

**Eric Trott**

---

**To:** droberts2963@charter.net  
**Subject:** RE: [EXTERNAL] Lot Line Modification - 271 Skyview Drive, Coventry, CT 06238

Thank you Donna – I will bring this to PZC on 10-25 and will follow up with a letter.

*Eric M. Trott*

Coventry Director of Planning and Development  
(860) 742-4062

---

**From:** droberts2963@charter.net <droberts2963@charter.net>  
**Sent:** Thursday, October 14, 2021 4:18 PM  
**To:** Eric Trott <etrott@coventryct.org>  
**Subject:** [EXTERNAL] Lot Line Modification - 271 Skyview Drive, Coventry, CT 06238

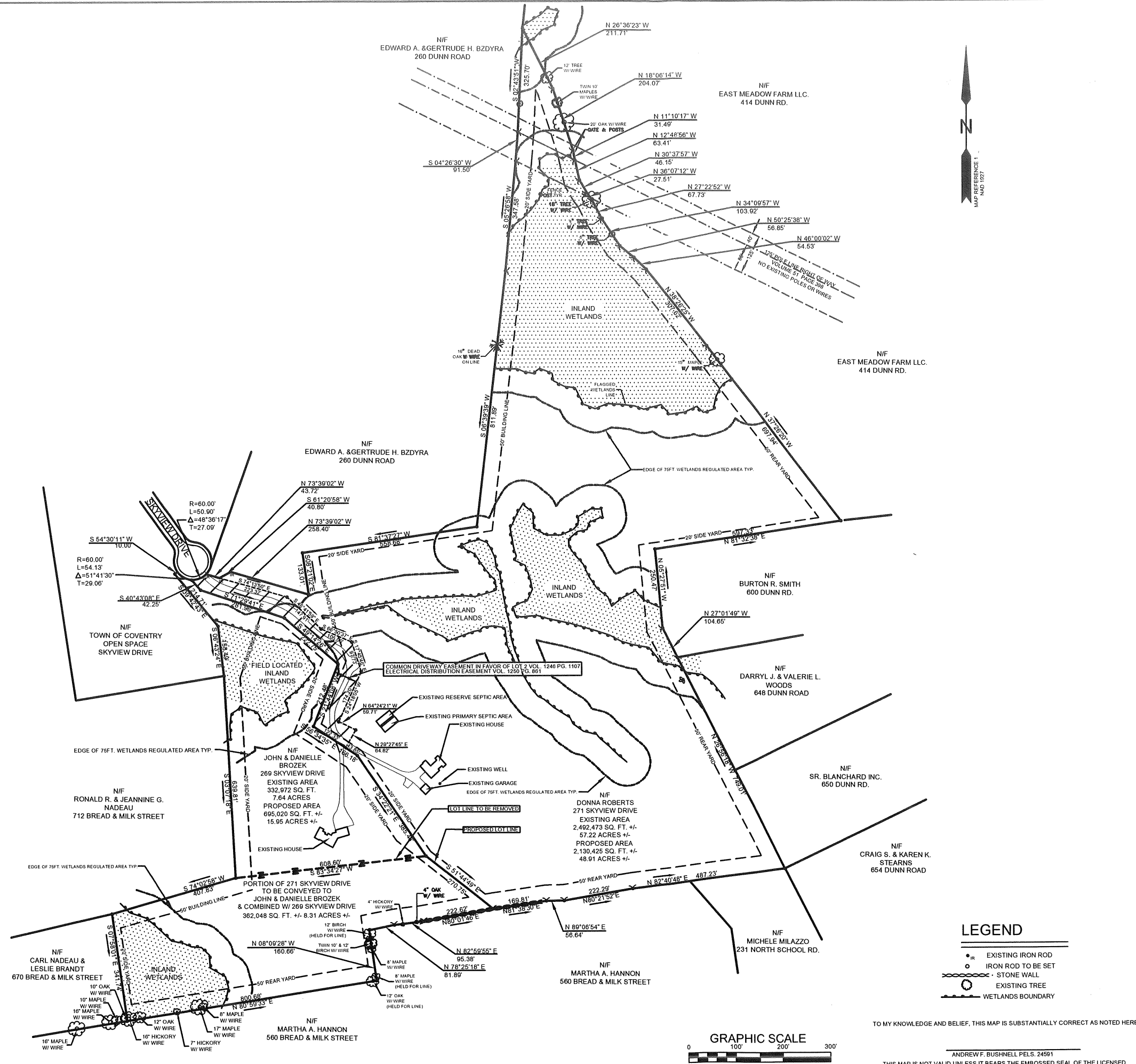
Mr. Eric Trott:

Per your voice mail, you received plans from Andrew Bushnell for the lot line modification we discussed to my property.

