

TOWN OF OLD SAYBROOK
Inland Wetlands & Watercourses Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
 Telephone (860) 395-3131 • FAX (860) 395-1216

**APPLICATION
 TO CONDUCT A REGULATED ACTIVITY**

APPLICATION # _____ (to be completed by staff)

Date received in Land Use Department: _____ (to be completed by staff)

Date received by Commission: _____ (to be completed by staff)

✓ Check Applicable Activity & Attach Check for Total Fee Amount	
<input checked="" type="checkbox"/> Regulated Activity or Modification of Existing Permit \$240.00 <input type="checkbox"/> Administrative Permit for Minor Activity \$50.00	<input type="checkbox"/> Permit Ownership Transfer \$10.00 <input checked="" type="checkbox"/> State Fee for ALL Applications \$60.00
TOTAL APPLICATION FEE AMOUNT \$ _____ RECEIVED BY: _____	

1. Name of Applicant Provence Land Co., LLC. (Matt Oneglia)

Home Address _____ Telephone 860-496-4229

112 Wall Street Torrington, CT 06790

Business Address _____ Email Address mattoneglia@ogind.com

2. Name of Property Owner Ortho Saybrook, LLC (David Hergen)

Home Address _____ Telephone 203-903-6189

430 Saybrook Rd Ste. 100 Middletown, CT 06457

Business Address _____ Email Address dhergan@gmail.com

3. If applicant other than owner, please state interest in the land _____

Construction Manager / Advisor

4. Location of Property by Street Address 52 Spencer Plain Road (CT Rt. 166)

Assessor's Map No. 25 Lot No. 27

5. Provide the names and addresses of all property owners adjacent to the subject property (on an additional sheet). <see attached>

6. State the purpose, proposed use and a summary description of the proposed activity. (Please be specific, use additional sheets if necessary.)

The proposed use will be a 23,820 s.f. medical office building. The development will consist of one (1) building, a two-lane access driveway, a 120-space paved parking lot with landscaped islands and lighting, utilities, stormwater management, and other associated improvements. There will be some unavoidable filling of wetland areas along the access driveway but no other wetland filling or alteration is proposed. Retaining walls have been utilized along the access drive to minimize impacts to wetlands. A 2023 approved site plan for this site included 27 more parking spaces, an additional building with drive-thru, more impervious area, more fill/grading and site retaining walls, more activity/impact within the 100-ft. upland review areas, and a second septic system.

7. Activity Location (Submit map with sufficient detail as a part of the application.)

Number of acres of wetlands (or portion thereof) on the property 1.4 acres +/-

Total area of inland wetlands to be altered 0.042 ac (permanent) 0.035 ac (temporary)

Are vernal pools or tidal wetlands located on the property? If so, where and how many acres (or portion thereof) on the property?

There are no vernal pools or tidal wetlands on the property - see attached letter from Bob Russo, CPSS.

Are inland wetlands or watercourses located on adjacent properties? If so, state the name of the property owner and if it is a wetland or watercourse.

Yes - ConnDOT to the north (wetlands and drainage ditch), Town of Old Saybrook to the northeast and east (wetlands).

Has a licensed soil scientist flagged the wetlands or watercourses on this property? If so, who and when?

Yes, Richard Snarski, CPSS in September, 2010 and confirmed by Bob Russo, CPSS in March, 2022.

Nearest Thoroughfare I-95

Distance (in feet) abutting to the north

Nearest Town Boundary Westbrook

Distance (in feet) 1,200 ft. +/-

Zoning District Gateway Business B-4

8. Check applicable activities occurring within 0-100 feet of wetlands or watercourses.

- Removing material
- Depositing material
- Surface Water Diversion
- Construction
- Grading
- Paving
- Vegetation Removal
- Vegetation Restoration

9. Explain in detail the extent of any activity checked above, type of material and equipment to be used to complete project. (Use additional sheets if necessary.)

