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DONALD R. AUBREY, PE., L.S.
JOSEPH H. BOUCHER, M.S., L.S.
MATTHEW D. MAYNARD, PE.

To: Victoria Robinson-Lewis, ZEO
Town of Sterling

From: Joseph H. Boucher, M.S., L.S.

Cc: Lincoln Cooper, First Selectman

Date: March 29, 2024

Re: Whitsell 130 Old Cranston Road
TEI Job #24-038

Victoria,

I apologize for the delay in responding to your inquiry regarding lot frontage for Whitsell property at 130 Old Cranston Road. I needed to see a copy of a deed that the Town Clerk provided to us this week to complete this review.

It is my opinion that the Whitsell property (#130 Old Cranston Road) does not have frontage on a Town of Sterling accepted Town Road.

Please note that the GIS mapping shows a parcel 21RD (see attached) that is indicated to be owned by the Town of Sterling, which is shown on the GIS map that it touches the Whitsell property, but it is incorrectly plotted. This parcel was conveyed by Berk Associates to the Town in 1994 and is the westerly half of Old Cranston Road and but does not extend northerly of the northerly line of #95 Old Cranston Road.

Both the Whitsell and Vanacore (#110) properties are described as abutting on the easterly line of Old Cranston Road. Based on those deed calls and the map filed as Map #706 (see photocopy of part of this map enclosed) it appears that Old Cranston Road northerly of #95 northerly to the Salo property at the southerly end of Sumola Road would be owned by the Estate of Charles Corson, Jr.

Notes on map #706 indicate that the entire length of Old Cranston Road was likely discontinued in 1898 but in 1961 the Town accepted the first half mile northerly of Route 14. The DOT Town Road Aide document lists the accepted length of Old Cranston Road being 0.46 miles. From measuring from the GIS mapping and as it is shown on map #706 it appears that the accepted portion of Old Cranston Road would end approximately 60 feet northerly of the northeasterly corner of #95 Old Cranston Road.

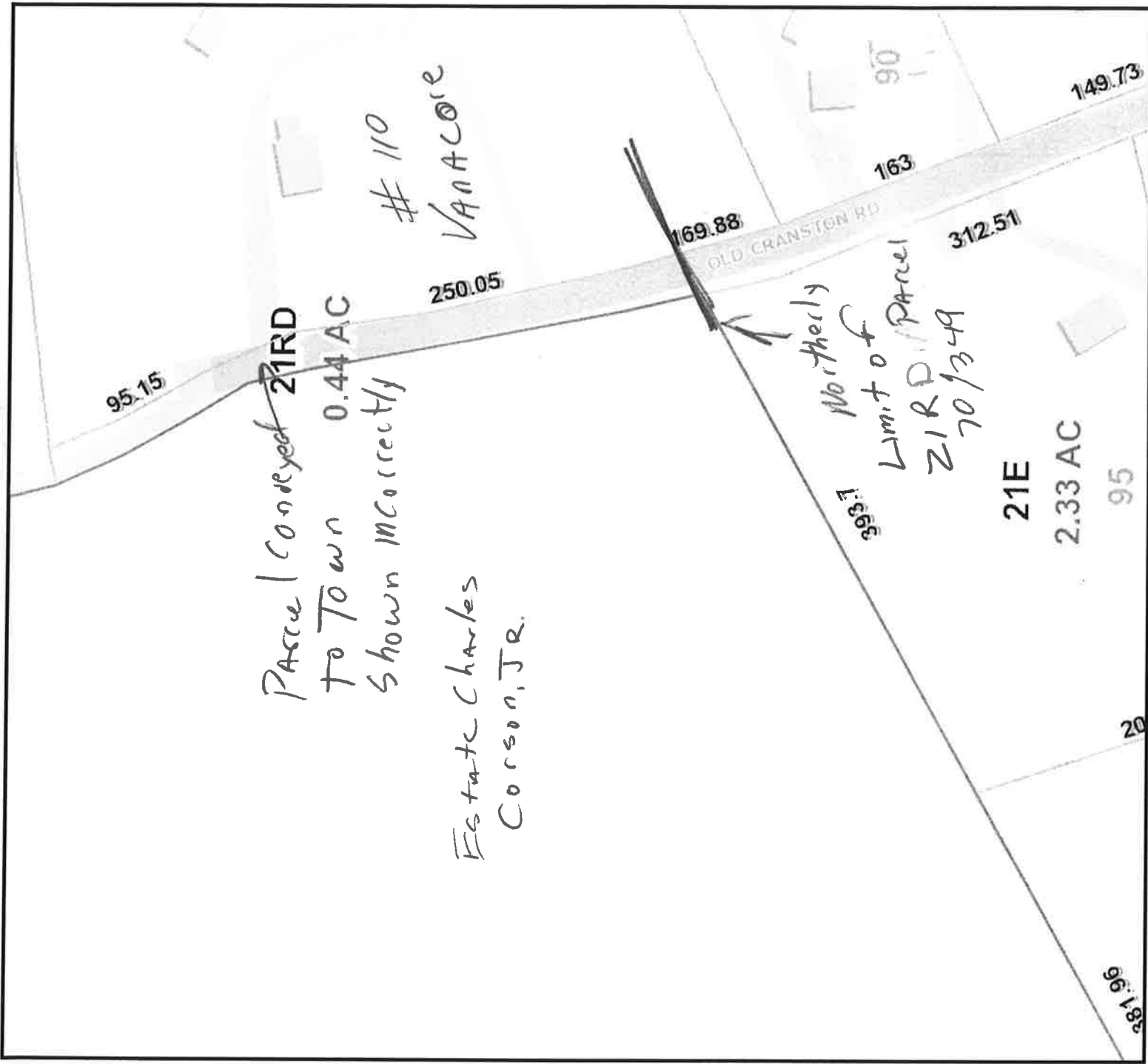
Based on accepted legal principals the Whitsell property would have rights of access either to Old Cranston Road or Sumola Road or both for the purposes on gaining access to the property over the discontinued Town Road.