Please submit to the Planning and Zoning Commission for review and approval. If you have any questions, my phone number is 860-508-2831.

Thank you for your assistance with this matter. I look forward to hearing back from you.

Sincerely,  
Donna Roberts  
271 Skyview Drive  
Coventry, CT 06238



**SURVEY NOTES:**

1. 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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 26, 2019. IT IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED LOT MODIFICATION SHOWN. THIS MAP IS BE USED FOR THE STATED INTENT AND FOR THE PARTIES THE PLAN HAS BEEN PREPARED FOR ONLY. ANY USE OF THIS PLAN FOR OTHER USES OR BY OTHER PARTIES WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID. ANY MODIFICATIONS TO THIS PLAN NOT COMPLETED BY BUSHNELL ASSOCIATES LLC. WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID.

2. THE PROPERTIES ARE LOCATED IN A R-80 ZONE.
3. BUILDING SETBACK LINES SHOWN ARE BASED ON PROPOSED REVISED LOT LINES.
4. THE INLAND WETLANDS BOUNDARY LOCATIONS SHOWN WERE TAKEN FROM MAP REFERENCE 3.
5. THE PROPERTY LOCATED AT 271 SKYVIEW DRIVE IS SUBJECT TO A 125 FOOT WIDE POLE LINE RIGHT OF WAY AS SHOWN IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOLUME 51 PAGE 398 OF THE TOWN OF COVENTRY LAND RECORDS.
6. THE PROPERTY LOCATED AT 271 SKYVIEW DRIVE IS SUBJECT TO A DECLARATION OF COMMON DRIVEWAY EASEMENT RECORDED IN VOLUME 1232 PAGE 361 OF THE TOWN OF COVENTRY LAND RECORDS.
7. THE PROPERTY LOCATED AT 269 SKYVIEW DRIVE IS TOGETHER WITH A DECLARATION OF COMMON DRIVEWAY EASEMENT RECORDED IN VOLUME 1232 PAGE 361 OF THE TOWN OF COVENTRY LAND RECORDS.

**MAP REFERENCES:**

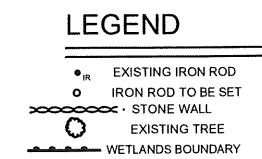
- 1) MOUNTAIN ESTATES SECTION II BOUNDARY PLAN FOR HIGHLAND DEVELOPMENT ASSOC. L.L.C. DUNN ROAD COVENTRY, CT. SCALE 1"=100' DRAWN N.A.M. CHECKED K.J.P. DATE 02/28/07 SHEET 12 & 3 OF 3 FILE NO. CV-30 PHASE II PUDLEER ENGINEERING PC 201 WEST ROAD SOUTH WINDSOR, CT. 06074.
- 2) PLAN PREPARED FOR HIGHLAND DEVELOPMENT ASSOCIATES LLC. SKYVIEW DRIVE COVENTRY, CT. PROPERTY BOUNDARY SURVEY SCALE 1"=100' DATE 12/15/14 FILE NO. 2014-28 SHEET 1 OF 1 REVISED TO 1/5/2015 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875.
- 3) SUBDIVISION PREPARED FOR DONNA ROBERTS 271 SKYVIEW DRIVE COVENTRY, CT. GENERAL LOCATION SURVEY SCALE: 1"=150' DATE: 9/8/2016 FILE NO 2015-4 SHEET 1 OF 3 REVISED TO 10/20/2016 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875.