The subject property is presently wooded. The trees will be cleared and topsoil will be removed to prepare for site development. Fill will be imported to the site to bring the site to a reasonable grade necessary to accommodate utilities and drainage systems. Fill will be clean, sand and gravel fill material. All types of standard construction equipment for tree removal, stump removal, stripping of topsoil, importing and spreading fill, and overall commercial site development will be utilized. This will include, but not limited to, backhoes, excavators, loaders, bulldozers, tree removal/clearing equipment, dump trucks, paving machinery, cranes for building construction, etc. The northwestern isolated wetland pocket will be expanded to mitigate the necessary filling for the access driveway embankment. Additionally, the western wetland pockets will be eradicated of any invasives and will be cleaned of existing debris.

10. Estimated cost and time for completion: Cost is unknown at this time. Construction duration may be 12 or more months depending on many factors including workforce and supply chains.

11. Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands or watercourses?

Alternatives considered were as follows:

- 1) Do nothing - this is not prudent or feasible for this property.
- 2) Relocate the access driveway - this is not prudent or feasible since there is a DOT non-access line along all of the remaining frontage in addition to the locations of the I-95 on and off exit ramps, the RR bridge, and the I-95 bridge.
- 3) Raise the site grades 3 to 4 additional feet for better site functionality and visibility - the proposed site filling is the absolute minimum necessary to support critical site utilities and drainage systems.
- 4) Construct the plan that was approved by IWWC in 2023. That plan proposed more fill, more parking spaces, more impervious area, a second building and septic system, a wider 3-lane access driveway, and substantially more activity/impact within the 100' upland review areas. See the Alternative Analysis plan provided with the application depicting the differences between the two layouts.

12. Identify any other local, State or Federal permits previously issued or pending that will be required for work on this property?

Full Town Zoning, ARB, and Planning approvals and referrals will be required for this project.

Once Town approvals are in place, ConnDOT will require permits for all work within the ConnDOT right-of-way.

Affidavit of Accuracy and Agency

The undersigned applicant warrants the truth of all statements contained herein, and in all supporting documents attached hereto or which may be presented to the Commission in the future, pursuant to this application.

I further understand that the Commission may request further information in connection with this application and that if the proposed activity involves a significant activity, an additional filing fee may be required.