Clearly the Whitsell property based on the definition would be considered to be a "Lot of Record". In my experience the owner, before building, would need to acquire easements for a residential driveway and utility easements over land of others to an accepted Town Road. It would be the land owner's responsibility to acquire such easements and not the Town of Sterling.

Please feel free to contact me if you have any questions.



Whitwell
130 Old Cranston Road

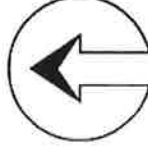


3/29/2024 9:02:25 AM

Scale: 1"=100'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



Now Whit sell

VANACORE #110

n/f
Julianne P. Roux

n/f
Julianne P. Roux

OLD CRANSTON ROAD
(Legal Status Uncertain)
See Note #6

GATE (BY OTHERS) AT APPROXIMATE END OF FOUR MARKED ROAD.

1,500± TO STERLING ROAD (ROUTE #14)

OLD CRANSTON ROAD

4040' ±

60' ±

SI 102 P

N 59°57'27" E

393.80'

393.80'

n/f
Sandra L. Baker
#95
(See Map Reference #1)

n/f
Scott Patchen

n/f
John Grott, Jr.

PARCEL #21

Area = 194.2 Ac.

580.00'
N 13°44'20" W

350.00'

230.00'

N 77°32'27" E

145.96'

N 60°25'39" E

92.91'

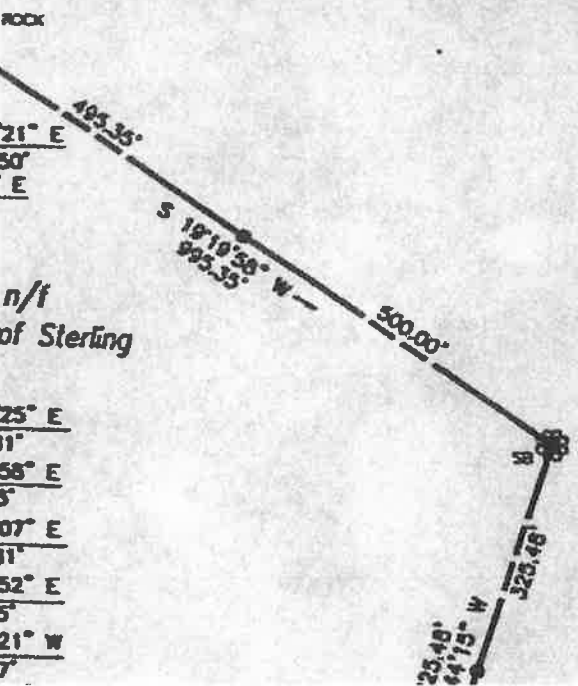
N 77°25'36" E

67.19'

SEE DETAIL B

SEE DETAIL B

Part of
MAP #706
Berk Associates



ROCK

n/f
of Sterling

25° E
11'
58° E
3'
07° E
51'
52° E
51'
21° W
7'

25.48'
64.75' W

320.48'

500.00'