

LOT LINE MODIFICATION – LYNCH/ESTATE OF G. RICHARD MESSIER

A lot line modification request has been made by Atty. Robin Pearson on behalf of the Estate of G. Richard Messier. The modification involves properties on Cheney Lane and Birch Bend. The land owned by Lynch is proposed to be transferred to the Estate and combined with the other lands owned by the Estate. Please refer to the attached correspondence and map provided by Atty. Pearson.

Parcel A is .33 acres in area that appears to be an access strip from Birch Bend to the Lynch property. Parcel B is 1.27 acres in area in the easterly corner of the Lynch property. The survey indicates Parcel A may be subject to rights of others to pass and repass on it. The proposed conveyances of property does not appear to bring the Lynch property below conformity in area or create an issue with setback compliance.

This request is required to be approved by the Commission pursuant to the Subdivision Regulations since the Lynch property was subject to a previously approved subdivision from the Commission.

The Eastern Highlands Health District requires a B100A review for the proposed lot line modification, pursuant to the Public Health Code. The applicant has been made aware of this requirement and will be submitting an application for the District to consider.

Planning Staff has no concerns with the subject proposal.

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

Robin Messier Pearson
rpearson@alterpearson.com

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

VIA EMAIL

January 19, 2021

Eric M. Trott
Director of Planning & Development
Town of Coventry
1712 Main Street
Coventry CT, 06238

RE: Lot Line Modification- 152 Cheney Lane and Estate of G. Richard Messier Land, Birch Bend

Dear Eric:

On behalf of the Estate of G. Richard Messier, owner of land on Birch Bend Road in Coventry identified as Tax Parcel 31 (List #3810) comprising undeveloped forest land fronting on Main Street, and Lynn Lynch, owner of 152 Cheney Lane, approval is requested for the proposed parcel transfers and subsequent lot line modifications shown on the attached plan entitled "Plan Prepared of Parcels to be Conveyed by Lynn M. Lynch to Messier Estate and Trust Properties" prepared by Meehan & Goodin and dated 5-22-2020. As the Lynch property was created by subdivision, we understand the modification must be approved by the Planning and Zoning Commission pursuant to Chapter IX, Section 1 of the Subdivision Regulations.

As executrix of the Messier estate, please send all communications to this office. I will share any information with Ms. Lynch's counsel, copied on this letter. His direct email is stpenny@pbolaw.com, should you wish to contact him directly.

Please let me know if you need anything further.

Sincerely,



Robin Messier Pearson

Enclosures

c. Stephen T. Penny, Esq.

evidenced by such documents as the Commission may require, and such restrictions shall run with the lots affected thereby in perpetuity. If, subsequent to approval of the Subdivision, the lots designated for affordable housing shall not be sold for that purpose, the Commission may, following a public hearing with notice by certified mail to the violator, void, in whole or in part, any such subdivision approval, and may cause notice thereof to be filed in the Land Records.

CHAPTER IX - LOT LINE REVISIONS

SECTION 1. LOT LINE REVISION IN APPROVED SUBDIVISION PLANS

The revision of any lot line or lot lines shown in a subdivision plan that has been previously approved by the Commission shall be deemed to constitute a modification of the approved subdivision plan. Any and all such modifications must be reviewed and approved by the Commission. The Commission shall not hold a public hearing on any such proposed lot line revision unless the proposed revision would result in a resubdivision, as defined in Section 8-18 of the Connecticut General Statutes, as amended. The Commission shall approve a proposed lot line revision unless it determines either (i) that one or more of the proposed reconfigured lots would not meet any applicable requirements of the Zoning Regulations, or (ii) that the proposed modification would result in a lot or lots that would be significantly more difficult to develop or use because of the location of such physical features as wetlands, watercourses, or steep or rocky areas within the reconfigured lot or lots.

SECTION 2. LOT LINE REVISIONS IN OTHER LOTS

The revision of lot lines for adjoining, legally existing lots that predate the enactment of subdivision regulations in the Town of Coventry or that were lawfully created without subdivision approval shall not be deemed to be a subdivision and shall not require the review or approval of the Commission unless such revision results in the creation of a greater number of lots or parcels than existed before the revision.