Signed: Mark Angeli Date: 4-4-24

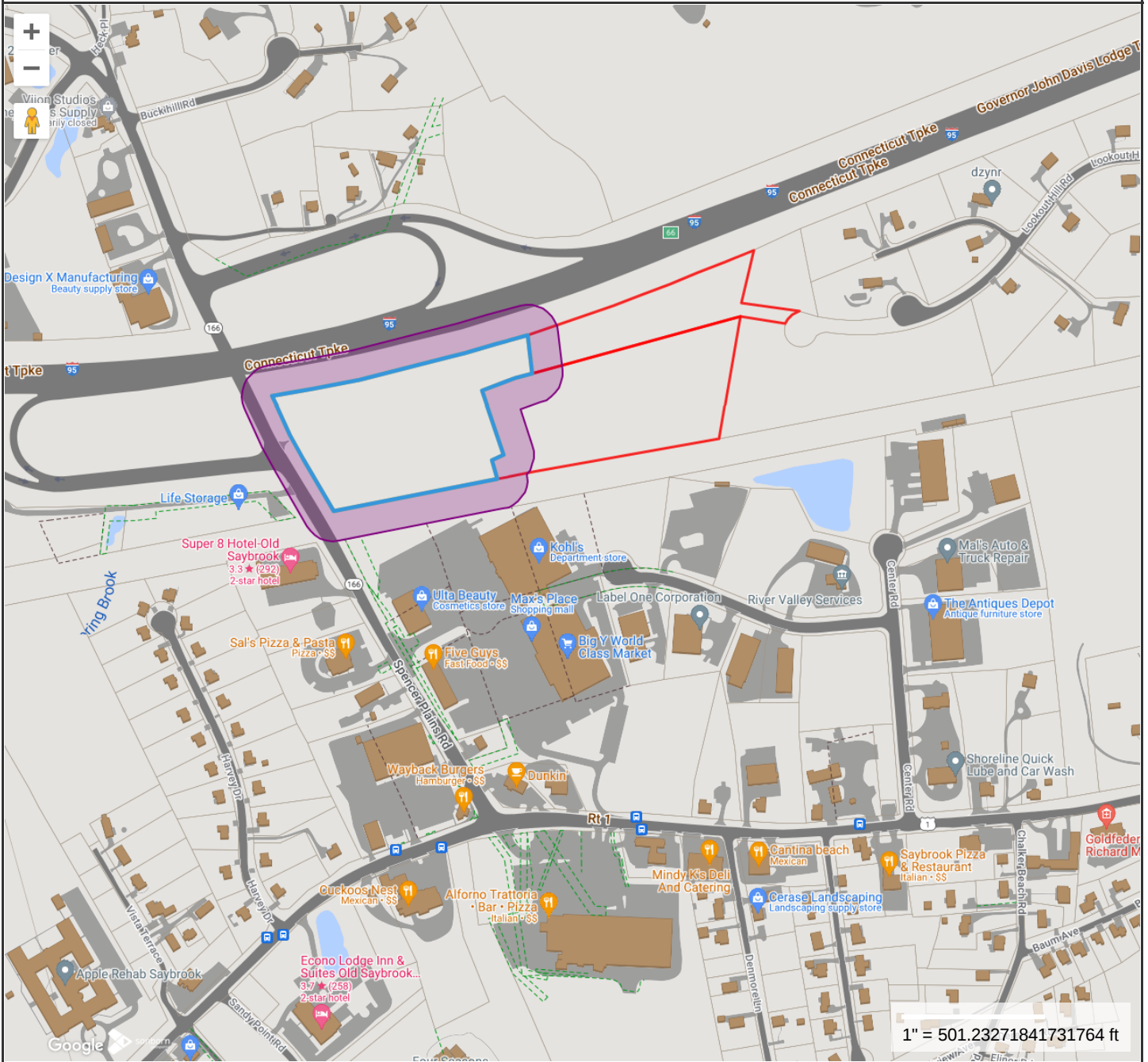
The undersigned, as owner of the property, hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Town of Old Saybrook, the Connecticut Department of Energy and Environmental Protection and the U.S. Department of Agriculture, Natural Resources Conservation Service, at reasonable times, both before and after a final decision has been issued by the Old Saybrook Inland Wetlands and Watercourses Commission.

I understand the Old Saybrook Inland Wetlands & Watercourses Regulations, have had an opportunity to review these regulations and understand that these regulations regulate activities conducted on my property. In the event this application is approved and the property subsequently is transferred to another owner, I understand that it is my responsibility to advise the new owner in writing that an Application for Permit Transfer must be submitted to the Inland Wetlands & Watercourses Commission in order for the permit issued to remain valid.

Signed: [Signature] Date: 4-4-24

52 Spencer Plain Rd OS Adjacent Property Owners						
ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
033-001-0001	30 LOOKOUT HILL RD	OLD SAYBROOK TOWN OF	302 MAIN ST	OLD SAYBROOK	CT	06475
033-001	31 LOOKOUT HILL RD	OLD SAYBROOK TOWN OF	302 MAIN ST	OLD SAYBROOK	CT	06475
	I-95 & Route 66	Connecticut DOT				
		Amtrack - Railroad				

52 Spencer Rd OS Adjacent Property Owners Map



1" = 501.23271841731764 ft

Property Information

Property ID 025/027-0000
Location 52 SPENCER PLAIN RD
Owner ORTHO SAYBROOK LLC



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Old Saybrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/13/2023
 Data updated 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CLAEngineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

May 11, 2022

Robert Landino
SPR OASIS LLC
PO Box `1225
Westbrook CT 06498

Re: 52 Spencer Plains Rd
Old Saybrook, CT
CLA -7154

Dear Mr. Landino:

At your request CLA Engineers has verified the delineation of the inland wetlands at the referenced site and assessed the site to provide a basis for determining the potential for impacts to inland wetlands based on any proposed development. I visited the site in March and April of 2022 to check the inland wetland delineation and gather data to assess the potential for impacts.

Site Setting

The site is located on the south side of I-95 and north of the Amtrak rail line.. Currently the parcel is undeveloped except for a graded access from Spencer Plains Rd. The land slopes down steeply from Spencer Plains Rd and slopes down gently from there eastward. This is a drop of approximately 8-10 feet (elevation 26' to elevation 18 to 16) As a result, storm water runoff passes from the site into the wetland on the east side, a wooded swamp hat is tributary to Hagar Creek. The wetland edge appeared stable and no erosion was noted during the site investigation.

The surrounding land use is commercial and is nearly built out with a shopping mall, restaurants, and other commercial uses. There is also infrastructure such as the railroad and I-95 that dissect the landscape. As such both wetland and upland habitats are fragmented. The onsite wetland is part of a large wooded system that continues downstream and site and eventually flows in to Long Island Sound.

Soils

The soils mapped by NRCS are generally consistent with those found on the site and are listed in the table below. Additional descriptive details are provided in Appendix A

Table 1 - Soil Types and Properties at the Spencer Plains Rd Site

<u>Soil Series</u>	<u>Parent Material</u>	<u>Drainage Class</u>	<u>Texture/Characteristics</u>
Timakwa and Natchaug (17)*	Decomposed plant matter	Very poorly drained	Muck
Woodbridge (47)	Glacial Till	Moderately well drained	Fine sandy loam
Paxton and Montauk (84)	Glacial Till	Well Drained	Sandy loam

* Wetland soil type

The wetland soil at the site is of the Timakwa and Natchaug complex. These soils are very deep, very poorly drained and are formed in decomposed organic matter. They often occur in till and outwash plains as is the case on the site, and typically have standing water for significant periods.

The upland soil has formed in glacial till. The Woodbridge soils have a dense layer at 18 to 24 inches below grade and are formed in lodgment till. The Paxton and Montauk soils are formed in either lodgment (dense) till or flow till. They are typically coarser in texture than the Woodbridge soils.

Wetland Characteristics

A survey map of the site existing conditions is attached as Appendix B. At your request, CLA investigated the site during the appropriate season (March and April of 2022) and found that there are no vernal pools present. CLA conducted this survey by walking transects through all of the on-site wetlands to search for egg masses, by dip netting each area of standing water for vernal pool species and by listening for chorusing frogs. This work was conducted on three separate dates.

CLA's investigation also revealed that the two isolated wetlands nearest Spencer Plains Rd have been degraded by dumping. Both wetlands contain bulky wastes such as tires, wood, and metal. Base on field observations, these wetlands do not serve any of the typical primary wetland functions. The wooded wetland that is located on the east of the site, though fragmented, does serve as wildlife habitat and as a groundwater interface. The National Wetlands Inventory (NWI <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>) classifies the eastern onsite wetland as a palustrine wooded scrub/shrub swamp. The NWI's description of that classification is provided below

I. Classification code: PFO1/SS1E

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Forested (FO)** : Characterized by woody vegetation that is 6 m tall or taller.

Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Split Class **Scrub-Shrub (SS)** : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Split Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime **Seasonally Flooded/Saturated (E)** : Surface water is present for extended periods (generally for more than a month) during the growing season, but is absent by the end of the season in most years. When surface water is absent, the substrate typically remains saturated at or near the surface.