**APPROVED**  
COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY      DATE

SEE P&Z MINUTES OF      FOR SPECIFIC  
CONDITIONS OF APPROVAL

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.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

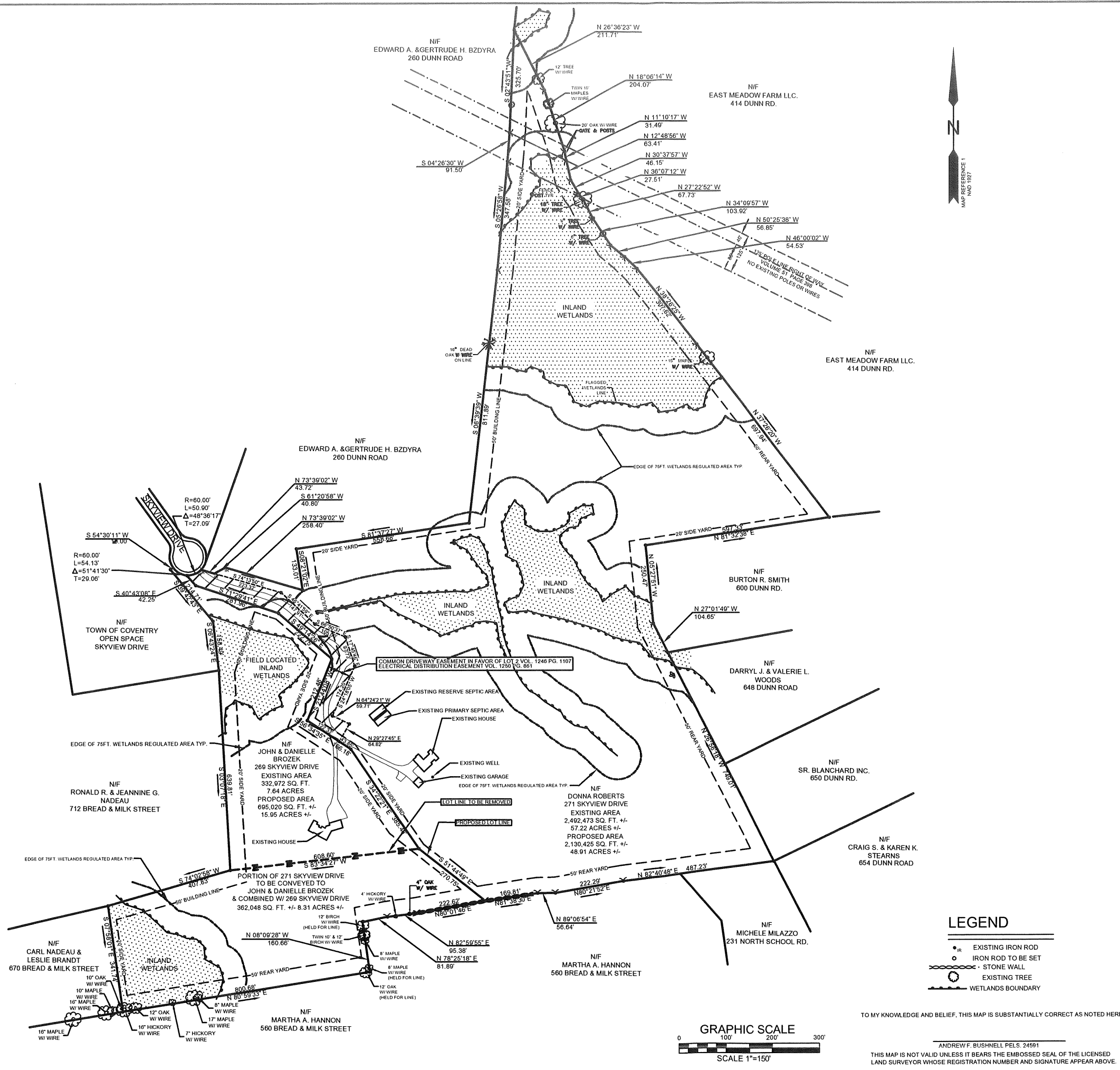
ANDREW F. BUSHNELL P.E.S. 24591

THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

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

**SUBDIVISION PLAN PREPARED FOR**  
**DONNA ROBERTS**

271 SKYVIEW DRIVE		COVENTRY, CT.
<b>GENERAL LOCATION SURVEY</b>		
SCALE: 1"=150'	DATE: 11/20/2020	FILE NO. 2015-4
REVISIONS:		SHEET: 1 OF 1



