



Application for
Zoning Board of Appeals
Variance

Fee \$300 (State Fee Included)

Cash / Check#: 262
Date Paid: 9/18/23
Received by: S

Application #

2-23-007

RECEIVED
SEP 18 2023

Property Address 12 Terp Rd

Map 06 Block 14 Lot 5-6 TIME K2 Zone K2 Acres _____

Applicant Tommaso Prozano Phone 860-301-3436

Address 12 Terp Rd

Email (required) Carriemolloy@rocketmail.com

Property Owner Sam Phone _____

Address _____

Email (required) _____

Variance requested: Section 4.2E of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: 5.25 Proposed: 5 16.75
 Lot Coverage: Required: _____ Proposed: _____
 Height: Required: _____ Proposed: _____

Description of the Project _____

Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):

The hardship created is unique and not shared by all properties alike in the neighborhood because:

Signature(s): Applicant [Signature] Date 9-18-23
Owner _____ Date _____



ATKINSON

LAW & MEDIATION

KATHARINE GILLESPIE
ATKINSON, ESQ.

116 WASHINGTON STREET
MIDDLETOWN, CT 06457
860 · 788 · 4848
860 · 788 · 6269 FAX
JURIS No. 426470
FIRM JURIS No. 440820

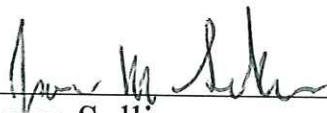
LETTER OF INTENT TO SELL

The undersigned, James Sullivan and Aralee Sullivan of 8 Terp Road, East Hampton, Connecticut, intend to sell certain real property as shown on the survey attached to Carrie Prozano and Tomasso Prozano, of 12 Terp Road, East Hampton, Connecticut.

The Letter of Intent is contingent upon the approval of the Zoning Board of Appeals for the Town of East Hampton.

Closing shall take place within 30 days of said approval. The consideration for said sale shall be determined by the parties.

Dated this 15th day of September, 2023.