CHAPTER X - WAIVER OF REGULATIONS

[Chapter X, revised effective 08/01/11]

SECTION 1. PURPOSE OF WAIVERS

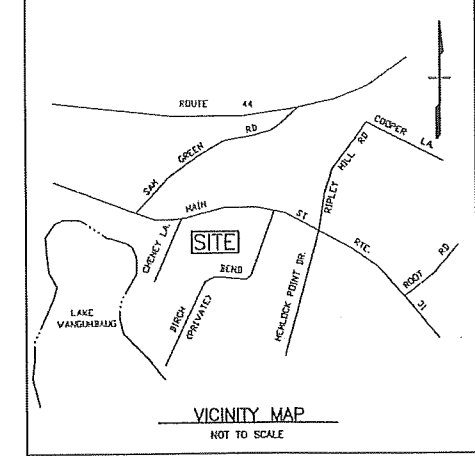
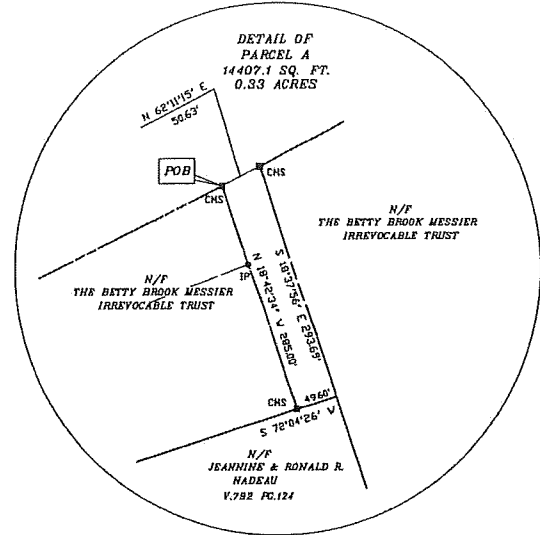
The Commission recognizes that each parcel of property is unique in location, dimensions, orientation, topography, etc., and the various factors in the design of subdivisions are variable with relation to each other and to the above characteristics of the property. Therefore, in accordance with Connecticut General Statutes Section 8-26, the Commission may modify or waive, subject to appropriate conditions, such requirements as, in its judgment of the special circumstances and conditions, are not requisite to the interest of public health, safety and general welfare.

**MEASURED DESCRIPTION
PARCEL A TO BE CONVEYED
BY LYNCH TO PEARSON**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED NORTH OF A PRIVATE WAY NOW AS BIRCH BEND IN THE TOWN OF COVENTRY, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT MARKED BY A CONCRETE MEREOSTONE ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF LYNN M. LYNCH, WHICH POINT IS LOCATED 628' +/- NORTHEASTERLY OF LAKE WANGUMBAUG AND WHICH POINT MARKS THE NORTHEASTERN CORNER OF THE HERIN DESCRIBED PARCEL, THE LINES RUN:
THENCE N 62°-11'-15" E ALONG LAND NOW OR FORMERLY OF LYNN M. LYNCH, A DISTANCE OF 50.63' TO A POINT MARKED BY A CONCRETE MEREOSTONE;
THENCE S 18°-37'-56" E ALONG OTHER LAND NOW OR FORMERLY OF THE BETTY BROOK MESSIER IRREVOCABLE TRUST, A DISTANCE OF 293.89' TO A POINT MARKED BY AN IRON PIN;
THENCE S 72°-04'-26" W ALONG LAND NOW OR FORMERLY OF JEANNIE AND RONALD R. MADRAU, A DISTANCE OF 49.60' TO A POINT MARKED BY A CONCRETE MEREOSTONE;
THENCE N 18°-42'-34" W ALONG OTHER LAND NOW OR FORMERLY OF THE BETTY BROOK MESSIER IRREVOCABLE TRUST, A DISTANCE OF 245.00' TO A POINT MARKED BY A CONCRETE MEREOSTONE, BEING THE POINT OR PLACE OF BEGINNING;
SAID PARCEL CONTAINS 0.33 ACRES OF LAND BY COMPUTATION.