**SURVEY NOTES:**

1. 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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2019. IT IS A GENERAL LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROPERTY BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED LOT MODIFICATION SHOWN. THIS MAP IS BE USED FOR THE STATED INTENT AND FOR THE PARTIES THE PLAN HAS BEEN PREPARED FOR ONLY. CERTIFICATIONS CONTAINED HEREON NULL AND VOID.
2. THE PROPERTIES ARE LOCATED IN A R-80 ZONE.
3. BUILDING SETBACK LINES SHOWN ARE BASED ON PROPOSED REVISED LOT LINES.
4. THE INLAND WETLANDS BOUNDARY LOCATIONS SHOWN WERE TAKEN FROM MAP REFERENCE 3.
5. THE PROPERTY LOCATED AT 271 SKYVIEW DRIVE IS SUBJECT TO A 126 FOOT WIDE POLE LINE RIGHT OF WAY AS SHOWN IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOLUME 51 PAGE 398 OF THE TOWN OF COVENTRY LAND RECORDS.
6. THE PROPERTY LOCATED AT 271 SKYVIEW DRIVE IS SUBJECT TO A DECLARATION OF COMMON DRIVEWAY EASEMENT RECORDED IN VOLUME 1232 PAGE 361 OF THE TOWN OF COVENTRY LAND RECORDS.
7. THE PROPERTY LOCATED AT 271 SKYVIEW DRIVE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOLUME 1250 PAGE 861 OF THE TOWN OF COVENTRY LAND RECORDS.
8. THE PROPERTY LOCATED AT 269 SKYVIEW DRIVE IS TOGETHER WITH A DECLARATION OF COMMON DRIVEWAY EASEMENT RECORDED IN VOLUME 1232 PAGE 361 OF THE TOWN OF COVENTRY LAND RECORDS.

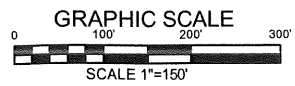
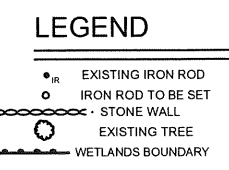
**MAP REFERENCES:**

- 1) TOWN OF COVENTRY SECTION II BOUNDARY PLAN FOR HIGHLAND DEVELOPMENT ASSOC. L.L.C. DUNN ROAD COVENTRY, CT. SCALE 1"=100' DRAWN N.A.M. CHECKED K.J.P. DATE 02/28/07 SHEET 1 OF 1 REVISED TO 1/8/2015 BUSHNELL ASSOCIATES L.L.C. CIVIL ENGINEERING AND LAND SURVEYING 503 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875
- 2) PLAN PREPARED FOR HIGHLAND DEVELOPMENT ASSOCIATES L.L.C. SKYVIEW DRIVE COVENTRY, CT. PROPERTY BOUNDARY SURVEY SCALE 1"=100' DATE 12/19/14 FILE NO. 2014-28 SHEET 1 OF 1 REVISED TO 1/8/2015 BUSHNELL ASSOCIATES L.L.C. CIVIL ENGINEERING AND LAND SURVEYING 503 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875
- 3) SUBDIVISION PREPARED FOR DONNA ROBERTS 271 SKYVIEW DRIVE COVENTRY, CT. GENERAL LOCATION SURVEY SCALE 1"=150' DATE: 09/20/18 FILE NO. 2018-4 SHEET 1 OF 3 REVISED TO 10/20/2018 BUSHNELL ASSOCIATES L.L.C. CIVIL ENGINEERING AND LAND SURVEYING 503 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875

**APPROVED**  
 COVENTRY PLANNING & ZONING COMMISSION

CHAIRPERSON-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 SEE P&Z MINUTES OF \_\_\_\_\_ FOR SPECIFIC  
 CONDITIONS OF APPROVAL \_\_\_\_\_

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.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E.S. 24591  
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

<b>BUSHNELL ASSOCIATES L.L.C.</b> CIVIL ENGINEERING AND LAND SURVEYING 503 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875	
<b>SUBDIVISION PLAN PREPARED FOR</b> <b>DONNA ROBERTS</b>	
271 SKYVIEW DRIVE	COVENTRY, CT.
<b>GENERAL LOCATION SURVEY</b>	
SCALE: 1"=150'	DATE: 11/20/2020 FILE NO. 2015-4 SHEET: 1 OF 1
REVISIONS:	