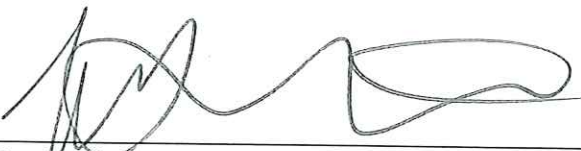


James Sullivan

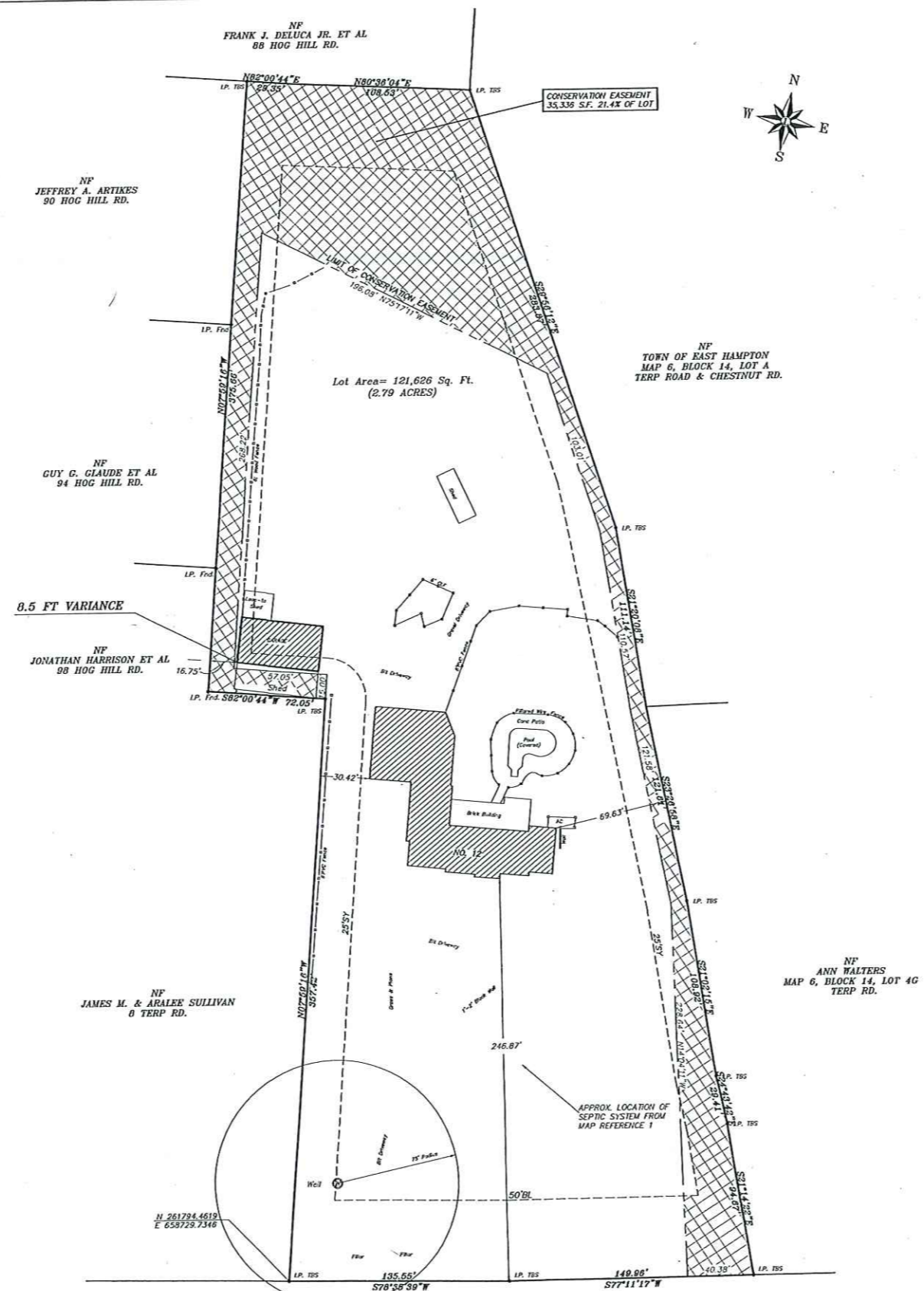
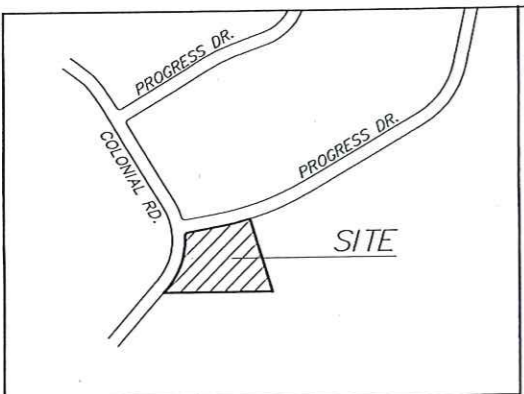


Aralee Sullivan

Subscribed and sworn to before me this 15th day of
September, 2023.

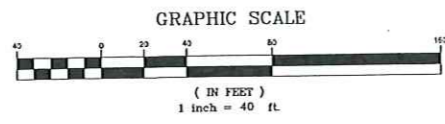


Katharine G. Atkinson
Commissioner of the Superior Court



Map Reference:
 1. AS-BUILT, LOT #6 - HOG HILL EST.
 ASSESSOR'S MAP 6, BLOCK 14, LOT 5-5
 PREPARED FOR: HIBBARD AND ROSA
 ARCHITECTS, HOG HILL ROAD/TERP ROAD
 EAST HAMPTON, CONN. SCALE 1"=20'
 SEPTEMBER 5, 2014

LEGEND	
○ I.P. Fnd.	IRON PIPE FOUND
● I.P. Fnd.	IRON PIPE TO BE SET
□ Mon. Fnd.	MONUMENT FOUND
■ Mon. Set	MONUMENT SET
N/F	NOW OR FORMERLY
T	TANGENT
R	RADIUS
L	LENGTH
Δ	DELTA ANGLE
Ns.	NUMBER
H.T.S.	NOT TO SCALE
RY	REAR YARD
SY	SIDE YARD
BL	BUILDING LINE



