 24591

  
Licensed Land surveyor

License No. PELS 24591

**BOARD OF EDUCATION LETTER OF ACKNOWLEDGEMENT**

Chairman  
Town Planning & Zoning Commission  
East Hartford, Connecticut

Re:

Subdivision Name:

Dear Sir:

The subdivider of the above named subdivision has advised our Board that it contains a total of \_\_\_\_\_ 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

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: Benjamin Aitkin

Phone: 860-508-4818

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:   | <u>✓</u>      |
|    | a) Applicant's Signature on Page 1.   | <u>✓</u>      |
|    | b) Owner's Signature on Page.   | <u>✓</u>      |
|    | c) If representative of the corporation signs, a corporative resolution.  | <u>      </u> |
| 2) | <b>\$160.00 Application fee</b> (Includes a \$60.00 additional State fee, PA 92-235).   | <u>✓</u>      |
| 3) | 20 copies of key map showing the proposed street system, lot arrangement.   | <u>✓</u>      |
| 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. | <u>      </u> |
| 5) | 20 copies of the Public Improvement and utilities Plan and Profile drawings.  | <u>      </u> |
| 6) | 20 sets of a Conservation Plan.   | <u>      </u> |
| 7) | 20 Copies of the Preliminary Subdivision Layout Approval letter.  | <u>      </u> |
| 8) | Supplementary Information Included:<br>Please Specify: <u>(Waivers)</u>   | <u>      </u> |
| 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>          | <u>✓</u>      |

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