**MEASURED DESCRIPTION
PARCEL B TO BE CONVEYED
BY LYNCH TO PEARSON**

ALL THAT CERTAIN PARCEL OF LAND, SITUATED NORTH OF LAND NOW OR FORMERLY OF THE BETTY BROOK MESSIER IRREVOCABLE TRUST IN THE TOWN OF COVENTRY, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF LYNN M. LYNCH, WHICH POINT IS LOCATED 262.83' NORTHEASTERLY OF A CONCRETE MEREOSTONE ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF LYNN M. LYNCH AND WHICH POINT MARKS THE SOUTHWESTERN CORNER OF THE HERIN DESCRIBED PARCEL, THE LINES RUN:
THENCE N 62°-57'-05" E ALONG LAND NOW OR FORMERLY OF THE BETTY BROOK MESSIER IRREVOCABLE TRUST, A DISTANCE OF 167.00' TO A POINT MARKED BY A STONE PILE;
THENCE N 04°-08'-25" W ALONG LAND NOW OR FORMERLY OF ROGER MAND SHERRY L. CHAPMAN, A DISTANCE OF 197.87' TO A POINT;
THENCE N 81°-23'-17" W ALONG LAND NOW OR FORMERLY OF DONALD W. AND CYNTHIA K. COUERE, A DISTANCE OF 274.11' TO A POINT;
THENCE S 23°-33'-35" E ALONG OTHER LAND NOW OR FORMERLY OF LYNN M. LYNCH, A DISTANCE OF 348.54' TO A POINT, BEING THE POINT OR PLACE OF BEGINNING;
SAID PARCEL CONTAINS 1.27 ACRES OF LAND BY COMPUTATION.



MAP REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:
- "MAP SHOWING PROPERTY OF G. RICHARD & BETTY B. MESSIER CONVEY, COVENTRY, CONN. SCALE 1"=40' DATE 5-12-78 SHEET 1 OF 1" BY EVERETT O. GARDNER & ASSOCIATES
 - "PLAN OF LAND PREPARED FOR G. RICHARD & BETTY MESSIER COVENTRY, CONNECTICUT SCALE 1"=20' DATE 10-17-90 SHEET 1 OF 2" BY GARDNER & PETERSON ASSOCIATES
 - "PLAN OF LAND PREPARED FOR G. RICHARD & BETTY MESSIER COVENTRY, CONNECTICUT SCALE 1"=40' DATE 3/22/90 REV. THRU 8/24/90 SHEET 1 OF 2" BY GARDNER & PETERSON ASSOCIATES
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY COVENTRY-50. COVENTRY ROAD FROM THE COVENTRY-WANFIELD DEPOT ROAD SOUTHEASTERLY ABOUT 18,300 FEET SCALE 1"=40' DATE FEB.28, 1934 SHEETS 5 OF 7 AND 8 OF 7"
 - "PLAN PREPARED FOR THE ESTATE OF MATHW MORRITY CONN. RITE-31/CHEVY LAKE COVENTRY, CONN. PROPERTY/BOUNDARY SURVEY SCALE 1"=100' DATE 3-27-1997 THRU 8-5-1997 SHEET NO.1 OF 1. BY MEEHAN & GOODIN
 - "PLAN PREPARED FOR THE ESTATE OF MATHW MORRITY LAUREL DRIVE & BIRCH BEND COVENTRY, CT PROPERTY/BOUNDARY SURVEY SCALE 1"=100' DATE 11/22/88 REV. THRU 8/21/87 SHEET 1 OF 4 HRU 4 OF 4. BY MEEHAN & GOODIN
 - "PLAN PREPARED FOR THE ESTATE OF MATHW MORRITY CONN. ROUTE 31/ CHEVY LAKE COVENTRY, CONN. PROPERTY/BOUNDARY SURVEY SCALE 1"=100' DATE 3-27-1997 SHEET 1 OF 1" BY MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C.
 - "PLAN PREPARED FOR LYNN LYNCH 155 CHEVY LAKE COVENTRY, CT COMPLETION PLAN SCALE: 1"=100' DATE: 01/20/2020 FILE NO. 2013-24 SHEET 1 OF 1" BY BISHWELL ASSOCIATES LLC

GENERAL NOTES:

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: NAD.83
- PARCEL "A" MAY BE SUBJECT TO RIGHTS OF OTHERS TO PASS AND REPASS.
- WETLANDS SHOWN ON SUBJECT PARCEL DELINEATED BY HIGHWATER SOILS AND FIELD LOCATED BY MEEHAN & GOODIN MAY, 2017.
- THE INTENT OF THIS SURVEY IS TO DEFINE AND DEPICT PARCELS "A" AND "B" TO BE CONVEYED TO MESSIER ESTATE AND TRUST PROPERTIES.

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO 4-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