MAP CERTIFICATE
 THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 26-200-1 THRU 26-200-23 OF THE REGULATIONS
 OF CONNECTICUT STATE AGENCIES - PLANNING STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED
 BY THE CONNECTICUT STATE ASSOCIATION OF LAND SURVEYORS, INC. THIS MAP CONFORMS TO A MEASUREMENT ACCURACY CLASS
 OF 1/2" THE SURVEY TYPE IS RESURVEY MADE ON EXISTING MAPS AND FIELD EVIDENCE.
 AND IS INTENDED TO BE USED IN CONNECTION WITH THE PLANNING STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 JEFFREY PESCOCHELLO L.S. No. 7949

REVISION	DATE

PROPOSED VARIANCE
 FOR
CARRIE MOLLOY
 12 TERP ROAD
 EAST HAMPTON, CONNECTICUT
J L SURVEYING
 212 OLD BRICKYARD LANE
 Berlin Connecticut
 Phone 860-828-3200



PROJECT NO.	200301
DATE	Plot Date: 2-8-23
FILE NAME	C:\OSHW\2003\200301\12 TERP RD E. HAMPTON
DRAWN BY	JEG
SHEET NO.	1

P2-R 0 3 2923

From: [Carrie Molloy](#)
To: [pbz-counter](#)
Subject: Re: map
Date: Friday, October 6, 2023 9:41:21 AM
Attachments: [12 terp map.pdf](#)

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Hi there! I need to postpone my variance. Just need some more info from my surveyor.

Thanks
Tommaso Progano

Sent from my iPhone

On Oct 4, 2023, at 9:26 AM, pbz-counter <pbz-counter@easthamptonct.gov> wrote:

Good Morning,

I believe this is the map you might be looking for.

Cheryl

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

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REYNOLDS ENGINEERING SERVICES, LLC
63 NORWICH AVENUE, STE 202 – COLCHESTER, CT 06415
Office: 860-516-0033 – Email: markreynoldsengeer@gmail.com

October 10, 2023

James Marino
P O Box 311
East Hampton, CT 06424



Engineering Considerations: Garage Foundation – 12 Terp Road, East Hampton, CT

Mr. Marino:

On your behalf and at the request of town staff, I conducted a site visit to observe the condition of the existing garage foundation at 12 Terp Road, East Hampton, CT specifically in light of my phone conversation with Mr. James Prue, Building Inspector.

To this end I visited the site on October 3, 2023 to observe the condition of the foundation installation. At the time of my visit, I observed the following:

- An unattached, 2-bay garage is constructed on a concrete slab to the rear, northwest of the primary dwelling.
- To my knowledge and to the extent of my observations no living space is contemplated within the garage.
- The surface of the slab was free of cracks and irregularities and generally demonstrated good workmanship.
- The thickness of the concrete slab was observed along the north edge from the outside of the building. The concrete slab measured approximately 6 inches in thickness.
- Along the north edge, a ¾ inch stone bedding was observed under the slab. The thickness of the stone bedding observed was 6-8 inches.
- The site visit followed a period of recent rainfall. Ground water was observed flowing freely through the stone bedding to the north and away from the building.
- An area of puddled water was observed on the slab in the northwest corner.
- The perimeter of the foundation was inspected. I observed no evidence that groundwater could be seeping into the building. The crushed stone bedding was intercepting groundwater seepage and the top of the slab was above the finished grade around the building.
- There was no garage door on the building. A large opening exists on the east side of the garage.
- No observation of the reinforcement of the concrete could be made.

Following my site visit, I requested and received the attached statement from Builders Concrete. They have indicated that they supplied 3,500 psi concrete for the slab on October 18, 2022.

I discussed construction of the concrete slab with Jim Marino. He stated that welded wire fabric was placed throughout the slab, and that #4 rebar had been placed around the perimeter

of the slab. Mr. Marino will attest to the placement reinforcement as indicated by his signature below.

After consideration, I offer the following observations and recommendations:

- The concrete slab was constructed October 18, 2022. It has been in place for over a year and through the winter season. There were no visible signs that it has been compromised by frost or ice.
- The 3,500 psi concrete supplied for the slab is appropriate for this type of construction.
- The reinforcement that Mr. Marino attests to placing is appropriate and would provide adequate tensile strength to support the reinforced concrete. There was no temperature or shrinkage cracking observed. The lack of temperature and or shrinkage cracking supports Mr. Marino's statement that adequate reinforcement has been installed.
- I recommend that a garage door be installed as soon as possible so that rain and snow do not accumulate on the slab.
- The thickness of the slab and the stone bedding are appropriate and appear to be functioning adequately.
- I recommend extending the bedding along the north side of the slab and backing the slab with fill to protect the edge of the slab. The stone bedding should continue to extend to grade along the north edge to insure continued draining of the under slab area.

Feel free to contact me if you have any questions or comments regarding the above.

Sincerely,



Professional Engineer


James Marino

BUILDER'S CONCRETE WESTBROOK

A Division of Builder's Concrete East, LLC

Plant Address: 129 Norris Avenue Westbrook, CT
Dispatch Tel: 860-399-9289

Mailing Address: P.O. Box 361 Westbrook, CT 06498

September 21, 2023

James J Marino Construction LLC
PO Box 311
East Hampton, CT 06424

RE: 12 Terp Road East Hampton, CT

To whom it may concern:

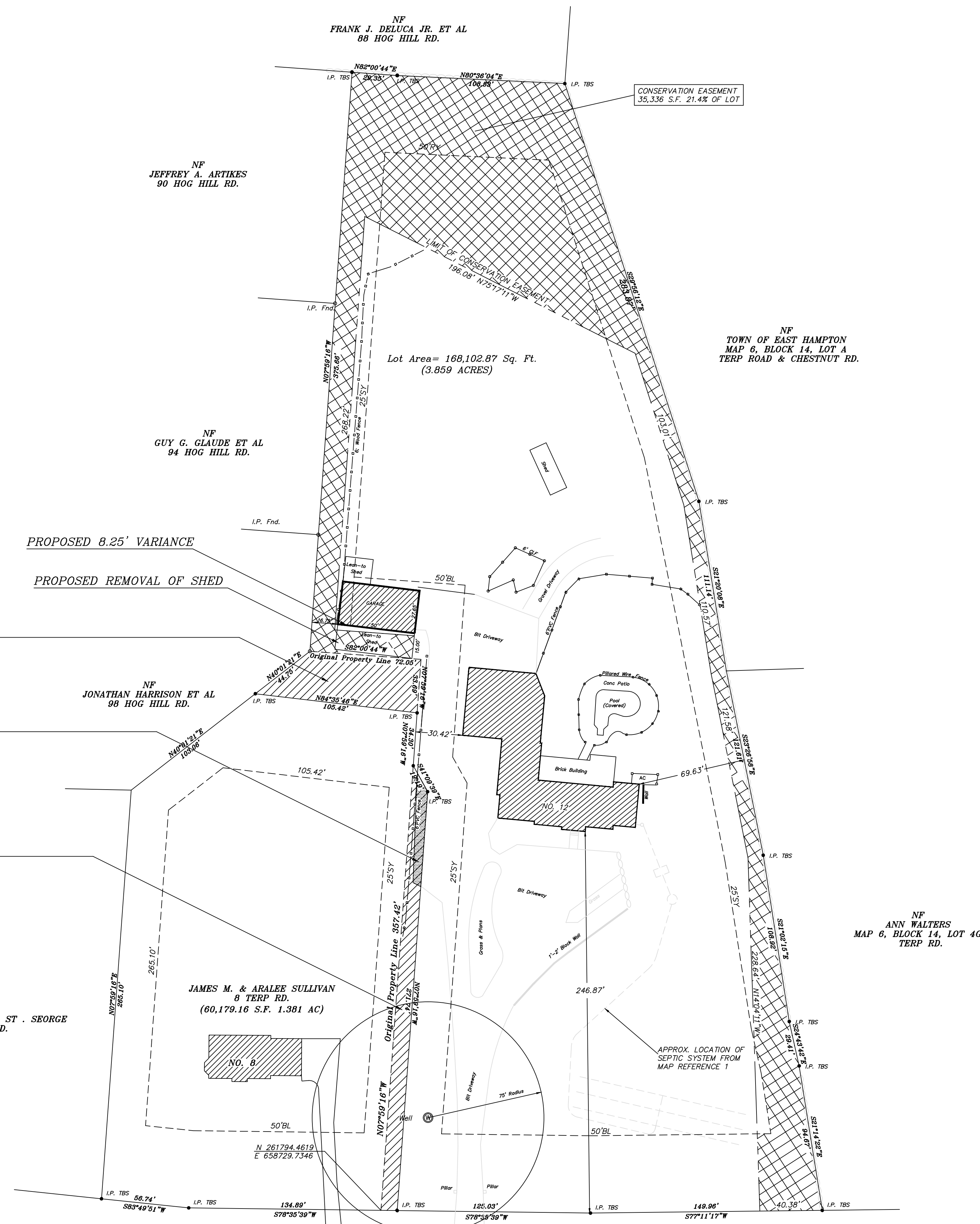
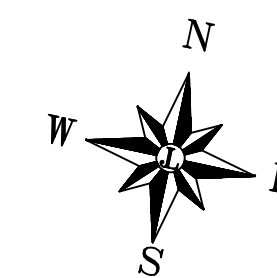
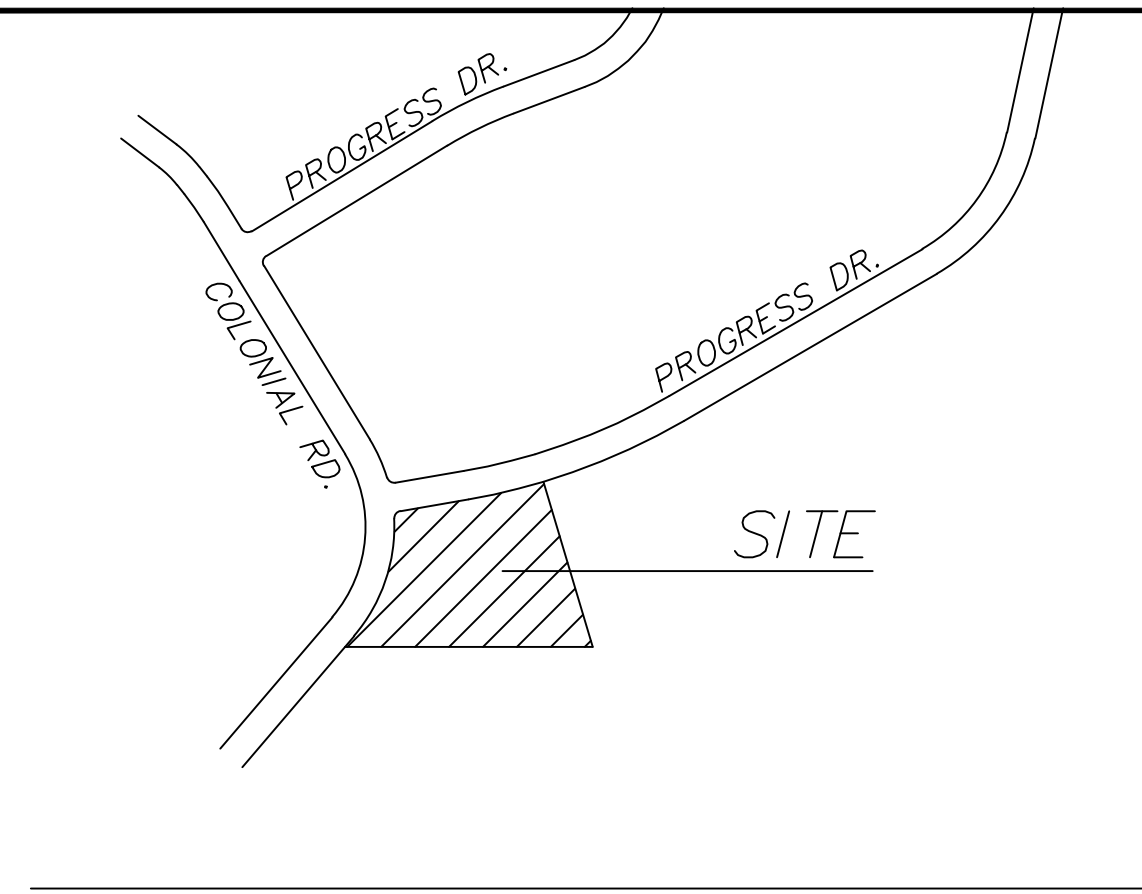
Builders Concrete Westbrook, a division of Builders Concrete East, LLC, supplied 3500 psi Ready Mix Concrete in the garage slab on October 18, 2022, and 4000 psi Ready Mix Concrete in the Apron on May 4, 2023 at the above referenced project. Builders Concrete Westbrook produces their Ready Mix Concrete in accordance to *ASTM C-94, Standard Specification for Ready-Mixed Concrete*.

If you should require any further information, please feel free to contact me.

Sincerely,

Benjamin Napierski
Builders Concrete Westbrook
A Division of Builders Concrete East, LLC
Federal ID: 06-1614972





PROPOSED
LAND TO BE CONVEYED TO
NO.12 TERP ROAD BY
NO.8 TERP ROAD (2,800.36 S.F.)

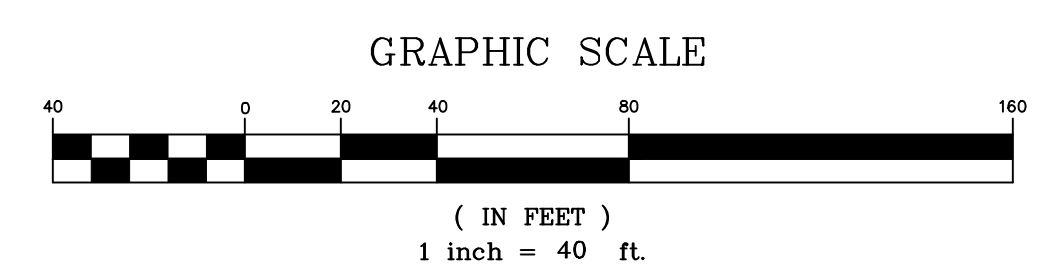
PROPOSED
RIGHT TO PASS
BY VEHICLE AND FOOT
TP NO. 12 TERP RD

PROPOSED
LAND TO BE CONVEYED TO
NO.8 TERP ROAD BY
NO.12 TERP ROAD (2,940.89 S.F.)

PROPOSED LOT LINE REVISIONS
NO. 8 TERP RD EXISTING AREA = 60,143.51 SQ. FT. (1.381 AC)
NO. 8 TERP RD PROPOSED AREA = 60,179.16 SQ. FT. (1.381 AC)
NO. 12 TERP RD EXISTING AREA = 164,791.01 SQ. FT. (3.783 AC)
NO. 12 TERP RD PROPOSED AREA = 164,755.36 SQ. FT. (3.782 AC)

Map Reference:
1. AS-BUILT, LOT #6 - HOG HILL EST.
ASSESSOR'S MAP 6, BLOCK 14, LOT 5-5
PREPARED FOR: HIBBARD AND ROSA
ARCHITECTS, HOG HILL ROAD/TERP ROAD
EAST HAMPTON, CONN. SCALE 1"=20'
SEPTEMBER 5, 2014

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○ I.P. Fnd.	IRON PIPE FOUND
● I.P. TBS	IRON PIN TO BE SET
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No.	NUMBER
N.T.S.	NOT TO SCALE
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SY	SIDE YARD
BL	BUILDING LINE



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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.
JEFFREY PESCOSOLDILO L.S. ND. 70405

PROPOSED LOT LINE REVISION & VARIANCE MAP

REVISIONS	FOR	PROJECT NO.
	PROPOSED VARIANCE MAP CARRIE MOLLOY 12 TERP ROAD EAST HAMPTON, CONNECTICUT	200301
	J L SURVEYING 212 OLD BRICKYARD LANE Berlin Connecticut Phone 860-828-3200	
DATE	FILE NAME	DRAWN BY
Plot Date: 2-8-23	C:\DRAW\2003\200301\12 TERP RD E. HAMPTON	JLG
		SHEET NO.
		1