On-site observations verify that the wetland meets the NWI categorization of palustrine wooded/scrub shrub swamp. The vegetation is very typical of local shrub swamps with alder (*alnus rugosa*), sweet pepperbush (*Clethra alnifolia*), red maple saplings (*Acer rubrum*) spice bush (*Lindera benzoin*), buttonbush (*Cephalanthus occidentalis*) dominating the shrub layer and herbaceous plants such as skunk cabbage (*Symplocarpus foetidus*) and cinnamon fern (*Osmunda cinnamomea*) at ground level. As indicated above, the wetland soil has a high percentage of organic matter and a mucky texture.

No Connecticut protected species are known to be present on the site per the December 2021 update of the CTDEEP NDDB.

Summary

The site was investigated and the mapped wetland boundaries were found to be correct. No vernal pools were found on the site. The two isolated wetlands nearest Spencer Plains Rd. have been degraded and do not have primary wetland functions; the wetland on the eastern side of the site, though fragmented, provides typical wetland functions.

Sincerely,

Robert C Russo

Robert C. Russo CSS

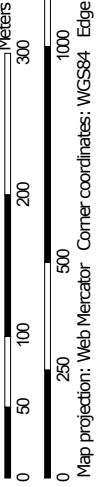
Appendix A

Soils Data

Soil Map—State of Connecticut
(Spencer Plain Rd)



Map Scale: 1:5,340 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.2	5.0%
15	Scarboro muck, 0 to 3 percent slopes	9.1	7.2%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	11.9	9.5%
23A	Sudbury sandy loam, 0 to 5 percent slopes	4.8	3.8%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	12.2	9.7%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	1.0	0.8%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	2.1	1.6%
38C	Hinckley loamy sand, 3 to 15 percent slopes	4.2	3.3%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	3.3	2.6%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	1.2	1.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	13.2	10.5%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	15.1	12.0%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	4.3	3.4%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	17.6	14.0%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	10.7	8.5%
305	Udorthents-Pits complex, gravelly	1.5	1.2%
306	Udorthents-Urban land complex	4.6	3.7%
307	Urban land	1.7	1.4%
W	Water	0.9	0.7%
Totals for Area of Interest		125.7	100.0%

Appendix B

Survey Map

PROPERTY/TOPOGRAPHIC SURVEY
LAND OF ORTHO SAYBROOK, LLC
TAX MAP 25 LOT 27
52 SPENCER PLAIN ROAD
OLD SAYBROOK, CONNECTICUT

DATE: AUGUST 26, 2019
 SCALE: 1"=50'

NO.	DATE	DESCRIPTION	BY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DAVID A. ANNINO, LS 70126
 DATE: _____
 THIS MAP IS NOT VALID WITHOUT SEAL.
 A LIVE SIGNATURE AND EMBOSSED SEAL.

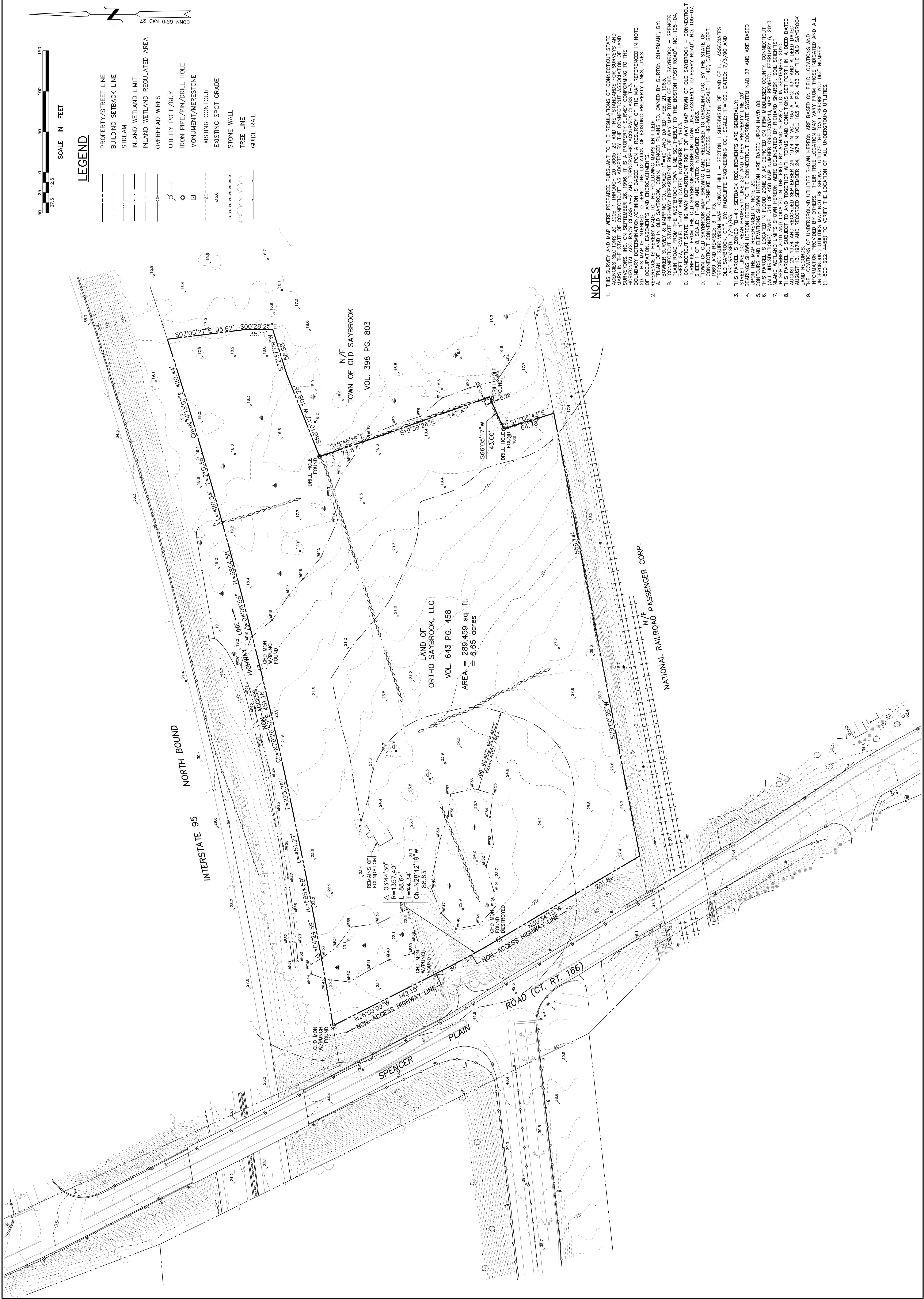
ANNINO SURVEY, LLC
 222 OLD BOSTON POST ROAD, SUITE 3
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-2068
 FAX: (860) 388-2068

SCALE IN FEET

LEGEND

- PROPERTY/STREET LINE
- BUILDING SETBACK LINE
- STREAM
- INLAND WETLAND LIMIT
- INLAND WETLAND REGULATED AREA
- OVERHEAD WIRES
- UTILITY POLE/GUY
- IRON PIPE/PIN/DRILL HOLE
- MONUMENT/MERESTONE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- STONE WALL
- TREE LINE
- GUIDE RAIL

CONN. GRID MAD 27



NOTES

1. THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE RESOURCES SECTION 20-200-20 AND 20-200-20 AND THE STANDARDS AND PRACTICES FOR CONDUCTING SURVEYS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY CONFORMING TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING AS SET FORTH IN THE BOUNDARY DETERMINATION/OPINION AS BASED UPON A RESURVEY OF THE MAP REFERENCED IN NOTE 2D. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
2. THIS SURVEY WAS CONDUCTED BY THE SURVEYING FIRM OF ANNINO SURVEY, LLC, A CORPORATION OF THE STATE OF CONNECTICUT, AND THE SURVEYING ENGINEERS ENTITLED:
 - A. "PLAN OF LAND IN OLD SAYBROOK, CONN. SPENCER PLAINS RD. OWNED BY BURTON CHAPMAN", BY: BOWKER SURVEY & MAPPING CO., SCALE: 1"=40' AND DATED: FEB. 21, 1963.
 - B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF OLD SAYBROOK - SPENCER PLAINS RD. FROM THE BOSTON POST ROAD, NO. 105-04, SHEET 2A, SCALE: 1"=40' AND DATED: NOVEMBER 15, 1963.
 - C. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF OLD SAYBROOK - CONNECTICUT TURNPIKE FROM THE OLD SAYBROOK TURNPIKE TO THE BOSTON POST ROAD, NO. 105-07, SHEET 1, SCALE: 1"=40' AND DATED: NOVEMBER 15, 1963.
 - D. "TOWN OF OLD SAYBROOK MAP SHOWING LAND RELEASED TO CASALINA, INC. BY THE STATE OF CONNECTICUT CONNECTICUT TURNPIKE (LIMITED ACCESS HIGHWAY)", SCALE: 1"=40', DATED: SEPT. 1963.
 - E. "RECORD SUBDIVISION MAP LOOKOUT HILL - SECTION II SUBDIVISION OF LAND OF LL ASSOCIATES OLD SAYBROOK, CT., BY: RADCLIFFE ENGINEERING CO., SCALE: 1"=100', DATED: 7/3/90 AND THIS LAST REVISED: 7/16/93.
3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS ARE GENERALLY:
 4. STREET LINE 50' REAR PROPERTY LINE 20' AND OTHER PROPERTY LINE 20'.
 5. BEARINGS SHOWN HEREON REFER TO THE CONNECTICUT COORDINATE SYSTEM MAD 27 AND ARE BASED UPON THE MAP REFERENCED IN NOTE 2E.
 6. THIS PARCEL IS LOCATED IN FLOOD ZONE X AS DEPICTED ON FIRM MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 341 OF 450 MAP NUMBER 090700341, MAP REVISED: FEBRUARY 6, 2013.
 7. THIS PARCEL IS LOCATED IN FLOOD ZONE X AS DEPICTED ON FIRM MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 341 OF 450 MAP NUMBER 090700341, MAP REVISED: FEBRUARY 6, 2013.
 8. THIS PARCEL IS SUBJECT TO AND TOGETHER WITH TERMS AND CONDITIONS SET FORTH IN A DEED DATED AUGUST 21, 1974 AND RECORDED SEPTEMBER 24, 1974 IN VOL. 165 AT PG. 430 AND A DEED DATED AUGUST 21, 1974 AND RECORDED SEPTEMBER 24, 1974 IN VOL. 165 AT PG. 433 OF THE OLD SAYBROOK LAND RECORDS.
 9. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FOR FURTHER INFORMATION CALL (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

52 SPENCER PLAIN RD

Location 52 SPENCER PLAIN RD

MBLU 025/ 027/ / /

Acct# 00357300

Owner ORTHO SAYBROOK LLC

Assessment \$534,400

Appraisal \$763,400

PID 6190

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$763,400	\$763,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$534,400	\$534,400

Owner of Record

Owner ORTHO SAYBROOK LLC

Sale Price \$795,000

Co-Owner

Certificate

Address 410 SAYBROOK RD SUITE 100
MIDDLETOWN, CT 06457

Book & Page 0643/0458

Sale Date 08/01/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEWIS NOELLE F & OAKES NICOLE I LEWIS-	\$0		0370/0326		06/10/1999

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style:	Vacant Land

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=6190&bid=6190)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV MDL-00
Zone	B-4
Neighborhood	0375

Land Line Valuation

Size (Acres)	6.89
Depth	0
Assessed Value	\$534,400
Appraised Value	\$763,400

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$763,400	\$763,400
2022	\$0	\$701,400	\$701,400
2021	\$0	\$701,400	\$701,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$534,400	\$534,400
2022	\$0	\$491,000	\$491,000
2021	\$0	\$491,000	\$491,000