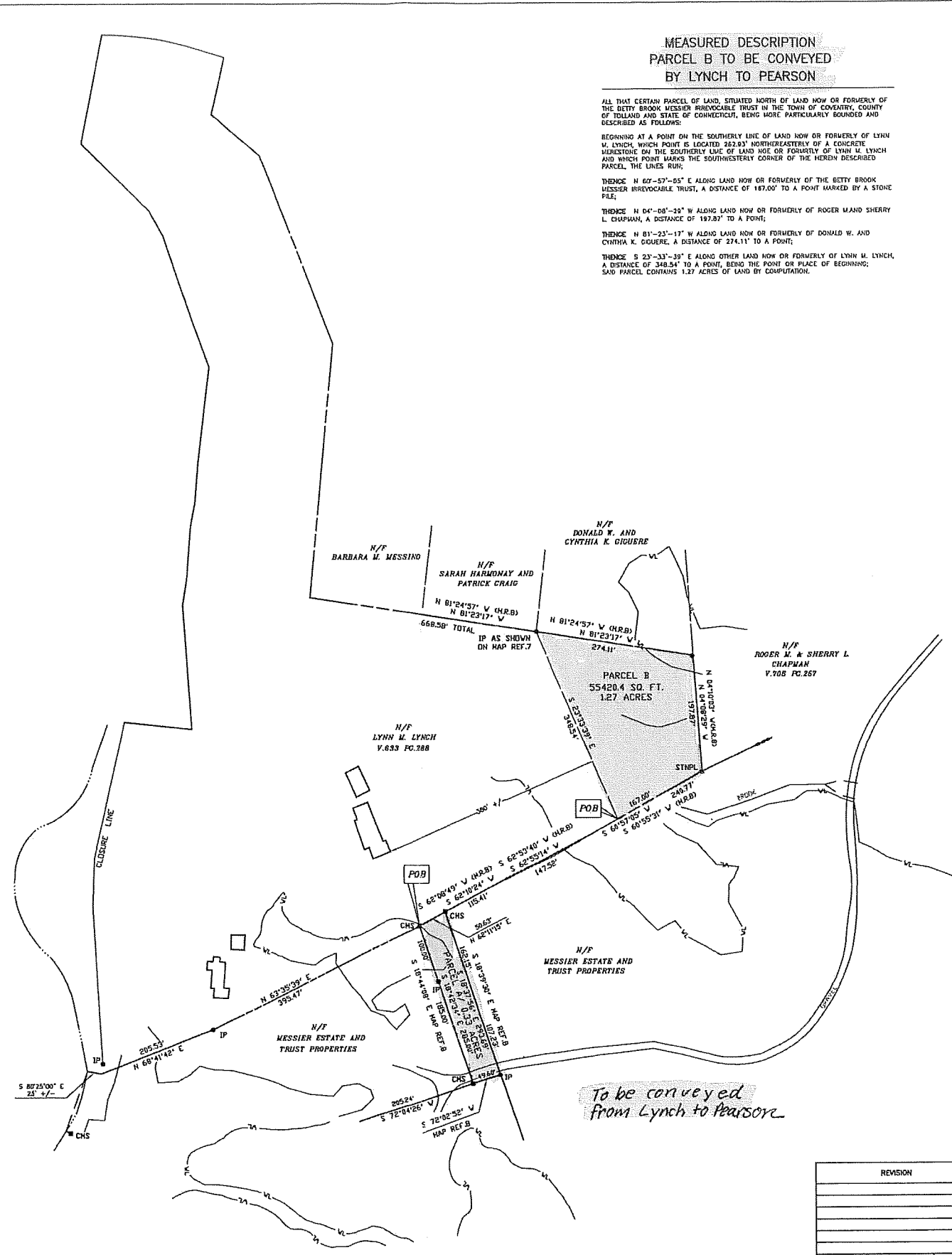
ROBERT DAHL, L.L.S. 14651

LEGEND

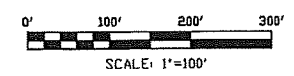
- CHW — PROPERTY LINE
- OVERHEAD WIRES
- HSE HOUSE
- CMS CONCRETE MEREOSTONE
- IP IRON PIN
- CHD CONNECTICUT HIGHWAY DEPARTMENT
- STONEMALL
- U UTILITY POLE
- M.R. MAP REFERENCE

FLOOD NOTE


THE PREMISES DEPICTED HEREON IS LOCATED IN FLOOD ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 090110 PANEL NUMBER 0010C DATED JUNE 4, 1980.
FLOOD ZONE C : AREAS OF MINIMAL FLOODING



To be conveyed from Lynch to Pearson.



REVISION	DATE



Meehan & Goodin
Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 843-2520 FAX (860) 849-8808

PLAN PREPARED FOR
PARCELS TO BE CONVEYED BY LYNN M. LYNCH TO
MESSIER ESTATE AND TRUST PROPERTIES
BIRCH BEND ROAD COVENTRY, CONN.

PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 100'	DESIGN: RED	PROJECT: 17007	ACAD: 17007.DWG
DATE: 5-22-2020	DRAFT: ERA	DSK NO.:	SHEET NO. 1 OF 1

DATE: 5-22-2020
DRAFT: ERA
DSK NO.: