



**TOWN OF OLD SAYBROOK
Zoning Board of Appeals**

302 Main Street • Old Saybrook, Connecticut 06475
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.com

Appeal No.: _____	Hearing Date: _____	
Application \$ 240.00	State DEP \$ 60.00	\$300.00
_____	_____	_____
Decision: _____	Date: _____	

Application Form

Appellant Information (Owner of Record)

EMAIL: _____

Appellant's Name: Matthew J Okeef Tel. No.: 860 490-9612
 Mailing Address: 44 Willard Avenue, Old Saybrook, CT 06475
 Agent's Name: NA Tel. No.: _____
 Mailing Address: _____

Property Location

Street Address: 44 Willard Avenue Owned Since (year): 2021
 Neighborhood: South Cove area Assessor's Map #: 024 Lot #: 092
 Does the Appellant own any adjacent properties? Assessor's Map #: _____ Lot #: _____
 If yes, state when acquired: _____
 Zoning District: A Starting Date: _____

Property Information

Please identify the water source for the property. Water Supply: Public Well

Please check the box if the answer to the following questions are yes.

Is the property located in a Coastal Management Zone?
 If so, the application may require a Coastal Management Application that must be included with this application. (Section 59) (included)

Are there Inland Wetlands, Watercourses (Section 51.4.4) or Tidal Wetlands (Section 68.1.2B9) located on or within 100 feet of the property? If so, please identify the s.f. of wetlands on the lot/adjacent lot.
1930 sq ft per map

Is the property located in a Gateway Conservation Zone (Section 58)?

Is the property located in a FEMA Flood Zone? If so, please identify the Flood Zone below.
 Property is located in Flood Zone A
Please be advised that if the proposed project is located in a FEMA designated A or V zone, a Flood Review Permit and a Certificate of Flood Elevation may be required (Code of the Town of Old Saybrook, Chapter 128 Flood Plain Management)

Is the property located within 500 feet of a Contiguous Municipality (C.G.S. 8-7(d)(f)(1))?

Is the property located within an Aquifer Protection District?

Is the property located within a Historic District?

Date of Approval of Certificate of Appropriateness _____

Has the Connecticut River Area Health District Approved this Project?
APPROVED B-100a form required and APPROVED FORM MUST be submitted as a part of this application or it will be considered an incomplete application.

Project Information

Existing Use: Clearly identify in detail all existing uses on the property i.e. residential dwelling (year round or seasonal) with (detached/attached) garage, shed, pool, etc.

The property is currently used as a year round single family residence with an attached one car garage. A shed and a pool are currently located on the property.

Proposed Use: Clearly identify all new and expansion of existing uses, new construction and demolition proposed. Include area (in s.f.) as noted below and as much detail as possible.

The proposed use will not change in any matter. The construction consists of a remodel of a portion of the second floor of the existing residence. The existing footprint of the structure will remain the same. A dormer is proposed within the footprint of the existing structure as per the drawing attached to the application. An existing second floor balcony of 5'6" x 16' will be replaced by a covered balcony of 8' x 13'8".

Include:

Building/Structure coverage	From: 3379 s.f.	21.0 %	To: 3379	s.f. 21.0 %
Gross Floor Area	From: 3125 s.f.	19.4 %	To: 3385	s.f. 21.0 %

Type of Application:

* existing non conformity (no change in building structure coverage)

Check which type of application you are applying for and proceed as directed.

- Variance**
An application for the Board to determine and vary the Zoning Regulations, Subdivision Regulations or the Town Flood Plain Management Ordinance of the Town of Old Saybrook.
- Appeal of the Decision of the Zoning Enforcement Officer/Administration**
The Appellant requests the Board to hear and decide an appeal where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer charged with enforcement of the Zoning Regulations.
- Certificate of Location for Automotive Use.**
The Appellant requests the Board to hear and decide if site appropriate for location of automotive use in accordance with the Connecticut General Statutes.

Variance Application

NOT APPLICABLE

Please check appropriate variance type and complete questions

Zoning Regulations

The Appellant requests the Board to determine and vary:

Zoning Regulation requested to be varied. <i>(Example: Section 98.9)</i>	Type of Regulation <i>(Example: setback)</i>	Regulation Requires <i>(Example: 15 ft. required)</i>	Variance(s) Requested: <i>(Example: propose 5 ft from property line)</i>
58.2	Riparian Vegetative Buffer	100 ft.	* see attached explanation
58.6	Riparian Building Structure setback	100 ft.	* see attached explanation
68.1.2 B9	Tidal Wetlands setback	50 ft	* see attached explanation
10.7.1 and 10.7.2	Non conformity obliquement change		

Appellant must attach copies of any variance previously granted for the subject property.

Flood Plain Management Ordinance / Flood Plain District Regulations

The Appellant requests of the Board to determine and vary:

Section(s) of Town Code Chapter 128: _____ Variance(s) Requested: _____

Reasons for Variance Requests

BOTH questions must be answered or application will be considered incomplete.

Explain solely with respect to the subject property, how a variance of the Zoning Regulations / Town Ordinance would be in harmony with the general purpose and intent of the Regulations/Ordinance and how the granting of this variance will conserve the public health, safety, convenience, welfare and property values of the residents of Old Saybrook:

Matthew J O'Keefe
44 Willard Avenue
Old Saybrook, CT 06475

Addendum to ZBA Application

Question 1

Explain sole with respect to the subject property, how a variance of the Zoning Regulations/ Town Ordinances would be in harmony with the general purpose and intent of the Regulations/Ordinances and how the granting of this variance will conserve the public health, safety, convenience, welfare and property values of the residents of Old Saybrook

Response:

The Applicant is seeking to replace and old roof and to reside the existing single family residence that exists on a legally non conforming lot in Zone A. As part of the renovations the Applicant is seeking to replace a skylight in the master bedroom with a dormer. The structure currently has dormers on its main section and the new dormer would aesthetically blend with the existing dormers. The new dormer would be placed 3 feet inside the roofline of the existing structure. The existing structure is compliant with the setback from the street. Additionally, as a consequence of the roof design for the dormer, the Applicant intends to carry the roof line through the back of the bedroom and extending 8 feet beyond the bedroom over a balcony behind the bedroom. To accommodate the roof extension the Applicant intends to replace an existing balcony having dimensions of 5.5' x 16 feet with a new balcony having dimensions of 8' x 13.5'. The new balcony would be built over an existing deck which extends 12' beyond the back of the residence with stairs extending out another 2' from the house for a total of 14'. The new balcony is substantially similar in size to the existing balcony. No changes are being made to the existing footprint of the structure and no changes will be made to the existing building coverage. There will be no grading associated with the renovations as they are primarily to the interior, the roof and the replacement of the existing siding. The contemplated improvements are in harmony with the existing neighborhood and will give the residence a look similar to recently completed renovations at 56 Willard Avenue and 32 Willard Avenue. The Owner of 56 Willard Avenue secured a variance for a similar request on November 12,2020 (20/21-12C)The consequence of the improvements would make an older residence circa 1947 look more like the more recently completed or renovated properties in the neighborhood while keeping the character of the Cape style dwelling. The contemplated improvements would be an enhancement to the value of the neighboring properties and since the structure or the height of the structure will not be increased beyond the existing roofline, no neighboring views will be affected.

The structure lies within 100' of the an inlet along the South Cove and is in the Gateway Zone. (58.6 and 58.8) Since no disturbances will occur outside of the existing building structure and no grading will be done and no landscaping affected, there will be no adverse affect on the scenic, ecological, scientific or historical values that the river posseses. Consequently, the project would be in harmony with the general purpose and intent of the regulations. Likewise, the 50' tidal wetland setback will not be affected since the replacement of the existing balcony will be over an existing balcony that is closer to the tidal wetland than the contemplated improvements.

Question 2

Certain conditions especially affect this parcel that do not generally affect other properties in this zoning district. Literal enforcement of the regulations results in the following "exceptional difficulty" or "unusual hardship"

Response:

The lot is non conforming in size for a Zone A and the Property is in a Gateway Zone. The Structure was built in 1947 and the Zoning Regulations were adopted in 1973. A person could build a residence today on a preexisting lot assuming that it complies with the building complies with the Lot Area, Shape and Frontage requirements of Section 24.3 of the regulations, Section 24.4 of the Height Regulations, Section 24.5 as to Setbacks and Section 24.6 as to Building Bulk and coverage.

The existing Structure and the proposed improvements comply with all of the requirements of Sections 24.3, 24.4 and 24.5. Section 24.6.2 was adopted on October 2, 1989 after the existing structure was built. Notwithstanding the adoption of Section 24.6.2, the existing maximum building coverage both before and after the contemplated renovations is identical. Any owner of a non conforming lot similar to the Applicants lot could build a larger structure so long as it did not violate Sections 24.3, 24.4, 24.5 and 24.6. The Applicant, however, is required to seek a variance since the Structure already exists as a legal non conforming lot. As a consequence, an unusual hardship exists since the Applicant would not be allowed to make any renovation to the Improvements by virtue of the existence of the requirements of Section 24.6.2. (10.7.1 and 10.7.2). The renovations sought by the Applicant have no effect on the Riparian Buffer (Section 58) since there is no disturbance occurring outside of the existing Structure. The Tidal Wetlands are not affected. The proposed balcony is 0.2 feet within the Tidal Setback and is being built over an existing deck with already is 6' closer to the Tidal wetland. Ther will be no

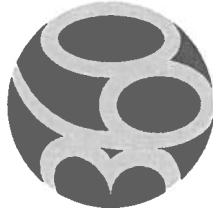
excavation or grading outside of the existing building coverage and no disturbance or runoff caused by the balcony. The renovation will increase the maximum gross floor area from 3125 Square feet to 3385 Square feet thereby increasing the maximum gross floor area from 19.4% to 21.0%. In a Zone A, a structure can have up to 40% of maximum gross floor area coverage. The proposed improvements are 19% less than the allowed maximum gross floor area. The variance would not be required as it relates to the existing structure but for the adoption of Section 24.6.2 of the regulations. Additionally, no improvement could be made without a variance solely as a result of the Property being located in a Gateway Zone.

The Applicant would submit that he meets the hardship requirements, that the contemplated improvements have no impact on the existing minimum building coverage, no impact on the tidal wetlands, and no impact on the landscape buffer since the footprint of the existing structure will remain the same and there will be no grading or removal of any existing vegetation.

360 DESIGN PLUS, LLC

architectural services & design

4 Stonewood Drive, Old Lyme, CT 06371
 www.360designplus.com dnoe@360designplus.com t (617) 549 - 5457



PROPOSED RENOVATION AT:
 44 WILLARD AVE.

FOR PERMIT

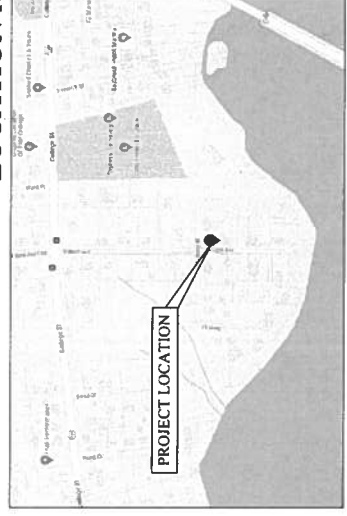
44 WILLARD AVE.

FEBRUARY 14, 2024 OLD SAYBROOK, CONNECTICUT

OWNER:

MATT OKEEFE
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

LOCATION MAP



DESIGN CRITERIA									
GROUND SNOW LOAD	WIND DESIGN SPEED PSF	FLOOD HAZARD INDEX	SEISMIC DESIGN CATEGORY		SUBJECT TO DAMAGE			WINTER DESIGN TEMP	WIND BORNE DEBRIS ZONE
			Category	Design	Wind	Water	Fire		
30 psf	128	NA	B	B	SEVERE	42' MIN.	MODERATE	77 F	NO
ICE BARRIER REQUIRED	YES	1,000 PSF	50 F	5A	NO	NO	NO	NO	NO

2021 INTERNATIONAL RESIDENTIAL CODE W/ 2022 CONNECTICUT STATE AMENDMENT

CODES THIS PROJECT WAS DESIGNED TO:

360 DESIGN PLUS, LLC
 David A. Noc, AIA
 4 Saxe Road Dr., Old Saybrook, CT
 06475
 TEL: 813 548 5427

OKEEFE
 RESIDENCE
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

FOR REVIEW

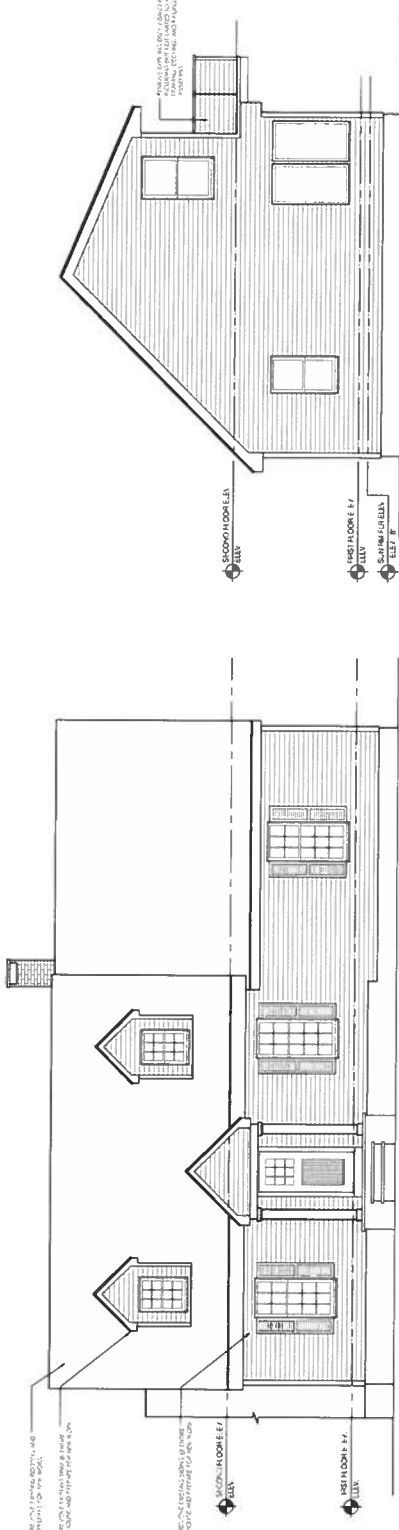
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NO. DATE	DESCRIPTION
1 10/11/20	FOR PERMITS
2 10/21/20	FOR ZONING REVIEW
3 11/11/20	FOR PERMITS
4 11/11/20	FOR PERMITS
5 11/11/20	FOR PERMITS
6 11/11/20	FOR PERMITS
7 11/11/20	FOR PERMITS
8 11/11/20	FOR PERMITS
9 11/11/20	FOR PERMITS
10 11/11/20	FOR PERMITS

CONSTRUCTION DRAWINGS

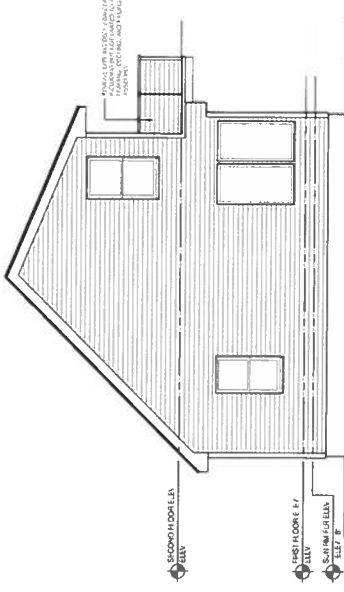
DRAWING NAME
EXISTING ELEVS. / DEMO

DATE	11/11/20
DRAWN BY	D.A.N.
CHECKED BY	D.A.N.
SCALE	AS NOTED
PROJECT	

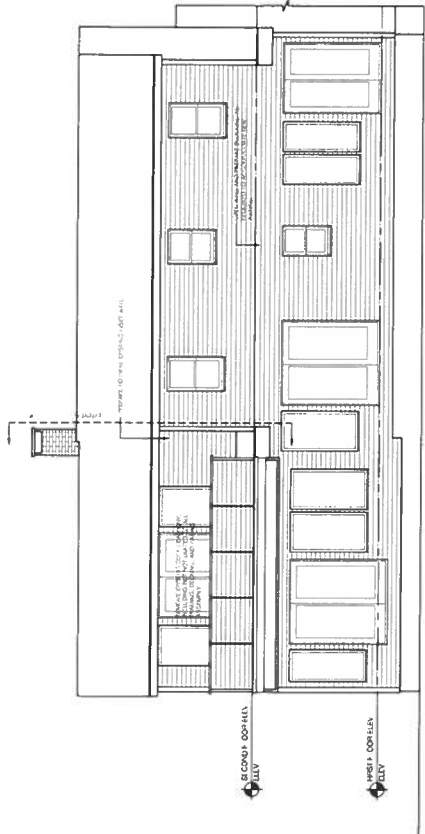
EX1.2
 SHEET



1 FRONT ELEVATION
 Scale 1/4" = 1'-0"



2 SIDE ELEVATION
 Scale 1/4" = 1'-0"



3 FRONT ELEVATION
 Scale 1/4" = 1'-0"

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CONSTRUCTION TO VERIFY ALL DIMENSIONS AND FINISHES IN THE FIELD. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES IN THE FIELD. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES IN THE FIELD. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES IN THE FIELD.



360 DESIGN PLUS, LLC
David A. Nocer, AIA
4 Saxe Road Dr., Old Lyme, CT
Tel: 861.549.5437

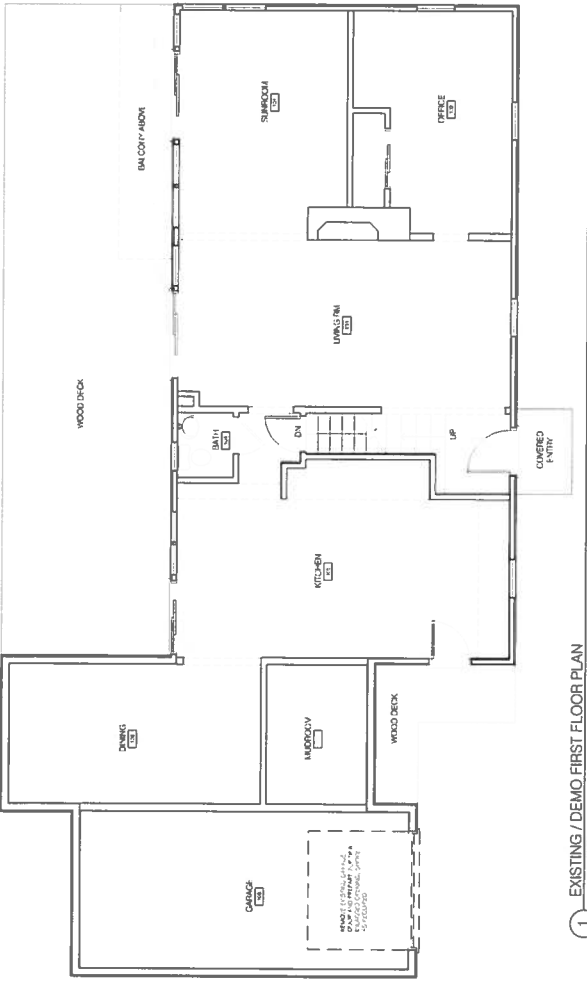
RESIDENCE
O'KEEFE

44 WILLARD AVE.
OLD SAYBROOK, CT 06475

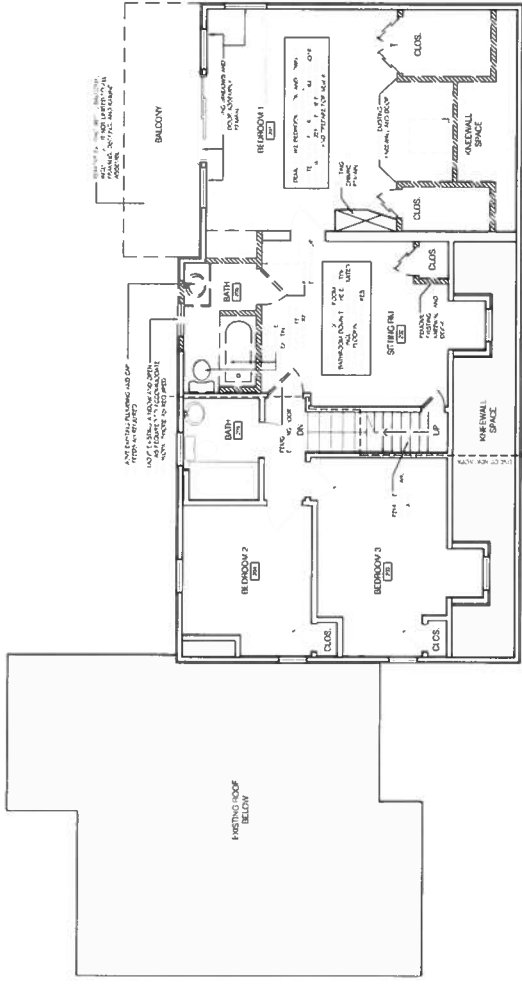
FOR REVIEW

REVISION DATE	BY	DESCRIPTION
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10/24/18	DAH	FOR DEMOLITION
08/27/18	DAH	FOR REVIEW
07/19/18	DAH	FOR REVIEW

PHASE	CONSTRUCTION DRAWINGS
DRAWING NAME	EXISTING PLANS
JOB #	281-04564
DATE	11/02/18
DRAWN BY	DAH
CHECKED BY	AS, NOTED
SCALE	AS NOTED
STAMP	EX1.1








1 EXISTING / DEMO FIRST FLOOR PLAN
Scale 1/4" = 1'-0"






2 EXISTING / DEMO SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

NOTE: ALL EXISTING WALLS AND DOORS TO REMAIN TO BE SHOWN WITH A DASHED LINE. ALL NEW CONSTRUCTION SHALL BE SHOWN WITH A SOLID LINE. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.

Project: North

LEGEND:
 EXISTING WALL TO REMAIN
 NEW SLEEP WALL
 EXISTING WALL TO DEMOLISH
 NEW SLEEP WALL TO DEMOLISH
 NOTE: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.

NOTE: ALL EXISTING WALLS AND DOORS TO REMAIN TO BE SHOWN WITH A DASHED LINE. ALL NEW CONSTRUCTION SHALL BE SHOWN WITH A SOLID LINE. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.

LEGEND:
 NEW SLEEP WALL
 EXISTING WALL TO DEMOLISH
 NOTE: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.

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 David A. Noc, AIA
 4 Sisson Road, Wallingford, CT
 Phone: 203-261-5447
 Fax: 203-261-5447

RESIDENT

O'KEEFE
RESIDENCE
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

DESIGN FOR
FOR REVIEW

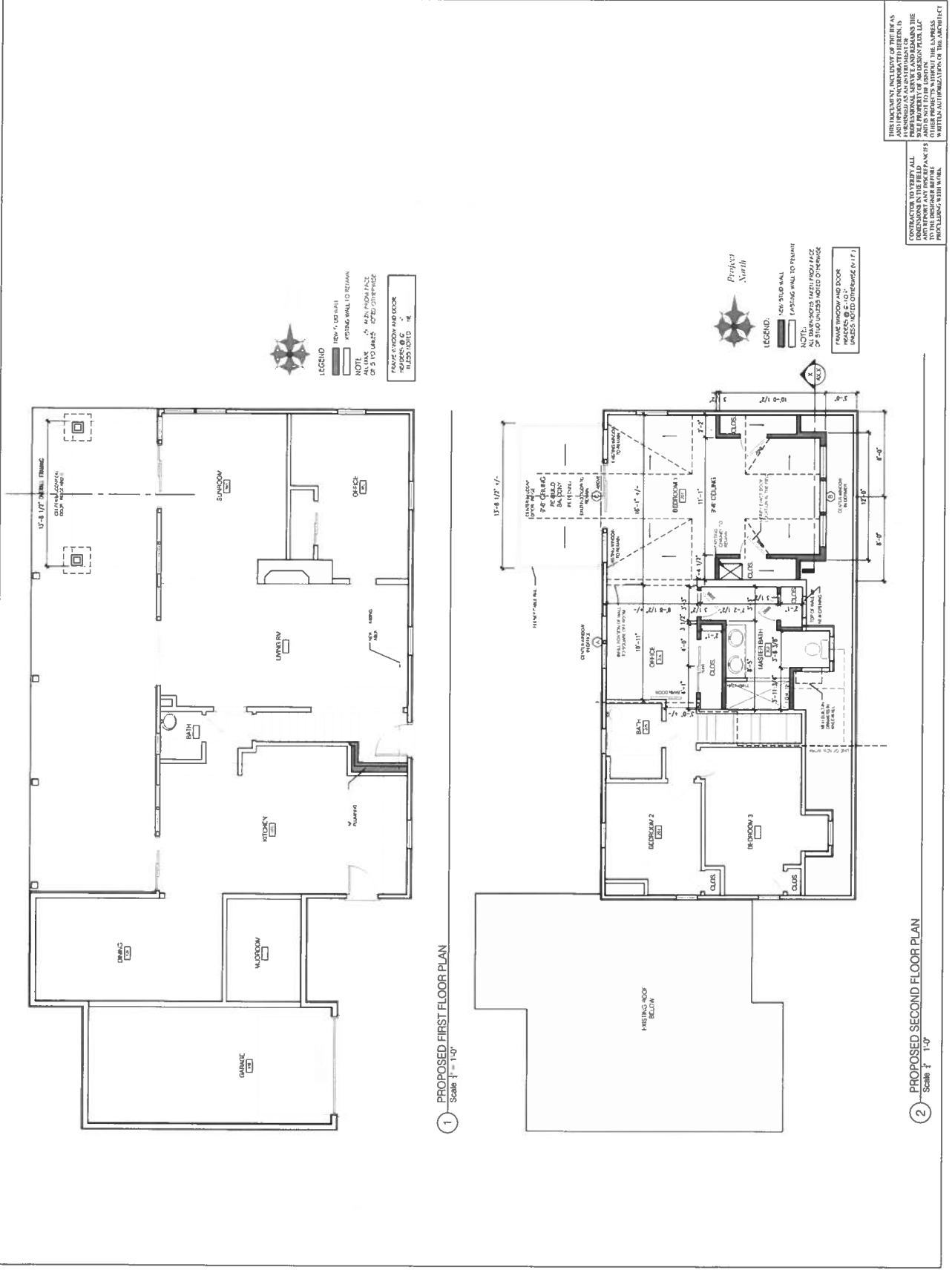
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12/11/23	FOR REVIEW
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2/27/24	FOR REVIEW
2/27/24	FOR REVIEW

PHASE
CONSTRUCTION DRAWINGS

DRAWING NAME
PROPOSED PLANS

JOB #	20	DATE
DRAWN BY	D.A.N.	11/10/23
CHECKED BY	D.A.N.	A.S. NOTED

PROJECT
A1.1



LEGEND

- NEW 1/2" UP WALL
- EXISTING WALL TO REMAIN
- NOTE: ALL DIMENSIONS WITHIN THIS PLAN ARE TO UNITS UNLESS OTHERWISE NOTED
- FRAME WINDOW AND DOOR
- 1/2" UP WALL
- 1/2" UP WALL

LEGEND

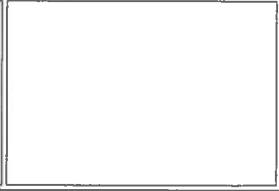
- 1/2" UP WALL
- EXISTING WALL TO REMAIN
- NOTE: ALL DIMENSIONS WITHIN THIS PLAN ARE TO UNITS UNLESS OTHERWISE NOTED
- FRAME WINDOW AND DOOR
- 1/2" UP WALL
- 1/2" UP WALL

1 PROPOSED FIRST FLOOR PLAN
 Scale 1/4" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN
 Scale 1/4" = 1'-0"

THESE PLANS INCLUDE THE SERVICES OF AN ARCHITECT AND AN ENGINEER REGISTERED IN THE STATE OF CONNECTICUT. THE ARCHITECT AND ENGINEER ARE NOT PROVIDING ANY SERVICES IN THIS PROJECT OTHER THAN THOSE SPECIFICALLY NOTED ON THESE PLANS. THE ARCHITECT AND ENGINEER ARE NOT PROVIDING ANY SERVICES IN THIS PROJECT OTHER THAN THOSE SPECIFICALLY NOTED ON THESE PLANS. THE ARCHITECT AND ENGINEER ARE NOT PROVIDING ANY SERVICES IN THIS PROJECT OTHER THAN THOSE SPECIFICALLY NOTED ON THESE PLANS.

360 DESIGN PLUS, LLC
 David A. Noc, AIA
 450 Main Street, 3rd Fl.
 Middletown, CT 06457
 TEL: 862.549.5437



OKEFFE
RESIDENCE
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

ISSUED FOR: **FOR REVIEW**

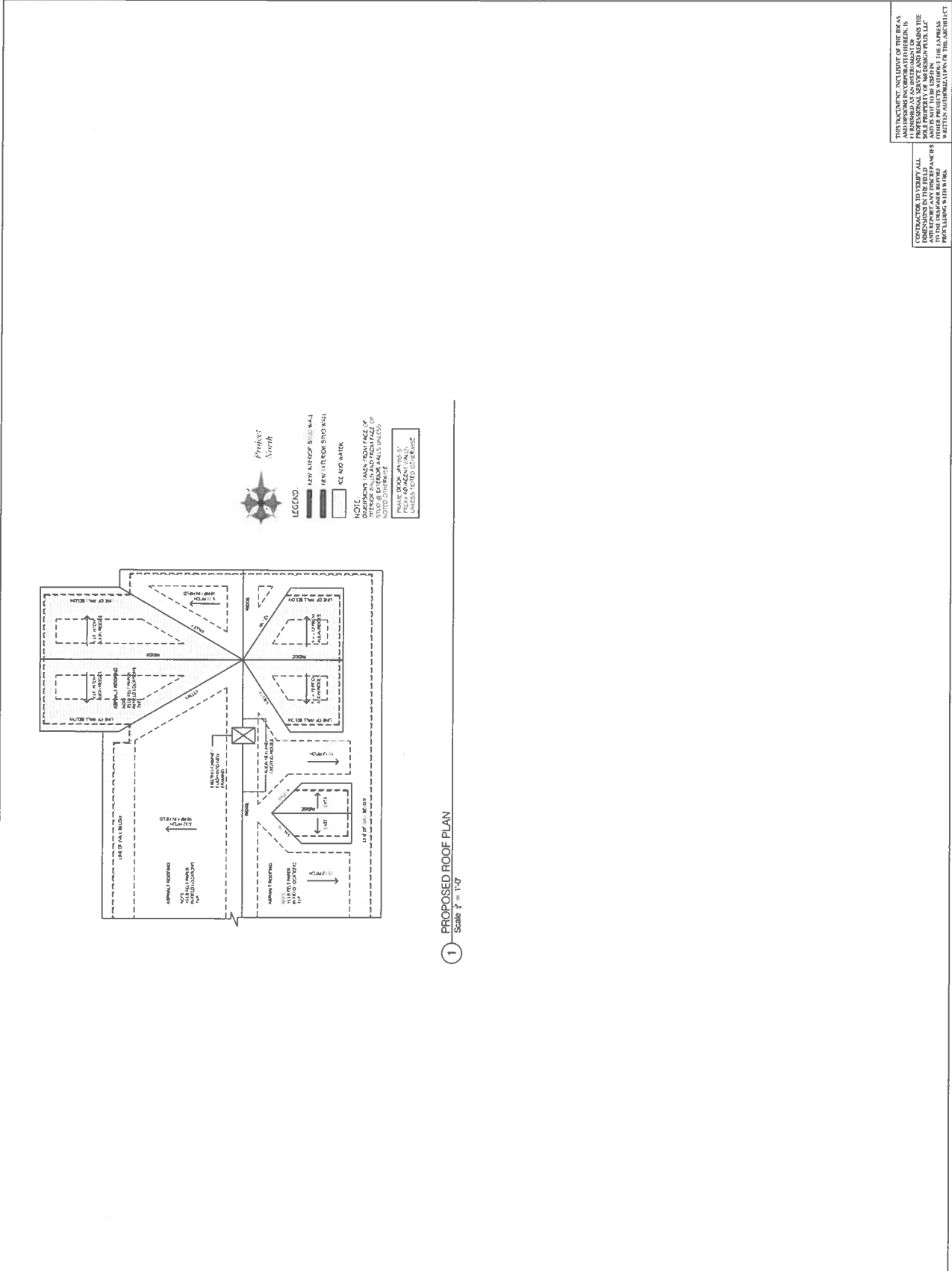
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07/29/03	FOR REVIEW
08/21/03	FOR REVIEW
09/10/03	FOR REVIEW

PHASE: **CONSTRUCTION DRAWINGS**

DRAWING NAME: **PROPOSED PLANS**

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FILE NAME	
DRAWN BY	D.A.N.
CHECKED BY	D.A.N.
DATE	11/03/03
SCALE	AS NOTED

SHEET: **A1.2**



Project: **North**

LEGEND

- NEW ANCHOR WALL
- NEW INTERIOR STUCCO WALL
- SEE NOT ANNOT.

NOTE:
 DIMENSIONS SHOWN FROM FACE OF STUDIOS UNLESS OTHERWISE NOTED OTHERWISE.

PLANS DEVELOPED BY: **360 DESIGN PLUS, LLC**
 UNLESS NOTED OTHERWISE

1 PROPOSED ROOF PLAN
 Scale: 1/4" = 1'-0"

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CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH WORK.

360 DESIGN PLUS, LLC
 David A. Noe, AIA
 4 Sleepwood Dr., Old Lyme, CT
 06370
 TEL: 817-549-5437

OLD SAYBROOK, CT 06475

**O'KEEFE
 RESIDENCE**

FOR REVIEW

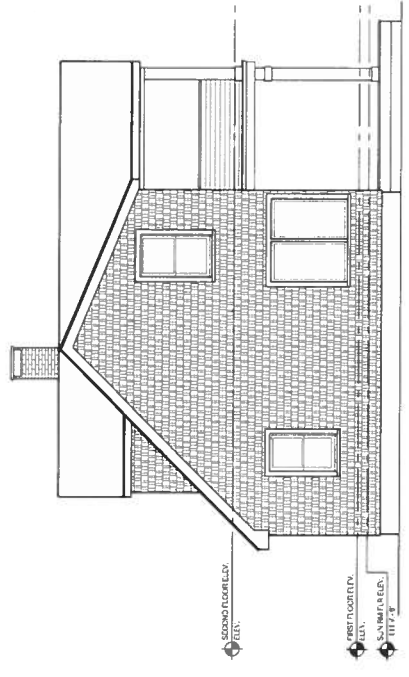
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CONSTRUCTION DRAWINGS

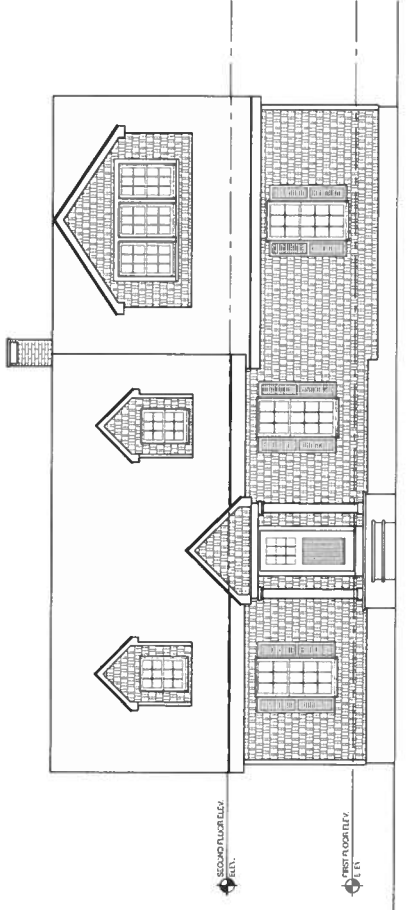
PROPOSED ELEVATIONS

DATE	10/2017
CHECKED BY	D.A.N.
SCALE	AS NOTED

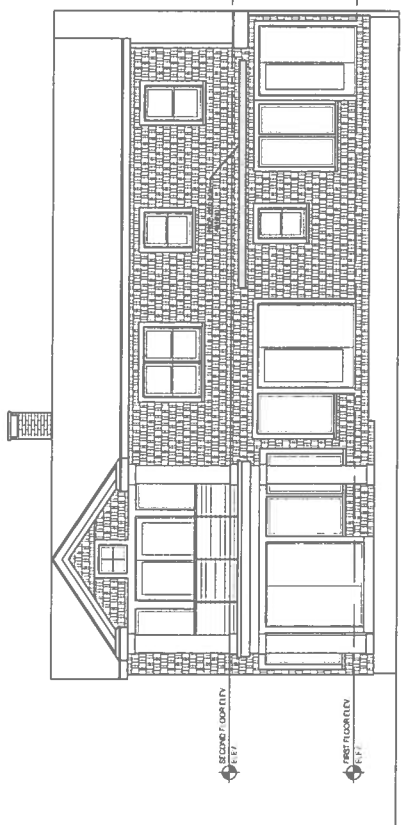
A2.2



1 PROPOSED FRONT ELEVATION
 Scale 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
 Scale 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION
 Scale 1/8" = 1'-0"

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CONSTRUCTION TO VERIFY ALL DIMENSIONS IN THE FIELD. VERIFY ALL DIMENSIONS TO THE DESIGNER BEFORE PROCEEDING WITH WORK.



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 David A. Noc, AIA
 450 Main Street, Suite 201
 Middletown, CT 06455
 TEL: 872-592-8527

David A. Noc, AIA
 450 Main Street, Suite 201
 Middletown, CT 06455
 TEL: 872-592-8527

O'KEEFE
RESIDENCE
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

DESCRIPTION
FOR REVIEW

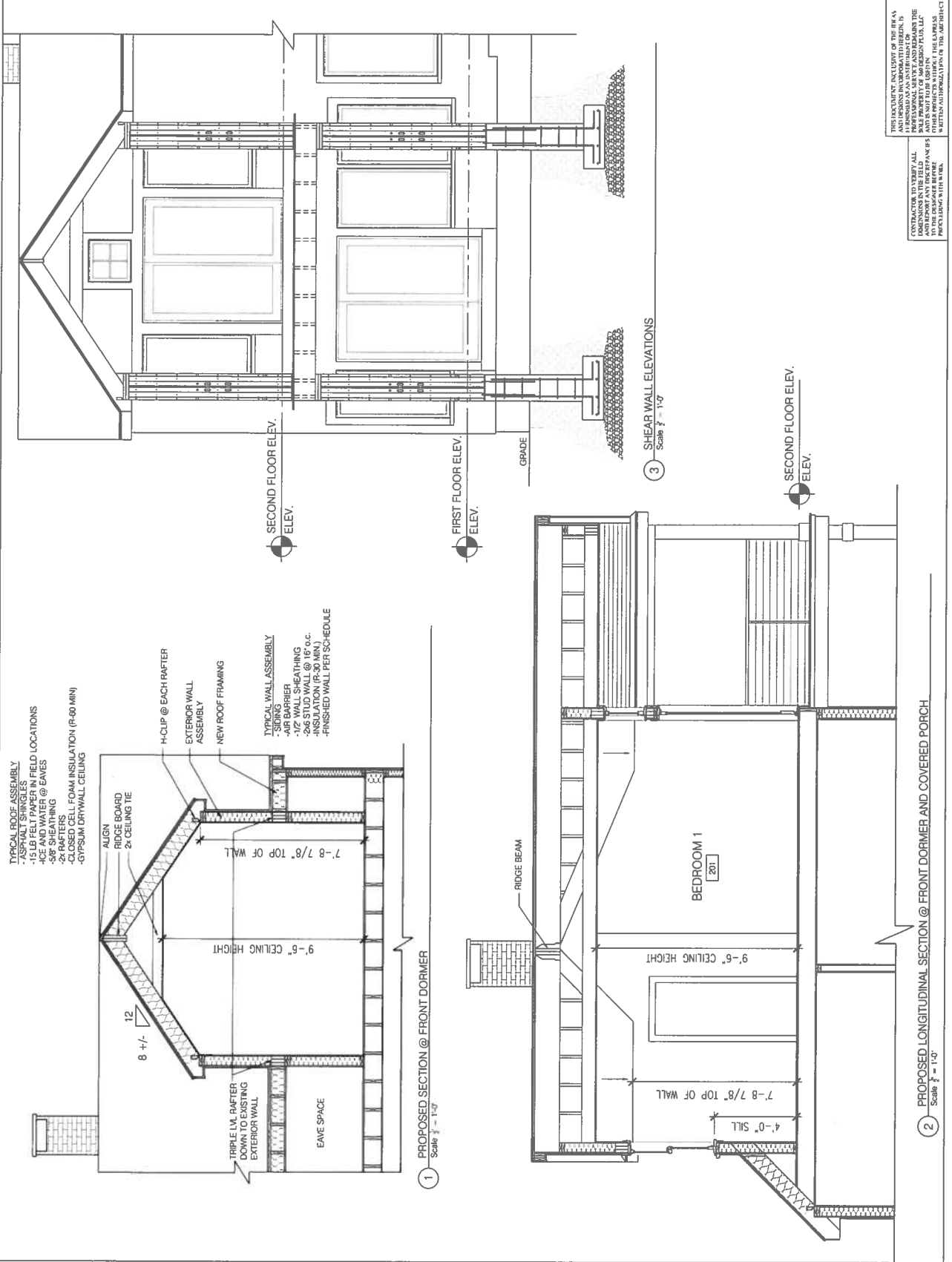
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1/10/23	1/10/23

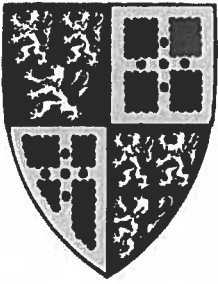
PHASE
CONSTRUCTION DRAWINGS

DRAWING NAME
PROPOSED SECTIONS

JOB #	DATE	SCALE
2307-0151/E	11/02/23	A3, NOTED
DRAWN BY	CHECKED BY	SCALE

STAMP
A3.1
 SHEET





TOWN OF OLD SAYBROOK

Land Use Department

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

Application Form Municipal Coastal Site Plan Review

Section I: Applicant Identification

Applicant: <u>Matthew J OKeefe</u>	Date: <u>02 / 2024</u>
Address: <u>44 Willard Avenue</u>	Phone: <u>860-490-9612</u>
Project Address or Location: <u>44 Willard Avenue</u>	
Interest in Property: <input type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement	
<input type="checkbox"/> other (specify): <u>fee simple</u>	
Primary Contact, if other than Applicant: <u>N/A</u>	
Address: _____	Phone: _____
City/Town: _____	State: _____ Zip Code: _____
Electronic Mail: _____	

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- Coastal Jurisdictional Line [as defined in CGS §22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties

Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please identify the application triggering this Coastal Site Plan Review:

- Site Plan for Zoning Compliance *
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance *
- Municipal Project (CGS Section 8-24)

Part I: Site Information

Street Address or Geographical Description: 44 Willard Avenue

City or Town: Old Saybrook

Waterfront site (includes tidal wetlands frontage)? YES NO

Name of on-site, adjacent or downstream coastal, tidal or navigable waters:

Inlet to South Cove in Old Saybrook

Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

The property is located in a A zone and consists of a single family residence. The size of the lot is 18,020 sq ft

Indicate the area of the project site: 18020 sq ft. sq. feet acres

Indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B. regarding proposed Stormwater Best Management Practices):

Project or activity will disturb 5 or more total acres of land area on the site and may be eligible for registration for a (DEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities.*

Project or activity will not disturb 5 or more total acres of land area.

Part II. A.: Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary): _____

The proposed project consists of a partial interior renovation of a portion of the second floor of the existing residence. A dormer is proposed in the second floor bedroom and the roof over the bedroom will be replaced by a new roof line running from the front of the dormer toward the back of the residence extending 8' over a balcony off the back of the bedroom. A new balcony of 8' x 13.7' will replace an existing balcony of 6' x 17'. The existing balcony and the new balcony are directly over an existing deck.

Part II. B.: Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary): _____

It is not anticipated that there will be any water runoff. The only disturbance to the ground will be the addition of 2 concrete footings to support the posts which support the balcony. The foundation of the residence will be undisturbed.

Part III: Identification of Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site, but within influence of project	Not Applicable
General Coastal Resources* Definition: CGS §22a-93(7); Policy: CGS §22a-92(a)(2)	X	X	X	
Beaches & Dunes Definition: CGS §22a-93(7)(C); Policies: CGS §22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments Definition: CGS §22a-93(7)(A); Policy: CGS §22a-92(b)(2)(A)				X
Coastal Hazard Area Definition: CGS §22a-93(7)(H); Policies: CGS §§22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters Definition: CGS §§22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS §§22a-92(a)(2) and 22a-92(c)(2)(A)	X	X	X	
Developed Shorefront Definition: CGS §22a-93(7)(I); Policy: CGS §22a-92(b)(2)(G)				X
Inland Wetlands & Watercourses Definition: CGS §22a-93(7)(F); Policy: CGS §22a-92(a)(2)	X	X	X	

Coastal Resources	On-site	Adjacent	Off-site, but within influence of project	Not Applicable
Intertidal Flats Definition: CGS §22a-93(7)(D); Policies: CGS§22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands Definition: CGS §22a-93(7)(J); Policy: CGS §22a-92(b)(2)(H)				X
Rocky Shorefront Definition: CGS §22a-93(7)(B); Policy: CGS §22a-92(b)(2)(B)				X
Shellfish Concentration Areas Definition: CGS §22a-93(7)(N); Policy: CGS §22a-92(c)(1)(I)				X
Shorelands Definition: CGS §22a-93(7)(M); Policy: CGS §22a-92(b)(2)(I)				X
Tidal Wetlands Definition: CGS §22a-93(7)(E); Policies: CGS §§22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X	X	

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII. A below (attach additional pages if necessary): _____

The project will have no effect on the coastal resources described in Part III

Part V: Identification of Applicable Coastal Use and Activity Policies & Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ~ General Development* - CGS §§22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ~ Water-Dependent Uses** - CGS §§22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS §22a-93(16)
- ~ Ports and Harbors - CGS §22a-92(b)(1)(C)
- ~ Coastal Structures and Filling - CGS §22a-92(b)(1)(D)
- ~ Dredging and Navigation - CGS §§22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ~ Boating - CGS §22a-92(b)(1)(G)
- ~ Fisheries - CGS §22a-92(c)(1)(I)
- ~ Coastal Recreation & Access - CGS §§22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ~ Sewer and Water Lines - CGS §22a-92(b)(1)(B)
- ~ Fuel, Chemicals and Hazardous Materials - CGS §§22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ~ Transportation - CGS §§22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ~ Solid Waste - CGS §22a-92(a)(2)
- ~ Dams, Dikes and Reservoirs - CGS §22a-92(a)(2)
- ~ Cultural Resources - CGS §22a-92(b)(1)(J)
- ~ Open Space and Agricultural Lands - CGS §22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency with Applicable Coastal Use Policies and Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

Part VII. A.: Identification of Potential Adverse Impacts on Coastal Resources

Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS §22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS §22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS §22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS §22a-93(15)(D)		X

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS §22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS §22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII. B.: Identification of Potential Adverse Impacts on Future Water-dependent Development

Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS §22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS §22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS §22a-93(17)		X

Part VII. C.: Identification of existing or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.): _____

N/A

* If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary): N/A

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary): N/A



Connecticut River Area Health District
 455 Boston Post Rd. Suite 7
 Old Saybrook, CT 06475
 Phone: 860-661-3300 Web: www.crahd.info

Application #: OS2851

Fee: \$125.00

Payable to: CRAHD

B-100a: Application

Note: A diagram of the proposed addition or accessory structure in relation to existing structures, property lines, septic system and water source must be shown on attached detailed plot plan. Proposed building plans must be submitted with this application.

Submit any/all septic system information and soil testing available for the subject property.

Town: Old Saybrook Clinton Deep River Haddam Chester Killingworth

Property Address: 44 Willard Avenue, Old Saybrook, CT

Owners Name: Matthew J OKeefe Map 024 Lot 092

Applicant Name: Matthew J OKeefe Address: 44 Willard Avenue, Old Saybrook, CT

Applicant Phone #: 860-490-9612 Email: mjokeefe75@gmail.com

Existing Structure: Residential: EXISTING # of Bedrooms: 4

Non-Residential: EXISTING Use: Residential

Water Service: Well Public

Type of Application:

- Building Conversion
(Winterization/ Change in Use (Addition of Bedrooms, etc.))
- Building ~~Addition~~ Renovations
- Accessory Structure
(Garages, Pools, Sheds, Decks, etc.)
- Lot Division, Lot Line Change, Lot Reduction
- Other _____

RECEIVED

JAN 31 2024

CONNECTICUT RIVER AREA
HEALTH DISTRICT

Describe Application: I am doing interior renovations which will relocate an existing bathroom from the back of the house to the front of the house and expand the size of the MBR by removing a wall and adding a dormer in the existing foot print. I am also replacing an existing balcony on the

Date: 01/29/24

Print Name: Matthew J OKeefe Signature: [Signature]

(Owner or authorized agent name and signature required to process application)

second floor with a new covered balcony. The footprint of the home will not be disturbed

This 2nd Page of the Application is ONLY for CRAHD Staff to Complete

Address 44 Willard Ave Check # 1216 Cash _____

Building Conversion/Change in Use: Applicable

Has a Code Complying Area been determined for this property? Yes No

Will the proposed change result in greater than a 50% increase in design flow? Yes No

- If YES, will the property be required to expand the existing septic system? Yes No

Building Addition: Applicable

Has a Code Complying Area been determined for this property? Yes No

If a Code Complying Area is not found, does the application meet the following conditions? Yes No

1. Replacement area provides 50% of the Effective Leaching Area,
2. Replacement area provides 50% of the MLSS requirement,
3. No exception(s) to well separation distances is required,
4. The addition does not reduce the Potential Repair Area,
5. The addition does not increase the design flow of the building.

Will the proposed addition result in a greater than 50% increase in design flow? Yes No

- If yes, will the property owner be required to expand the existing septic system? Yes No

Accessory Structure: Applicable

Has a Code Complying Area been determined for this property? Yes No

If a Code Complying Area is not found, does the application meet the following conditions? Yes No

1. Accessory structure, etc. does not reduce the Potential Repair Area and the separation distances between the accessory structures, et. And any part of the existing septic system shall comply with Technical Standard requirements.

Lot Division, Lot Line Change, Lot Reduction: Applicable

Has a Code Complying Area been determined on the lot containing the existing building and has a Code Complying Primary and Reserve area been determined for the new lot? Yes No

Will the Septic System be repaired? Yes No Approved Not Approved

Comments: No increase in foot print or design flow
bedroom count to remain the same

Signed: [Signature] Date: 2/12/24

360 DESIGN PLUS, LLC

architectural services & design

4 Stonewood Drive, Old Lyme, CT 06371
 www.360designplus.com dnoe@360designplus.com t(617) 549 - 5457



PROPOSED RENOVATION AT:
 44 WILLARD AVE.

FOR REVIEW

44 WILLARD AVE.

FEBRUARY 6, 2024 OLD SAYBROOK, CONNECTICUT

OWNER:

MATT OKEEFE
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

DESIGN CRITERIA									
GROUND SNOW LOAD	WIND DESIGN SPEED EFFECT	TOPOGRAPHIC EFFECTS	WIND EXPOSURE CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE			WINTER DESIGN TEMP	
	NA	NA	B	B	Weathering	Finish Depth	Termite	MOISTURE/ HEAVY	7° F
ICE BARRIER UNDERLAMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE	WIND BORNE DEBRIS ZONE				
	YES	1,000 OR LESS	50° F	5A	NO				
CODES THIS PROJECT WAS DESIGNED TO:									
2021 INTERNATIONAL RESIDENTIAL CODE W/ 2022 CONNECTICUT STATE AMENDMENT									

LOCATION MAP



360 DESIGN PLUS, LLC
 David A. Nacc, AIA
 4 Shoreline Blvd., Suite 200
 Westport, CT 06880
 TEL: 417-982-5437

PROJECT NO. 2017-001
 SHEET NO. 1 OF 1

**O'KEEFE
 RESIDENCE**
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

ISSUED FOR: **FOR REVIEW**

REVISION/DATE	BY	DATE	DESCRIPTION
11/15/23	DA	11/15/23	FOR REVIEW
12/1/23	DA	12/1/23	FOR REVIEW
12/28/23	DA	12/28/23	FOR ZONING REVIEW
1/10/24	DA	1/10/24	FOR REVIEW

PACKAGE: **EXISTING CONDITIONS**

DATE: 1/10/24

SCALE: AS NOTED

EXISTING PLANS

JOB # 2017-001

DATE 1/10/24

SCALE AS NOTED

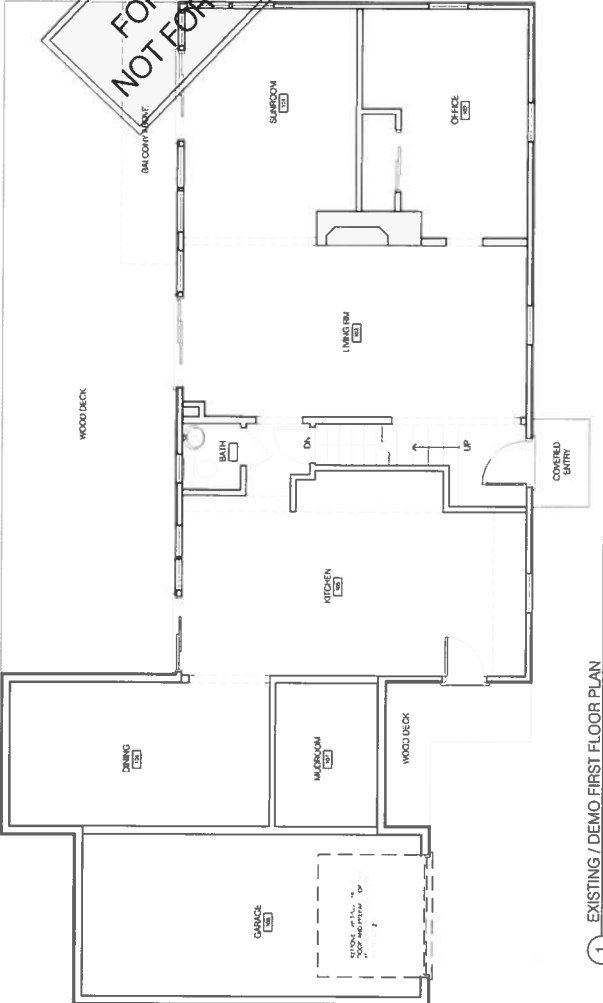
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DATE 1/10/24

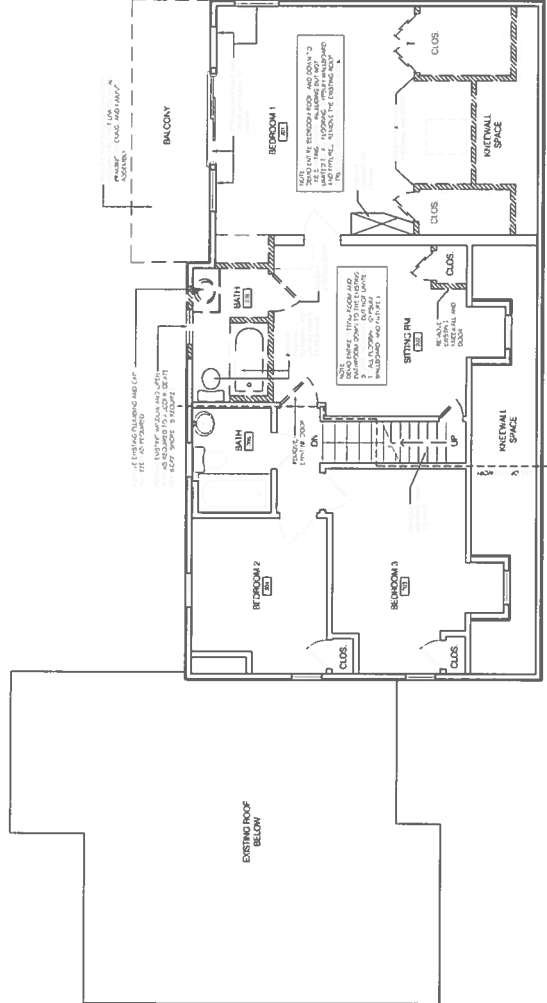
SCALE AS NOTED

EX.1.1

**FOR ZONING REVIEW
 NOT FOR CONSTRUCTION**



1 EXISTING / DEMO FIRST FLOOR PLAN
 Scale 1/4" = 1'-0"



2 EXISTING / DEMO SECOND FLOOR PLAN
 Scale 1/4" = 1'-0"

LEGEND

NEW 5/8" WALL

EXISTING WALL TO REMAIN

NOTE:
 ALL DIMENSIONS TAKEN FROM FACE OF 5/8" WALLS UNLESS NOTED OTHERWISE

FRAME WINDOW AND DOOR

HATCHES @ 9.0'-0" UNLESS NOTED OTHERWISE (V.P.)

NOTE:
 REMOVE ALL EXISTING BRICK AND CONCRETE FOUNDATION AND RECONSTRUCT WITH 8" CMU AND FOOTING

LEGEND

NEW 5/8" WALL

EXISTING WALL TO REMAIN

NOTE:
 ALL DIMENSIONS TAKEN FROM FACE OF 5/8" WALLS UNLESS NOTED OTHERWISE

FRAME WINDOW AND DOOR

HATCHES @ 9.0'-0" UNLESS NOTED OTHERWISE (V.P.)

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360 DESIGN PLUS, LLC
 David A. Nock, AIA
 4 Sherwood Dr., Old Saybrook, CT
 Old Saybrook, CT 06475
 TEL: 813-489-5457

RESIDENCE
 OKKEFFE

44 WILLARD AVE
 OLD SAYBROOK, CT 06475

ISSUED FOR
FOR REVIEW

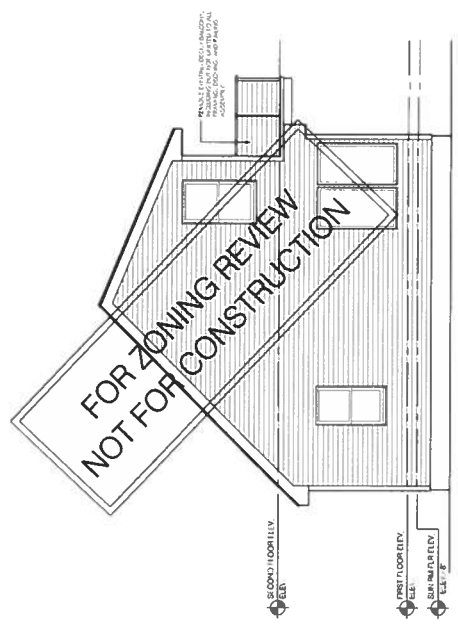
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11/19/23	FOR REVIEW
10/11/23	FOR REVIEW
10/24	FOR ZONING REVIEW
2/26/21	FOR REVIEW

PHASE
EXISTING CONDITIONS

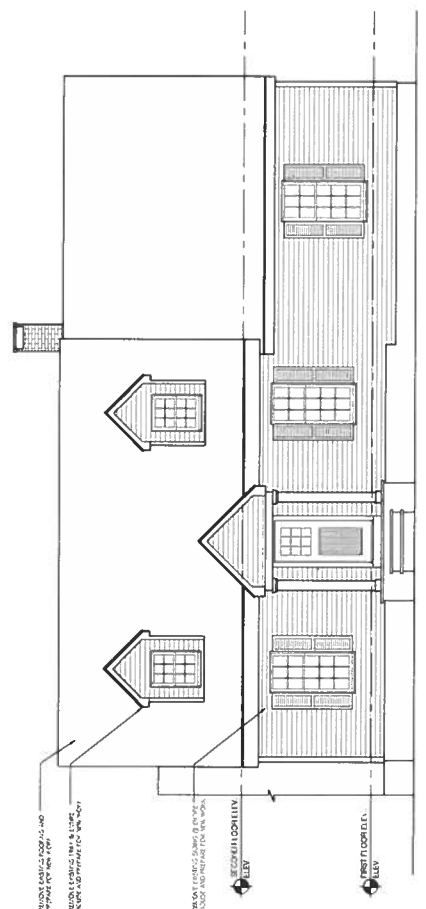
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JOB #	DATE	SCALE	AS NOTED
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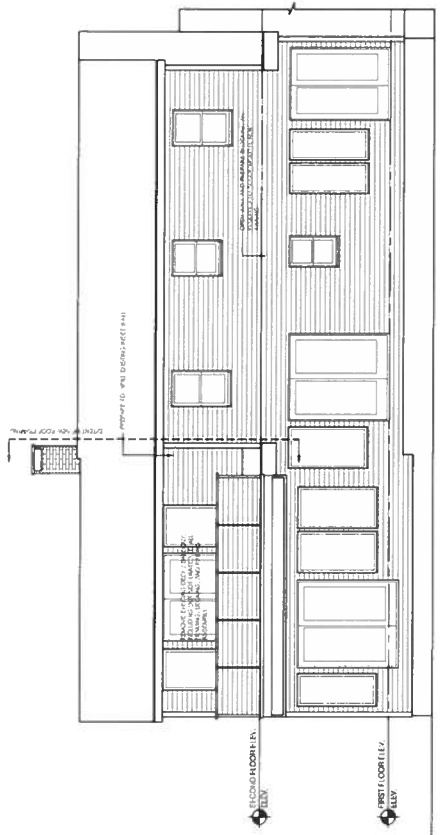
DATE: 10/2023
 DRAWN BY: D.A.N.
 CHECKED BY: D.A.N.
 SCALE: AS NOTED
 SHEET
EX1.2



② SIDE ELEVATION
 Scale 1/4" = 1'-0"



① FRONT ELEVATION
 Scale 1/4" = 1'-0"



③ FRONT ELEVATION
 Scale 1/4" = 1'-0"

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360 DESIGN PLUS, LLC
 David A. Nocer, AIA
 4 SHAWMUT PARKWAY, SUITE 201
 NORWALK, CONNECTICUT 06854
 TEL: 813-898-5337

RESIDENCE
 OKKEFFE

44 WILLARD AVE
 OLD SAYBROOK, CT 06475

ISSUED FOR REVIEW

REVISION DATE	AT 11:00 AM TO DRAWING
DATE	FOR REVIEW
DATE	FOR REVIEW
DATE	FOR REVIEW
DATE	FOR REVIEW
DATE	FOR REVIEW

EXISTING CONDITIONS

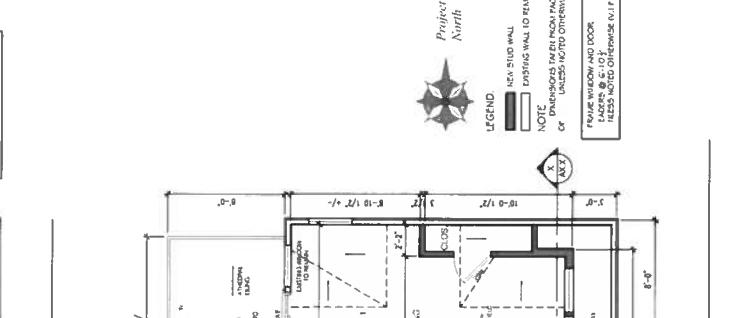
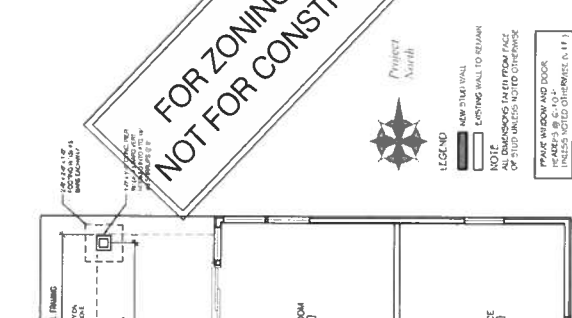
PROPOSED PLANS

JOB #	2007-0011E
DATE	01/22
SCALE	AS NOTED
DATE	01/22
SCALE	AS NOTED

A1.1

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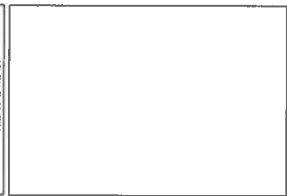
FOR ZONING REVIEW
 NOT FOR CONSTRUCTION



LEGEND
 NEW STUD WALL
 EXISTING WALL TO REMAIN
 NOTE: DIMENSIONS TAKEN FROM FACE OF STUD UNLESS NOTED OTHERWISE
 FINISH WINDOW AND DOOR
 FINISH AS SHOWN ON SCHEDULE (A, B, C, D, E)
 FINISHES NOTED OTHERWISE (A, B, C, D, E)

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. ALL DIMENSIONS IN THE FIELD SHALL BE TO THE FACE UNLESS NOTED OTHERWISE. TO THE JOB AS SHOWN. PROCEED WITH WORK.

360 DESIGN PLUS, LLC
 David A. Nocerella, AIA
 4 Sherwood Dr., Old Saybrook, CT
 06475
 TEL: 813-590-5557



**O'KEEFE
 RESIDENCE**
 44 WILLARD AVE.
 OLD SAYBROOK, CT 06475

REVISIONS	
NO.	DESCRIPTION
1	FOR REVIEW
2	FOR REVIEW
3	FOR REVIEW
4	FOR REVIEW
5	FOR REVIEW
6	FOR REVIEW
7	FOR REVIEW

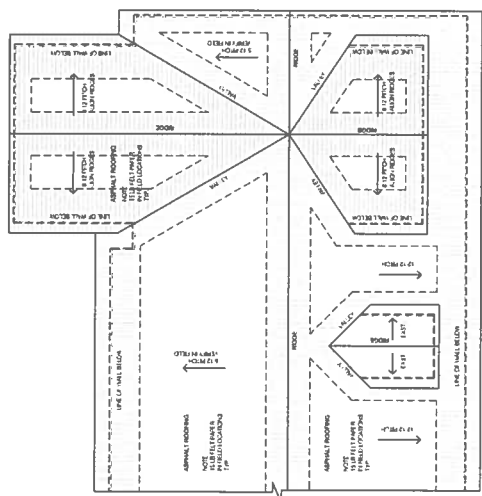
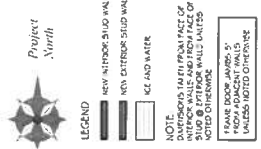
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PROPOSED PLANS

DATE: 10/02/22
 DRAWN BY: D.A.N.
 CHECKED BY: D.A.N.
 SCALE: AS NOTED

A1.2
 SHEET

**FOR ZONING REVIEW
 NOT FOR CONSTRUCTION**



1 PROPOSED ROOF PLAN
 Scale 1/4" = 1'-0"

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360 DESIGN PLUS, LLC
 David A. Noc, AIA
 4 Shoreline Plaza, Suite 200
 Old Saybrook, CT 06475
 TEL: 817-581-5557

RESIDENCE
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

ISSUED FOR
FOR REVIEW

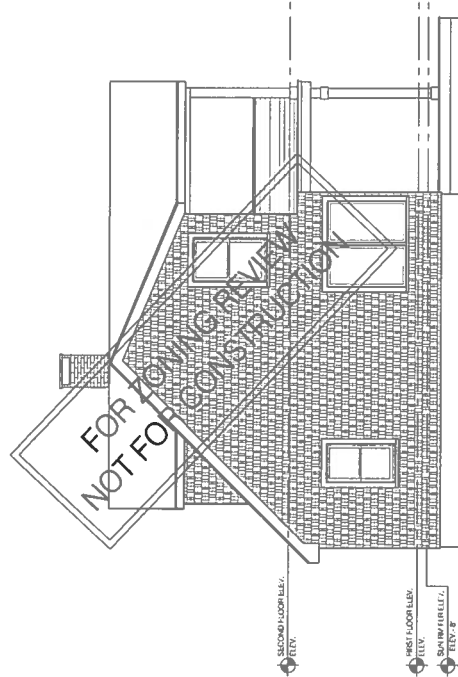
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11/10/23	FOR REVIEW
01/11/24	FOR REVIEW
02/28/24	FOR EXTERIOR REVIEW
04/24/24	FOR REVIEW

PHASE
EXISTING CONDITIONS

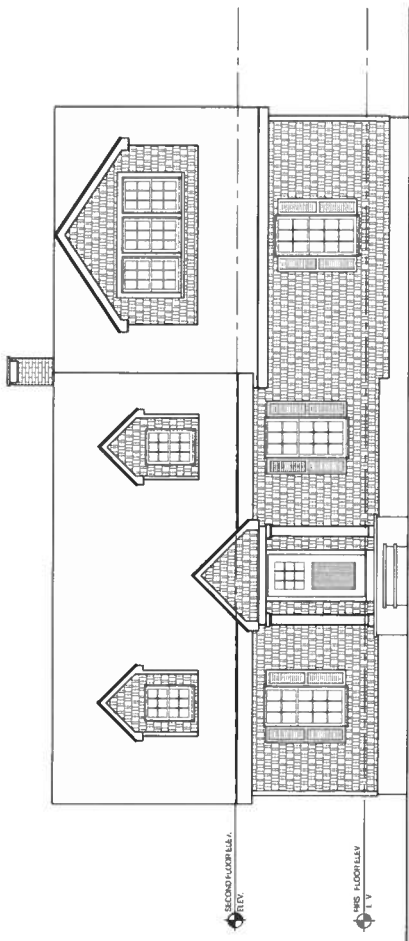
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ELEVATIONS

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CHECKED BY	D.A.N.
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SCALE	AS NOTED
STAMP	

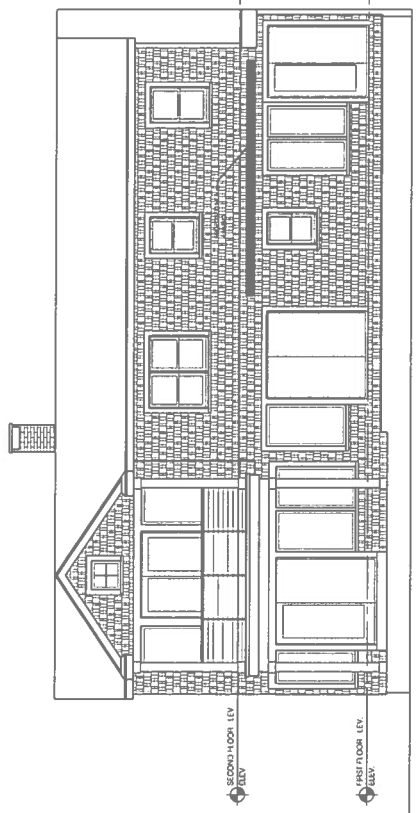
A2.2



2 PROPOSED SIDE ELEVATION
 Scale 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
 Scale 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
 Scale 1/4" = 1'-0"

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360 DESIGN PLUS, LLC
 David A. Nole, AIA
 4 New Britain Avenue, Suite 101
 West Hartford, CT 06110
 TEL: 817-549-5437

RESIDENCE
 OKKEFF
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

ISSUED FOR	FOR REVIEW
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW

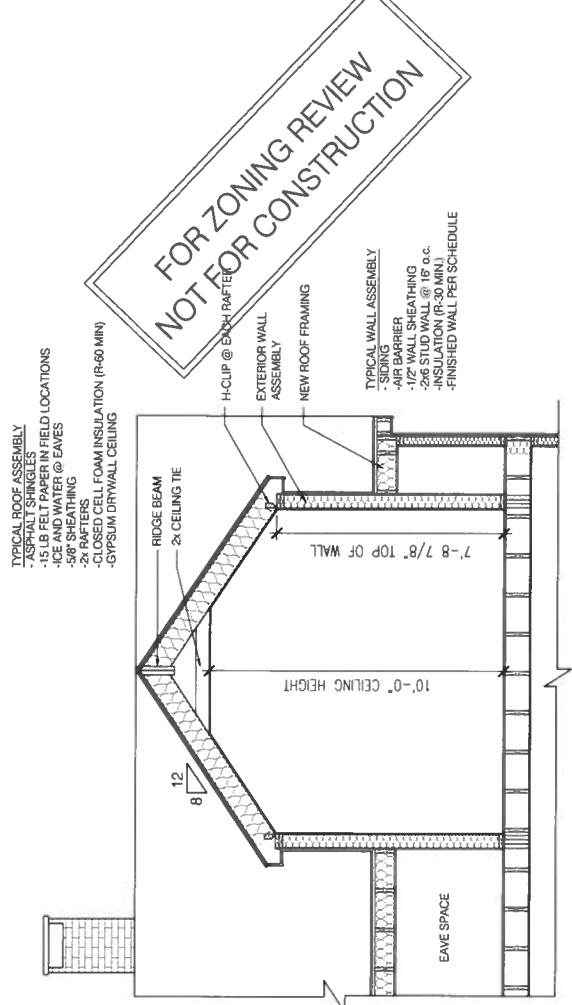
PHASE	EXISTING CONDITIONS
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW

PROPOSED SECTIONS	
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW
DATE	11/19/23
BY	DAAN
FOR	FOR ZONING REVIEW

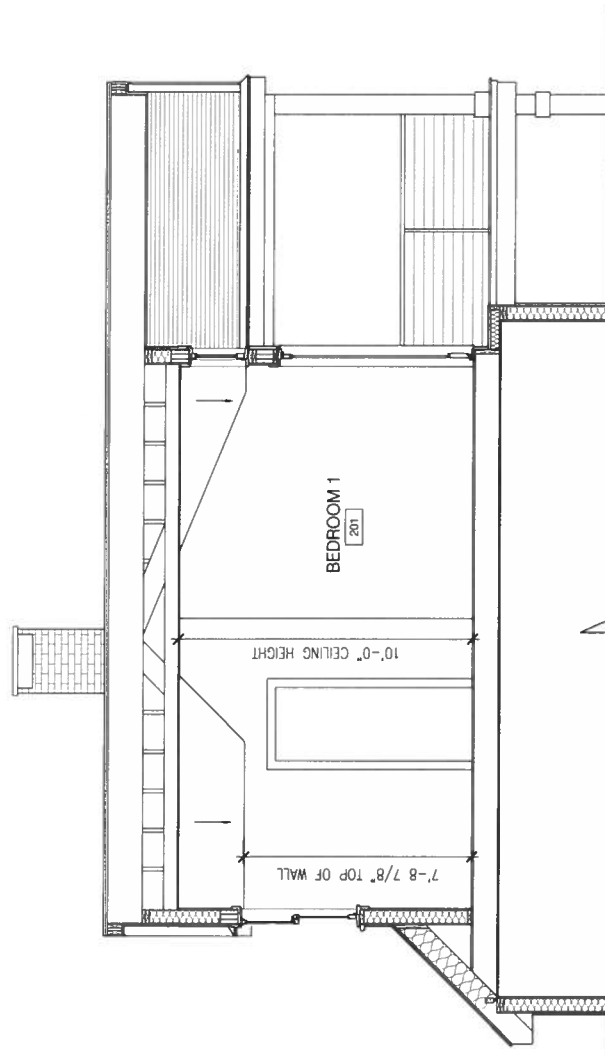
360
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.



1 PROPOSED SECTION @ FRONT DORMER
 Scale: 1/4" = 1'-0"



2 PROPOSED LONGITUDINAL SECTION @ FRONT DORMER AND COVERED PORCH
 Scale: 1/4" = 1'-0"



360 DESIGN PLUS, LLC

David A. Noc. AIA
 4 Storrwood Dr., Old Lyme, CT
 Phone: 860-435-4000
 Fax: 860-435-3537

RESIDENCE
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

OKEFFE
RESIDENCE
 44 WILLARD AVE
 OLD SAYBROOK, CT 06475

FOR REVIEW
 FOR REVIEW
 FOR REVIEW

FOR REVIEW
 FOR REVIEW
 FOR REVIEW

EXISTING CONDITIONS

PROPOSED WINDOW SCHED.

DRAWN BY: D.A.N. DATE: 11/20/22
 CHECKED BY: D.A.N. SCALE: AS SHOWN
 SHEET NO.: 200 / 0211

STAMP
A4.1

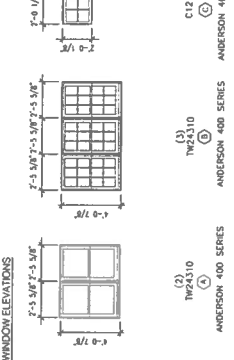
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SECTION 05200 - EMERGENCY ESCAPE AND RESCUE REQUIRED
EMERGENCY ESCAPE AND RESCUE REQUIRED
 ALL SLEEPING ROOMS SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOW OR EXIT OPENING TO AN OUTSIDE AREA.
 WHERE BASEMENTS CONTAIN SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE INSTALLED IN SLEEPING AREAS OF THE BASEMENT.
 EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENING AREA OF 5.7 SQUARE FEET (5.0 SQUARE METERS).
 EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEARANCE TO THE USE OF KEYS, TOOLS OR EXCESSIVE FORCE. THE NET CLEARANCE SHALL BE 57 SQUARE FEET.
 EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEARANCE TO THE USE OF KEYS, TOOLS OR EXCESSIVE FORCE.
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 EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEARANCE TO THE USE OF KEYS, TOOLS OR EXCESSIVE FORCE.

NOTE:
 CONTRACTOR TO VERIFY ALL WINDOW SIZES, SHIMS AND SPACERS ARE CORRECT. ALL WINDOW SIZES SHALL BE VERIFIED PRIOR TO ORDERING. ALL WINDOW SIZES SHALL BE VERIFIED PRIOR TO ORDERING. ALL WINDOW SIZES SHALL BE VERIFIED PRIOR TO ORDERING. ALL WINDOW SIZES SHALL BE VERIFIED PRIOR TO ORDERING.

EXTERIOR DOOR & WINDOW SCHEDULE			(REFER TO FLOOR PLANS FOR WINDOW AND DOOR WORKS)		
MARK	MODEL NO.	TYPE	GRID	GRID	GRID
A	(2) TW24310	DOUBLE-HUNG	1/1	5/8	4 LITE
B	(3) TW24310	DOUBLE-HUNG	5/8	4 LITE	7'-0" 1/8" x 7'-0" 1/8"
C	C12	OPERATOR			

- 1. ALL MODEL NUMBERS REFER TO ANDERSON 400 SERIES WINDOWS. GLAZING LEGS INCLUDE SPACERS. GLAZING SHALL BE DOUBLE-PANED WITH 1/2" SPACER LAYERS.
- 2. REFER TO FLOOR PLANS FOR WINDOW AND DOOR WORKS.
- 3. INTERIOR FINISH TO BE COORDINATED WITH OWNER AND CONTRACTOR.
- 4. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 5. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 6. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 7. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 8. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 9. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 10. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 11. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 12. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 13. REFER TO EXTERIOR ELEVATION DRAWINGS FOR WINDOW OPERATOR SPECIFICATION.
- 14. ALL WINDOWS TO BE IMPACT-RESISTANT AS REQUIRED BY LOCAL AND STATE BUILDING CODES.



1 PROPOSED WINDOW SCHEDULE
 Scale: NTS

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
TOPO	Above Street	Public Water	Septic	Paved	Suburban	Description	Code	Appraised	Assessed
OKEEFE MATTHEW J	2	2	6	1	2	RES LAND DWELLING RES OUTBL	1-1 1-3 1-4	402,200 508,600 27,100	281,500 356,000 19,000
44 WILLARD AVE		OLD SAYBROOK CT		6106		VISION			
OLD SAYBROOK CT 06475		GIS ID 024/092-0000		Assoc Pld#					
SUPPLEMENTAL DATA		INCOME		PRC_USR					
Alt Prci ID 6702		CENSUS DISTRICT CNDO AS 11		PID 6771					
WPCA #		SURVEY #		0000041					

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OKEEFE MATTHEW J	0672	0228	U	12-15-2021	V	2023	1-1	281,500	2022	1-1	186,500	2021	1-1	186,500
OKEEFE MATTHEW J & CATHLYN D	0661	0676	Q	03-23-2021	I	2023	1-3	356,000		1-3	195,200		1-3	195,200
LASALA PATRICK A & ANITA PARNES	0274	0815	U	02-01-1990	V	2023	1-4	19,000		1-4	12,300		1-4	12,300
Total						656,500			937,900			656,500		

Flood Zone		Is Seasonal	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0080		B	

NOTES			
LIGHT TAN			

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)		505,200		Appraised Xt (B) Value (Bldg)		3,400		Appraised Ob (B) Value (Bldg)		27,100	
Appraised Land Value (Bldg)		402,200		Special Land Value		0		Total Appraised Parcel Value		937,900	
Valuation Method		C		Total Appraised Parcel Value		937,900					

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
31043	10-14-2014	RS	Residential			0		ELECTRICAL/KITCHEN	12-15-2023
30997	09-29-2014	RS	Residential	35,000				REMODEL KITCHEN	10-09-2023
27879	01-26-2012	RS	Residential	15,100				GEO THERMAL HEATING SY	01-18-2023
24114	08-01-2007	RS	Residential					ELECTRIC FOR POOL	02-20-1999
23807	05-03-2007	RS	Residential	35,000				INSTALLED GUNITE POOL	

LAND LINE VALUATION SECTION									
Total Appraised Parcel Value 937,900									

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
12-15-2023	RB			52	HEARING NO CHANGE				
10-09-2023	SB			50	Reviewed				
01-18-2023	VA			14	Data Mailer Change				
02-20-1999	DH			00	Measur+Listed				

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010 Single Family	A		17,860 SF	3.16	1.00000	5	1.50	0225	4.750	WET REAR	1.0000	22.52	402,200	
Total Card Land Units				17,860	SF		Parcel Total Land Area		0.41		Total Land Value		402,200		

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT							
TOPO	Above Street	Public Water	Septic	1	2	Suburban	2	Description	Code	Appraised	Assessed	Code	Appraised	Assessed	
2	2	6						RES LAND	1-1	402,200	281,500	1-1	508,600	356,000	
								DWELLING	1-3	27,100	19,000	1-3			
								RES OUTBL	1-4			1-4			
SUPPLEMENTAL DATA															
All Prcd ID		INCOME		PRC_USR		PRC_USR		PID		Assoc Pld#		0000041		6771	
CENSUS DISTRICT		6702		0661		0676		0274		0815		0274		0815	
CNDO AS		11		0274		0815		0274		0815		0274		0815	
WPCA #		06475		0274		0815		0274		0815		0274		0815	
SURVEY #															
GIS ID		024/092-0000													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
OKEEFE MATTHEW J	0672	0228	12-15-2021	U	V	790,000	00
OKEEFE MATTHEW J & CATHLYN D	0661	0676	03-23-2021	Q	I	0	
LASALA PATRICK A & ANITA PARNES	0274	0815	02-01-1990	U	V	0	
Total		937,900		656,500		394,000	

This signature acknowledges a visit by a Data Collector or Assessor

PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Assessed V	Year
2023	1-1	281,500	2021
	1-3	356,000	
	1-4	19,000	
Total		656,500	
Total		394,000	

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	505,200		
Appraised Xf (B) Value (Bldg)	3,400		
Appraised Ob (B) Value (Bldg)	27,100		
Appraised Land Value (Bldg)	402,200		
Special Land Value	0		
Total Appraised Parcel Value	937,900		
Valuation Method	C		

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description
31043	10-14-2014	RS	Residential
30997	09-29-2014	RS	Residential
27879	01-26-2012	RS	Residential
24114	08-01-2007	RS	Residential
23807	05-03-2007	RS	Residential

VISIT / CHANGE HISTORY			
Date	Id	Type	Is Cd
12-15-2023	RB		52
10-09-2023	SB		14
01-18-2023	VA		00
02-20-1999	DH		00

LAND LINE VALUATION SECTION			
B	Use Code	Description	Zone
1	1010	Single Family	A
Total Card Land Units		17,860 SF	
Parcel Total Land Area		0.41	
Total Land Value		402,200	

Property Report

SBL: 024/092-0000 Legal Address: 44 WILLARD AVE Owner: OKEEFE MATTHEW J

Permits:

<i>Permit</i>	<i>CO/CC</i>	<i>Description</i>	<i>App.</i>	<i>Permitted</i>	<i>Const Cost</i>	<i>Status</i>
31043		electrical, 44 Willard Avenue KITCHEN WIRING fee paid on permit t# 30997 - voi=\$2,200		10/14/2014	0	Closed
30997		Remodel kitchen, 44 Willard Ave Remodel kitchen		09/29/2014	35000	Closed
27879		heating, 44 Willard Ave. install new geothermal heating system CC 9-21-2012 -- see media		01/26/2012	15100	Closed
24114		Electric for pool, 44 Willard Ave. Wire for above ground pool. Repair slip meter add slip filter. Closed due to age PA 17-176. eeo 4-7-2020		08/01/2007		Closed
23807		pool, 44 Willard Ave. remove liner pool and install gunite pool 16 X 32 NOTE: PROVIDE APPROPRIATE BARRIERS AND ALARMS		05/03/2007	35000	Closed
18974		Remodel bathroom, 44 Willard Ave Remodel bathroom.		10/24/2002	1600	Closed
16964		Reside, reroof, 44 Willard Ave Reside, reroof , replace windows. NOTE: NUMBER HOUSE IN ACCORDANCE WITH ORDINANCE 64		08/28/2000	40000	Closed
10503		Frank Frey Wire self-enclosed spa, light fixtures, GFI ? and weather-proof switch, reconnect pool filter.	06/30/1992	07/01/1992	2500	Closed
10120		Tom Lawrence, Inc. Zoning 91-205 applied for 11-18-1991, approved 11-22-1991 Add to existing pool deck, install outside shower and spa.	11/25/1991	11/25/1991	11625	Closed
10054		Frank Frey Electrical service upgrade	10/17/1991	10/17/1991	1000	Closed
10021		Thomas W. Lawrence Replace furnace system, add AC, install 2 bath fans, outside shower, replace 2 skylights, and make several minor repairs -- no additional structures.	09/27/1991	10/01/1991		Closed

<i>Complaints</i>	<i>Type</i>	<i>Description</i>	<i>Status</i>
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Comments

100 year Flood Zone per 2013 FEMA map. CC 2-12-2012 -- see attached

<i>Violations</i>	<i>Type</i>	<i>Description</i>	<i>Status</i>
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