

GREEN AND GROSS, P.C.

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BERNARD GREEN
(1952-2003)

WEBSITE: WWW.GGLAW.NET

llaske@gglaw.net

March 1, 2024

Jim Quish, Chairman
Planning and Zoning Board
City of Milford
70 West River Street
Milford, CT 06460

RE: 104 Edgewater Place, Milford: Petition for Coastal Site Plan Review (the "Petition") for the proposed construction of a single-family dwelling on Assessor's Map D45, Block 513, Parcel 39 (the "Site"), which is owned by Brenton C. Artz (the "Petitioner").

Dear Chairman Quish and Members of the Board:

As you know, Attorney Joel Green of this office represents Christopher McKenna in opposition to the above captioned Petition which is currently scheduled for a public hearing on March 5, 2024. Mr. McKenna owns and resides on property located adjacent to or within one hundred (100') feet of the Site that is the subject of the Petition.

As you may also be aware, the Site is contiguous to Milford Harbor. It has just come to our attention that notice of the Petition was not submitted to the Milford Harbor Management Commission (the "MHMC") for review at least thirty-five days prior to the public hearing, as is required pursuant to Section 22a-113p of the Connecticut General Statutes concerning municipal harbor management commissions.

Specifically, Section 22a-113p provides, in relevant part:

§ 22a-113p. Action on applications to municipal agencies referred to [a municipal harbor management] commission

The commission may review and make recommendations, consistent with the plan, on any proposal affecting the real property on, in or contiguous to the harbor that is received by any . . . combined planning and zoning commission . . . or other land use authority. Such agencies shall send a copy of any such proposal to the [harbor management] commission upon the request of such [harbor management] commission. The [harbor management] commission shall be notified of any such proposal at least thirty-five

GREEN AND GROSS, P.C.

Jim Quish, Chairman

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March 1, 2024

days prior to the commencement of the hearing thereon or where no hearing is held, at least thirty-five days prior to the taking of any final action on the proposal. **The local agency authorized to act on the proposal shall consider the recommendations of the [harbor management] commission. A two-thirds vote of all the members of the local agency having authority to act on the proposal shall be required to approve a proposal which has not received a favorable recommendation from the [harbor management] commission**, provided that the provisions of this section shall not be deemed to alter the authority of the agency having primary jurisdiction over the proposal to deny, modify or condition the proposal. Failure of the [harbor management] commission to submit a recommendation shall be deemed to be approval of the proposal.

Conn. Gen. Stat. Sec. 22a-113p (emphasis added).

Respectfully, the Board may not act on the Petition until referral has been made to the MHMC, and until either the MHMC has provided a recommendation, whether favorable or unfavorable, or else has taken no action within thirty-five days after having received notice of the Petition.

This is to request that the Board either deny the Petition without prejudice to resubmit, or to request that the Petitioner consent to any extension of time that may be needed to hold the public hearing open, pursuant to Section 8-7d of the General Statutes and Section 7.1.1.3 of the Milford Zoning Regulations.

Further, as Attorney Green indicated in prior correspondence to you, although he had been available to appear before the Board on February 20, 2024, when the public hearing was originally scheduled to open, he is currently travelling outside of the country and shall be unable to attend the Board's March 5, 2024 meeting, either in person or remotely.

Moreover, counsel for the Petitioner has indicated that at the public hearing he intends to present "3 design professionals, in addition to counsel", and neither the identities of those professionals nor the subject matter of their presentations have been disclosed. In any event, Attorney Green will be unable to review any documents submitted or testimony given prior to or during the hearing if held on March 5th, however he would be available to appear before you after he returns on March 12, 2024.

Accordingly, on behalf of Attorney Green, this is to renew his request that the public hearing be further continued to allow time for the MHMC to review the proposal and provide a recommendation in accordance with Section 22a-113p, and to allow Attorney Green a full and fair opportunity to participate on behalf of Mr. McKenna, who shall be aggrieved by any action taken by the Board on the Petition. Respectfully, under the circumstances, such continuance is necessary to comport with principles of fundamental fairness that govern the proceedings of this Board.

GREEN AND GROSS, P.C.

Jim Quish, Chairman

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March 1, 2024

Additionally, although Attorney Green, again, is unable to attend next week, on his behalf I am separately submitting, by email, documents for inclusion in the record that he would intend to discuss if his request for a continuance is granted by the Board.

If you require additional information with respect to the foregoing, please do not hesitate to contact me.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in blue ink that reads "Linda Pesce Laske". The signature is written in a cursive, flowing style.

Linda Pesce Laske

LPL:laf

cc: Christopher McKenna

Kevin Curseaden, Esquire



94 Edgewater Pl

94 Edgewater Place and 104 Edgewater Place April 2023



Milford, Connecticut

Google Street View

Apr 2023

See more dates

Image capture: Apr 2023 © 2024 Google





94 Edgewater PI

94 Edgewater Place and 104 Edgewater Place Nov 2015

//



Milford, Connecticut

Google Street View

Nov 2015

See latest date

Google

Image capture: Nov 2015 © 2024 Google



AGREEMENT

WHEREAS ALFRED B. STANFORD and BERENICE L. STANFORD are the owners of an undivided two-thirds interest in property known as Lots Nos. 45, 46, 47 and 48 in Section B on a map entitled "Map of Walker Manor, Milford, Conn.", on file for reference in the Milford Town Clerk's Office; and intend to convey one-half of their said interest to John L. Cadley and Elizabeth S. Cadley; and

WHEREAS HELEN G. BERNBLUM is the owner of an undivided one-third interest in said premises; and

WHEREAS said Helen G. Bernblum is this day conveying her said undivided one-third interest to Daniel E. Offutt; and

WHEREAS the above described premises are used for docking facilities for three boats, each undivided one-third interest being entitled to docking facilities for one boat; and

WHEREAS it is the desire of all of the above named parties that the right to and layout of said docking facilities be further defined;

NOW THEREFORE each of the undersigned agrees that the finger floats shall be placed in the water as shown on the sketch attached hereto and made a part hereof unless said layout shall be changed by unanimous agreement of the undersigned.

The parties hereto further agree for themselves, their heirs, successors in interest, administrators, executors and assigns, that if anyone of them desires to sell his interest in said premises he shall first offer it to the other owners of an undivided interest in said premises at the same price he is offered by an independent bona fide purchaser and the then owners of an undivided interest in said premises shall have the right to purchase the same within ten (10) days of the date of offer in the same proportion as their undivided interest bears to the whole interest in said premises.

This agreement shall be binding upon and inure to the benefit of the

undersigned parties hereto and their respective heirs, successors in interest, administrators, executors and assigns, including said John L. Cadley and Elizabeth S. Cadley.

IN WITNESS WHEREOF the undersigned have heretofore set their hands and seals this 3rd day of January, 1972.

In presence of:

<u>Marilyn P. Lundgren</u> Marilyn P. Lundgren	<u>Alfred B. Stanford</u> (L. S.) Alfred B. Stanford
<u>Elsa L. Warner</u> Elsa L. Warner	<u>Berence L. Stanford</u> (L. S.) Berence L. Stanford
<u>William D. Harlow</u> William D. Harlow	<u>Daniel E. Offutt</u> (L. S.) Daniel E. Offutt
<u>Florence G. Brodman</u> Florence G. Brodman	

STATE OF CONNECTICUT) ss Milford January 3, 1972
COUNTY OF NEW HAVEN)

Personally appeared Alfred B. Stanford and Berence L. Stanford, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

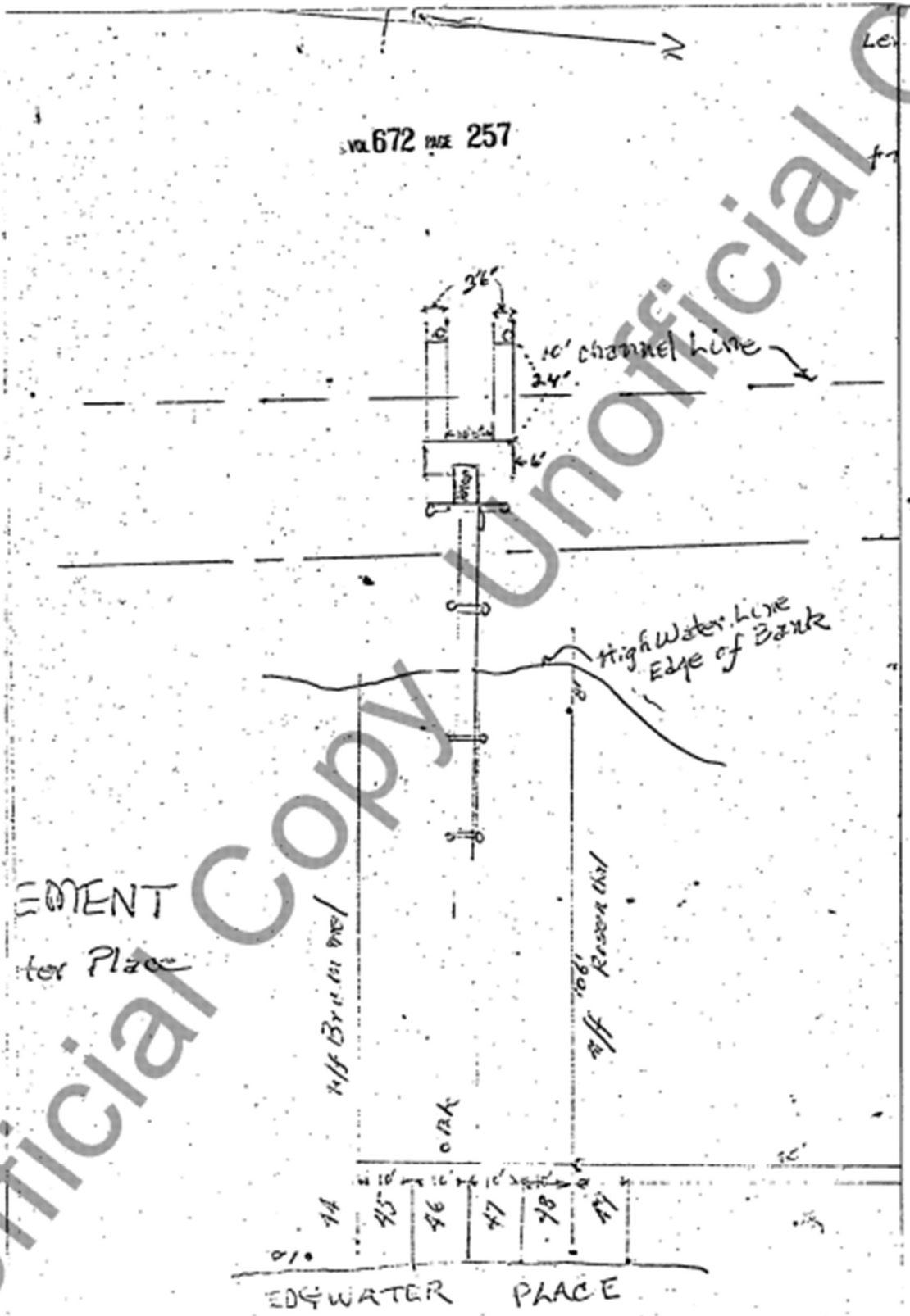
Florence G. Brodman
Florence G. Brodman
Commissioner of the Superior Court

STATE OF CONNECTICUT) ss Milford January 3, 1972
COUNTY OF NEW HAVEN)

Personally appeared Daniel E. Offutt, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

William D. Harlow
William D. Harlow
Commissioner of the Superior Court

Vol 672 PAGE 257



EMENT
ter Place

EDGEWATER PLACE

Received for record Jan. 4, 1972 at 9:02 a.m. and recorded by me,

Margaret Egan City Clerk

0 EDGEWATER PL

Location 0 EDGEWATER PL

Mblu 45/ 513/ 39/ /

Acct# 014240

Owner ARTZ BRENTON C &

Assessment \$169,370

Appraisal \$241,950

PID 11429

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$4,500	\$237,450	\$241,950
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$3,150	\$166,220	\$169,370

Owner of Record

Owner ARTZ BRENTON C &
Other ARTZ DEIDRA M & SURV
Address 9 NAYER LA
 MILFORD, CT 06460

Sale Price \$225,000
Certificate
Book & Page 02719/0065
Sale Date 04/30/2003
Instrument 08

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARTZ BRENTON C &	\$225,000		02719/0065	08	04/30/2003
OFFUT DANIEL E	\$0		01056/0029		02/26/1980

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Outbuildings
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 Description:	
Kitchen Descrip:	
Num Kitchens	
Cndtn	
Int Condition:	
Solar Panels	
House Generator	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/MilfordCTPhotos/\00\02\39\52.jpg)

Building Layout

Building Layout (ParcelSketch.aspx?pid=11429&bid=11551)

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FOP	OPN PRCH/SCRNHSE			240.00 S.F.	\$4,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$4,500	\$237,450	\$241,950
2019	\$3,040	\$200,000	\$203,040
2018	\$3,040	\$200,000	\$203,040
2017	\$3,040	\$200,000	\$203,040

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$3,150	\$166,220	\$169,370
2019	\$2,130	\$140,000	\$142,130
2018	\$2,130	\$140,000	\$142,130
2017	\$2,130	\$140,000	\$142,130

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V. 152

MANUSCRIPT—VOL. 162.
TRUSTEE'S DEED:

Deed into
ORIGINAL DEVELOPER

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TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING:

KNOW YE, THAT We, JOHN KRASBY WALKER, WARREN WALKER, and ELISE W. MORRIS, all of the City of Philadelphia, in the State of Pennsylvania, Executors and Trustees by and under the last will of JOHN S. WALKER, late of the City of Philadelphia, State of Pennsylvania, For the consideration of Fifty-four thousand Dollars received to our full satisfaction of WILLIAM V. DOYLE, of the Village of Portchester, in the County of Westchester, and State of New York, do give, grant, bargain, sell and confirm unto said WILLIAM V. DOYLE, and unto his heirs and assigns forever, all the right, title, interest, claims and demands which the said John S. Walker had at the time of his death, or which we as such Executors and Trustees have or ought to have in and to

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Milford, in the County of New Haven, and State of Connecticut, and bounded and described as follows:

Beginning on the westerly side of Gulf Street, where the same is intersected by the division line between lands now or formerly of Jessie Nicol Rose and land of grantors, running thence in a westerly direction along land of the said Jessie Nicol Rose, and land now or formerly of Edward G. Miles, to Milford Harbor, thence in a southerly direction as Milford Harbor turns and bends, to land now or formerly of Jennie Merwin, thence easterly along land of the said Jennie Merwin, to a cedar post, thence southerly still along land now or formerly of said Jennie Merwin, to the northerly side of the Dock Road, so-called, thence easterly along the northerly side of Dock Road, so-called, 536.56 feet, more or less, to the westerly side of Gulf Street, thence northerly along the westerly side of Gulf Street, 1286 feet, more or less, to the point and place of beginning.

TOGETHER with all the right, title, and interest of the grantors in and to Gulf Street, Dock-Road, so-called, and Milford Harbor, abutting and adjoining the above described premises.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said grantee, his heirs and assigns forever, to his and their proper use and behoof.

AND we, the said grantors, do for ourselves, our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we have full power and authority as Executors and Trustees aforesaid to bargain and sell the same in manner and form as above written.

AND FURTHERMORE we, the said grantors, do by these presents bind ourselves and our heirs forever to WARRANT and defend the above granted and bargained premises to said William V. Doyle, said grantee, his heirs and assigns against all claims and demands of any person or persons claiming by, from and under us as Executors and Trustees aforesaid.

V. 152

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 8th day of September 1923.

Witness
John R. Strain
Thomas M. Steele

John K. Walker (L.S.)
Warren Walker (L.S.)
Elise W. Morris (L.S.)
Executors and Trustees by and under the last will of John S. Walker, deceased.

STATE OF CONNECTICUT,)
COUNTY OF NEW HAVEN,) ss. Milford, September 8th 1923.

Personally appeared JOHN KEASBY WALKER, and ELISE W. MORRIS, Executors and Trustees by and under the last will of John S. Walker, deceased, Signers and Sealers of the foregoing instrument and acknowledged the same to be their free act and deed, as Executors and Trustees aforesaid, before me,

Thomas M. Steele Notary Public.

STATE OF CONNECTICUT,)
COUNTY OF NEW HAVEN,) ss. Milford, September 8th, 1923.

Personally appeared WARREN WALKER, one of the Executors and Trustees, by and under the last will of John S. Walker, deceased, Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed, as Executor and Trustee aforesaid, before me,

Ella Phillips Notary Public.

In rev. stamps \$54.00
affixed and cancelled.

Received for record September 8, 1923 at 1h 15m P. M. and recorded by me.

TOWN CLERK.

MORTGAGE DEED:

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING:

KNOW YE, That I, WILLIAM V. DOYLE, of the Village of Portchester, in the County of Dutchess, and State of New York, Grantor, for the consideration of one dollar and other valuable considerations, received to my full satisfaction of John Keasby Walker, Warren Walker, and Elise W. Morris, all of the City of Philadelphia, in the State of Pennsylvania, Executors and Trustees, by and under the last will of John S. Walker, Grantees, do give, grant, bargain, sell and confirm unto the said Grantees, their executors, heirs, and assigns forever, all that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Milford, in the County of New Haven, and State of Connecticut, and bounded and described as follows:

BEGINNING on the westerly side of Gulf Street, where the same is intersected by the division line between lands now or formerly of Jessie Nicol Rose, and land this day conveyed to William V. Doyle, running thence in a westerly direction along land of the said Jessie Nicol Rose and land now or formerly of Edward G. Miles, to Milford Harbor thence in a southerly direction as Milford Harbor turns and bends, to land now or

V. 160

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160/43

MANUSCRIPT-VOL. 160

Dated at Milford, Connecticut, this 6th day of March, 1924.

IDA E. HELLER,
By Samuel L. Rickles, Her Attorney.

Received for record September 5, 1924 at 5h 23m P. M. and recorded by me.

TOWN CLERK.

QUIT CLAIM DEED:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM V. DOYLE, of the Village of Port Chester, County of Westchester and State of New York, for the consideration of One (\$1.00) Dollar and other valuable consideration, received to my full satisfaction of ERNST C. ADAMS and ROBERT R. ROSAN both of the City of Bridgeport, Fairfield County, State of Connecticut and GEORGE BARUCH and WILLIAM BARUCH, both of the Town of Rye, Westchester County, New York, do by these presents remise, release and forever QUIT CLAIM unto the said Ernst C. Adams, Robert R. Rosan, George Baruch and William Baruch, all right, title, interest, claim and demand whatever which I the said releasor have or ought to have in or to all that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Milford, in the County of New Haven, and State of Connecticut, and bounded and described as follows:-

BEGINNING on the westerly side of Gulf Street where the same is intersected by the division line between lands now or formerly of Jessie Nicol Rose, and land formerly of John S. Walker, deceased, running thence in a westerly direction along land of the said Jessie Nicol Rose and land now or formerly of Edward G. Miles, to Milford Harbor, thence in a southerly direction as Milford Harbor turns and bends, to land now or formerly of Jennie Merwin, thence easterly along land of the said Jennie Merwin, to a cedar post; thence southerly still along land now or formerly of said Jennie Merwin, to the northerly side of the Dock Road, so-called; thence easterly along the northerly side of Dock Road, so-called, 536.66 feet, more or less, to the westerly side of Gulf Street; thence northerly along the westerly side of Gulf Street, 1286 feet, more or less, to the point and place of beginning.

Together with all the right, title and interest of the Grantor in and to Gulf Street, Dock Road, so-called, and Milford Harbor abutting and adjoining the above described premises.

Being the same premises heretofore conveyed by John Keasby Walker, Warren Walker and Elise Morris, Executors and Trustees by and under the will of John S. Walker, to me.

Subject to a purchase money mortgage of Forty-three thousand two hundred (\$43,200.00) Dollars.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said releasees their heirs and assigns forever, so that neither I the said releasor nor my heirs, nor any person under me or them, shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I and they are by these presents

In Part Subscribed in Vol. 160 Page 410
 Samuel L. Rickles Town Clerk
 In Part Subscribed in Vol. 160 Page 571
 Samuel L. Rickles Town Clerk

Wm. V. Doyle to Adams et al

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forever barred and secluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this Seventeenth day of October, A.D. 1923.

Signed, sealed and delivered in presence of

Margaret M. Kelly

Betty Barron

William V. Doyle (seal)

STATE OF NEW YORK
Westchester County

ss.

October 17th A.D. 1923.

Personally appeared WILLIAM V. DOYLE signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me,

Margaret M. Kelly Notary Public, Westchester County, N.Y.

State of New York
County of Westchester

} ss.

I, LOUIS N. ELLRODT, Clerk of the County of Westchester, and also Clerk of the Supreme and County Courts in and for the said County, the same being Courts of Record, DO HEREBY CERTIFY, that Margaret M. Kelly whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and ^{for} such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances of land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Courts and County, the 3 day of Sept. 1924.

Seal.

Louis N. Ellrodt Clerk.

In. rev. stamps \$.50
affixed and cancelled.

Received for record September 5, 1924 at 5h 30m P. M. and recorded by me.

TOWN CLERK.

ASSIGNMENT OF MORTGAGE:

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING:

KNOW YE, That I, WILLIAM V. DOYLE, of the Village of Port Chester, Westchester County and State of New York the Mortgagee named in a certain mortgage from WILLIAM A. ROSE of the Town of Milford to WILLIAM V. DOYLE of the Village of Port Chester, New York, which said mortgage is recorded in the Milford Land Records, Volume 149 page 356 in consideration of One Dollar and other valuable consideration received to my full satisfaction of WILLIAM BARUCH of the Village of Port Chester, and ERNST C. ADAMS and NANCHEM ROSAN both of the City of Bridgeport, Connecticut, and HATTIE K. BARUCH of the Village of Port Chester, Westchester County, New York do hereby sell, assign,

L49 L50

QUIT CLAIM-VOL. 177.

KNOW ALL MEN BY THESE PRESENTS:

We, WILLIAM BARUGH of the Town of Rye, Westchester County, State of New York, ERNST C. ADAMS of the City of Bridgeport, State of Connecticut, and ROBERT R. ROSAN of the Town of Milford, State of Connecticut, in full satisfaction of One Dollar and other valuable consideration, received to our full satisfaction of MAY A. SWANSON of the Town of Milford, New Haven County, State of Connecticut, by these presents, Release and forever QUIT CLAIM unto the said MAY A. SWANSON

B Lots are the Bomb Slips

demanded whatsoever, as which we the said Releasees have or ought to have, in or to. All those certain pieces or parcels of land, situated in the Town of Milford, New Haven County, State of Connecticut, known and designated as lots Nos. 49 and 50 in Section B, on a map entitled Map of Walker Manor, Milford, Connecticut, and on file in the office of the Town Clerk of Milford.

*

Said premises shall be subject to the following restrictions, to wit: All the lots shown and designated on said Map in Section B, shall be used for the purpose of building a dock or a private boat house not to exceed 12 feet in height above the present level of the land at such place, and said lot or lots shall be used for no other purpose.

Airtz Lot - 1 of 5

Do Give and to Hold the premises, with all their appurtenances, unto the said Releasee his heirs and assigns forever, said so that neither we or them, shall hereafter have any Claim, Right under us or this, in or to the premises, or any part thereof; but therefrom we and they are by these presents forever barred and secluded.

In Witness Whereof we have hereunto set our hands and seals, this the 17th day of June A. D. 19 27.

Signed, sealed and delivered in presence of

Margaret M. Kelly
Marie Reeth

Ernst C. Adams (seal)
William Bernoh [SEAL]
Robert R. Rosan [SEAL]

New York
STATE OF CONNECTICUT, } ss. Port Chester, N.Y. June 17th A.D. 19 27.
Westchester }
Westchester

Personally appeared WILLIAM BARUGH, ERNST C. ADAMS and ROBERT R. ROSAN, Signers and Sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Margaret M. Kelly Commissioner of Deeds, Justice of the Peace
of the State of Connecticut, residing Notary Public
in the State of New York. Commissioner of the Superior Court
for New Haven County

Received for record, June 29, 19 27 at 4 h 48m P.M., and recorded by me. Town Clerk.

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LOTS
45, 46
47 & 48
SECT. B.

~~To all People to whom these Presents shall come--GREETING :~~

KNOW ALL MEN BY THESE PRESENTS
~~That WE, WILLIAM BARUCH of the Town of Rye, Westchester County, and State of New York, and ROBERT R. ROSAN of the Town of Milford, New Haven County, and State of Connecticut,~~

For the consideration of One (\$1.00) dollar
received to ~~OUR~~ full satisfaction of CHARLES HUGINS and ANNETTA L. HUGINS both of
said Town of Milford,

by these Presents
~~do~~ remise, release and forever QUIT CLAIM unto the said CHARLES HUGINS and ANNETTA L. HUGINS
heirs and assigns forever, all the right, title, interest, claim and
demand whatsoever which we
the said Releasers haVeor ought to have, in or to All those certain pieces or parcels of land sit-
uated in the Town of Milford, New Haven County, and State of Connecticut, known and
designated as Lots 45, 46, 47 and 48 in Section B on a map entitled, "Map of Walker
Manor, Milford, Connecticut," and on file for reference in the office of the Town
Clerk of Milford.

To Have and to hold the premises, with all the appurtenances, unto the said Releasee s
heirs and assigns forever,
so that neither WE
the said Releaser s nor OUR heirs, nor any other person
or them, shall hereafter have any Claim, Right
under US
or Title, in or to the premises, or any part thereof; but therefrom WE
and they are by these presents forever barred and secluded.

IN WITNESS WHEREOF, WE have hereunto set OUR hand s and seal s , this 9th day of
September A. D. 19 40

Signed, sealed and delivered
in presence of

William E. Frey

Dorothy Adis

William Baruch (Seal)

Robert R. Rosan (Seal)

STATE OF CONNECTICUT, } ss
NEW-HAVEN COUNTY, } ss
MILFORD Greenwich Sept. 9th A.D 19 40
Personally appeared William Baruch and Robert R. Rosan

instrument, and acknowledged the same to be their free act and deed, before me. Signers and Sealer s of the foregoing

SEAL

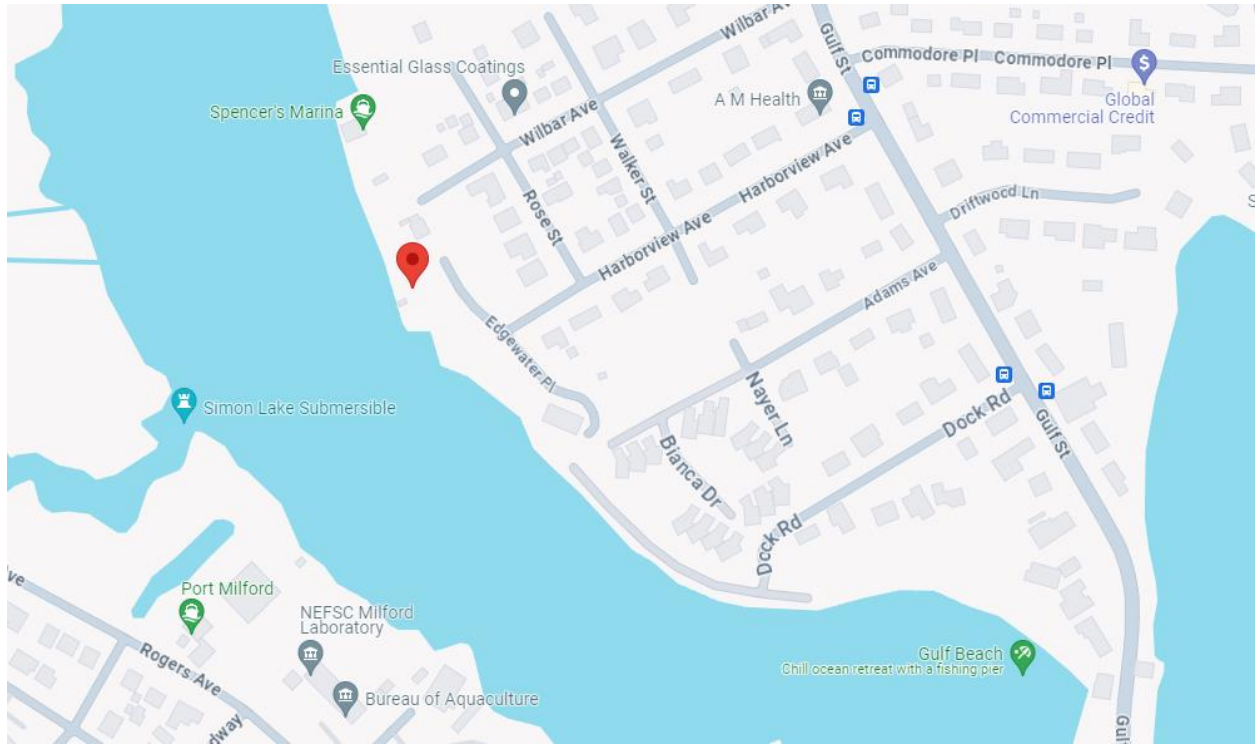
William E. Frey

Justice of the Peace.
Notary Public.
Commissioner of the Superior Court
for New-Haven County

Received for Record, Sept. 11

1940, at 9 122 m A.M., and recorded by me.

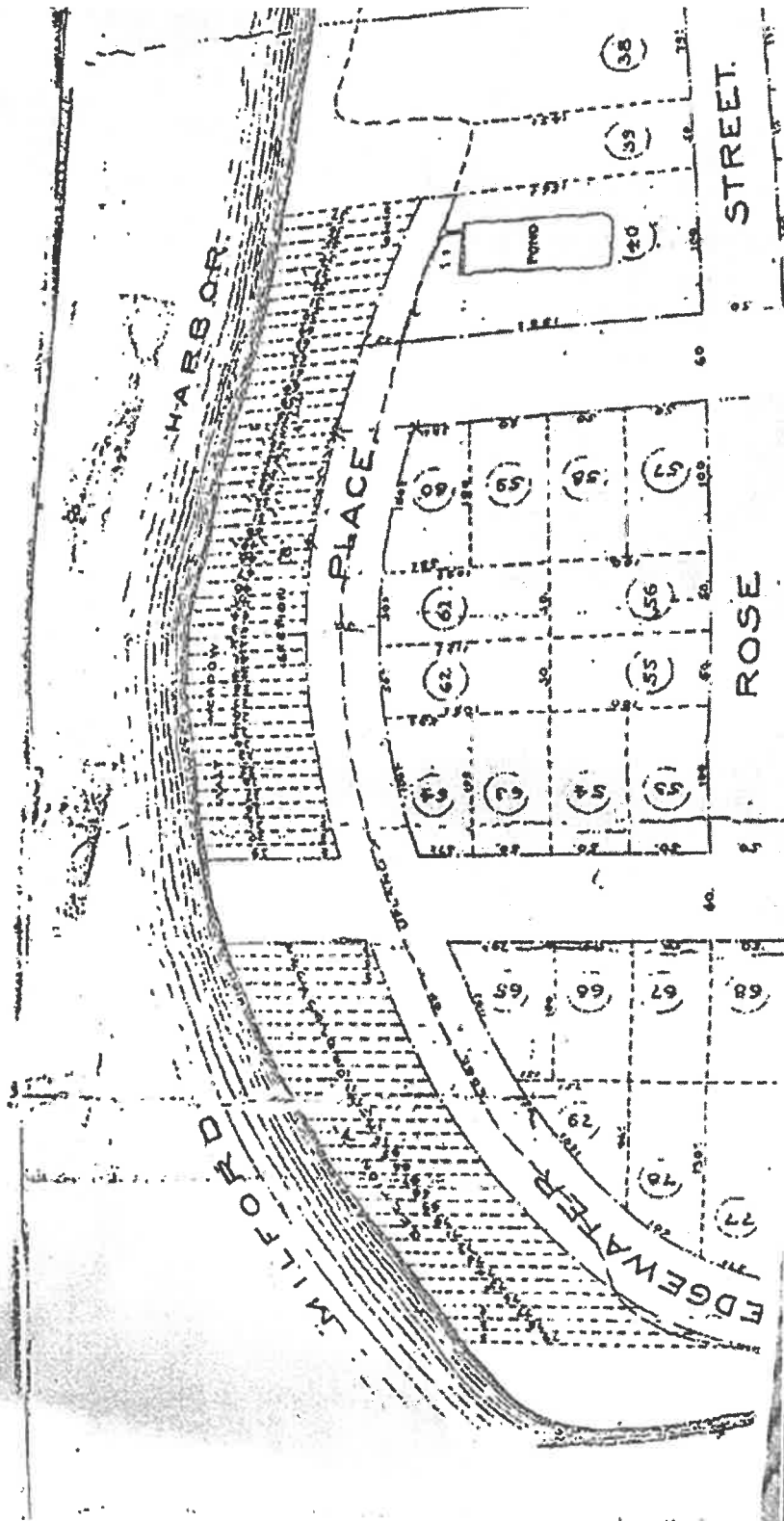
Glaucia M. Smalley Town Clerk



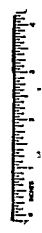
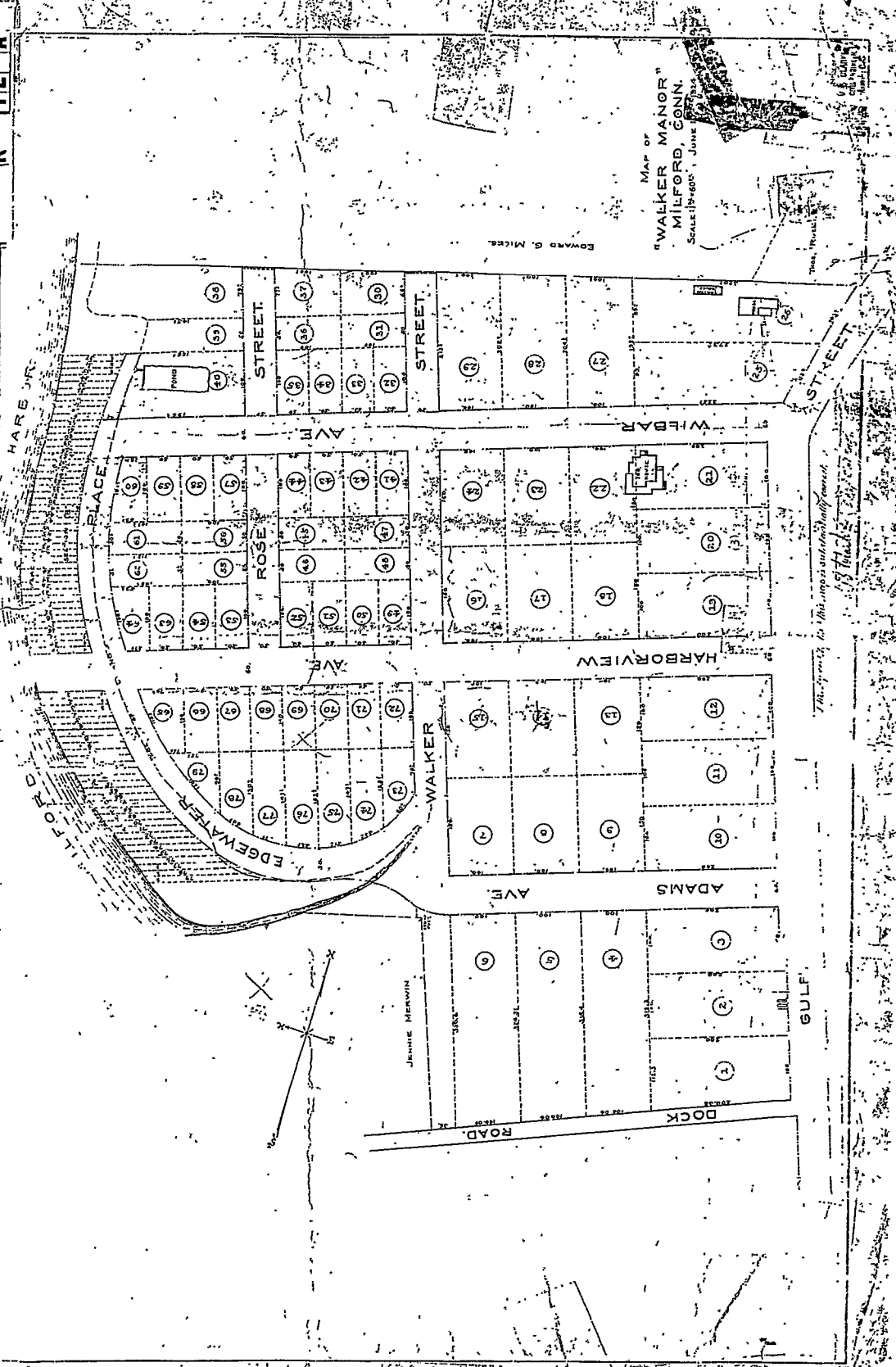


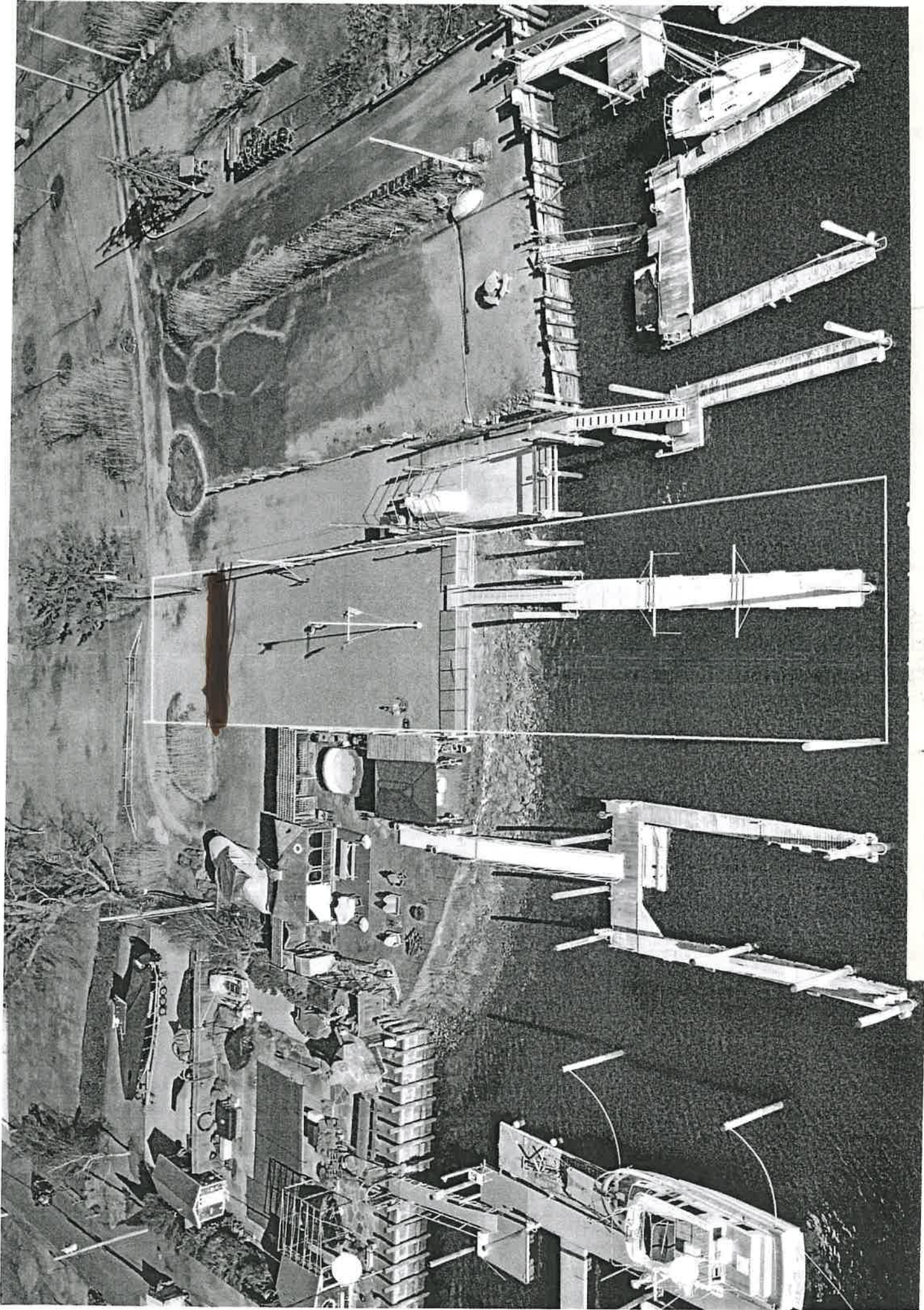
1924 Map of Walker Manor- Detail, Salt Meadow parcels, Section "B"

Walker Manor Development 1924



R 12-A





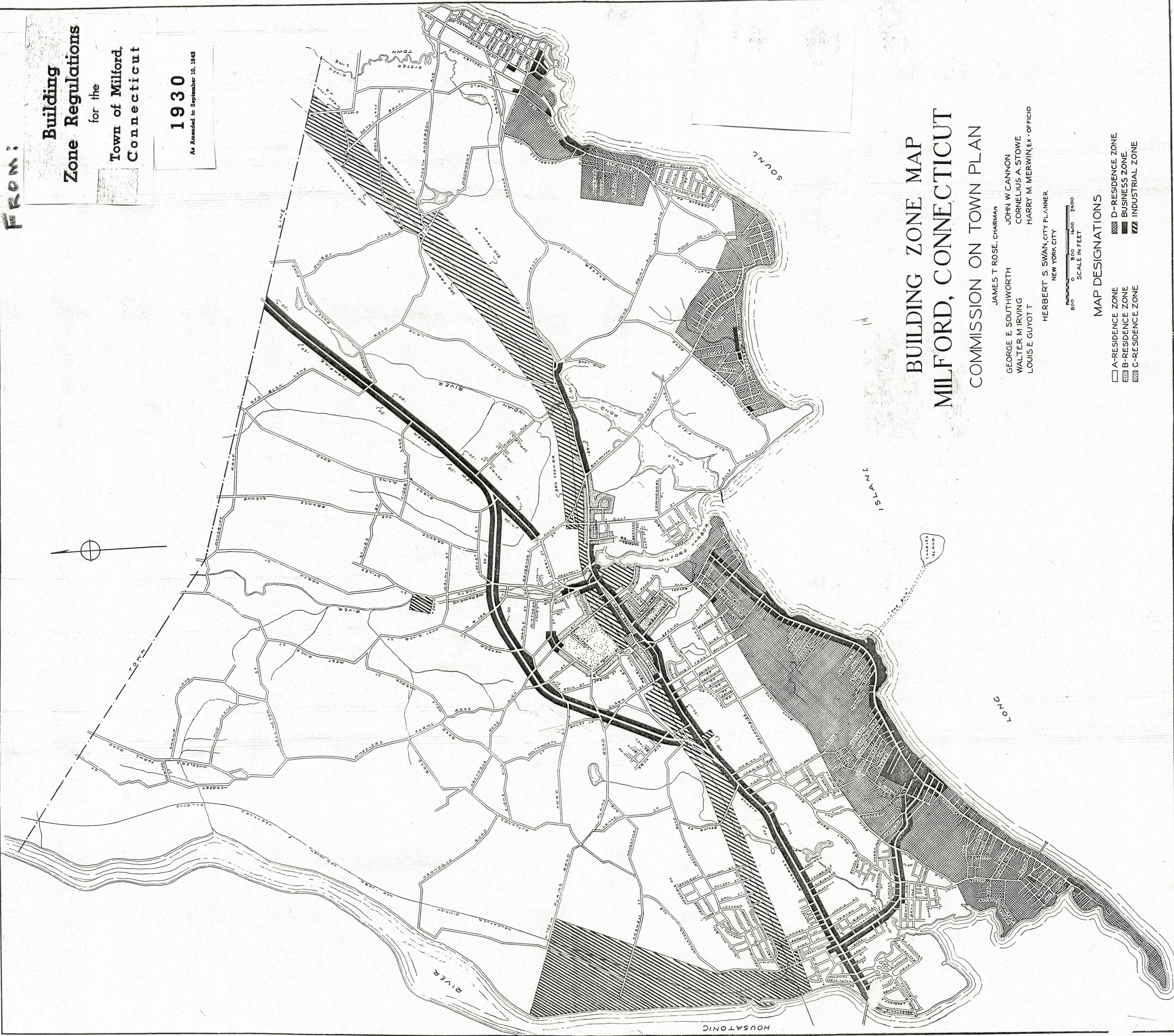
water tower H 01

FROM:

Building Zone Regulations for the Town of Milford, Connecticut

1930

As Amended to September 10, 1943



BUILDING ZONE MAP MILFORD, CONNECTICUT

COMMISSION ON TOWN PLAN

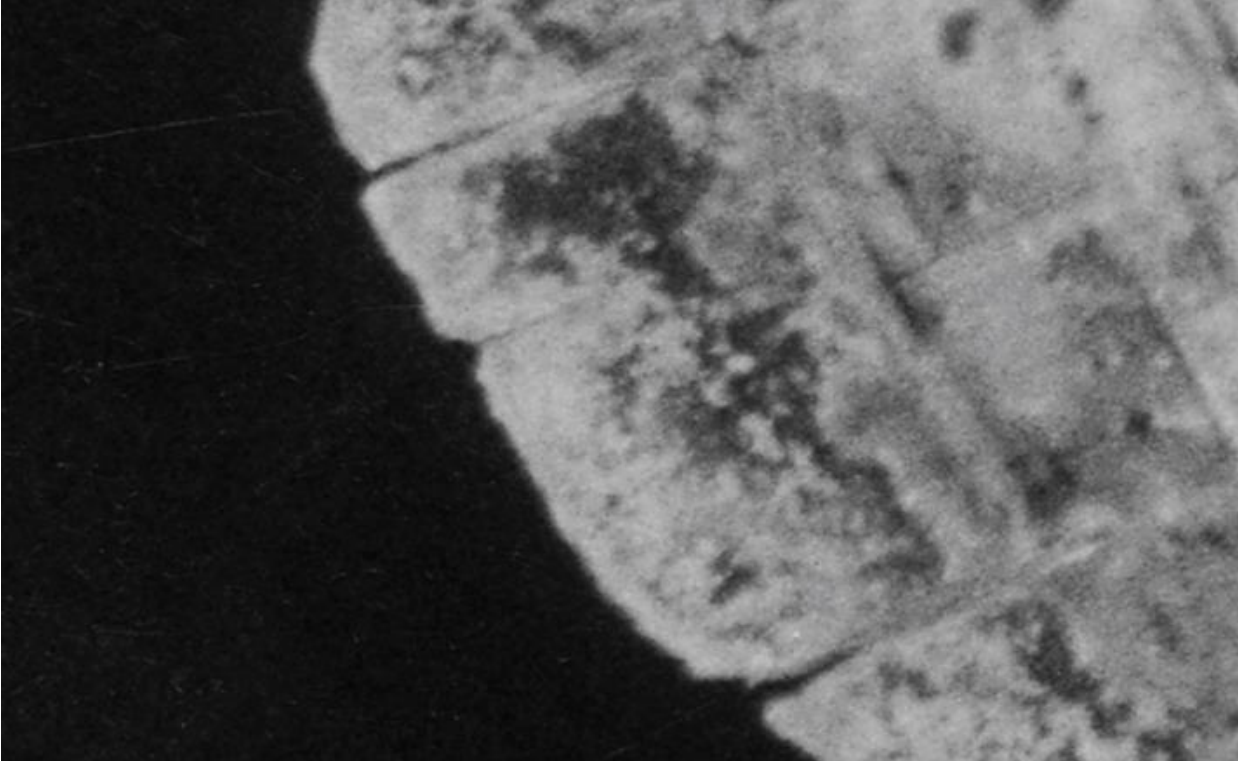
- JAMES T. ROSE, CHAIRMAN
- GEORGE E. SOUTHWORTH
- WALTER M. IRVING
- LOUIS E. GUYOT
- JOHN W. CANNON
- CORNELIUS A. STOWE
- HARRY M. MERWIN, EX-OFFICIO
- HERBERT S. SWAN, CITY PLANNER
- NEW YORK CITY

800 0 800 1600 2400
SCALE IN FEET

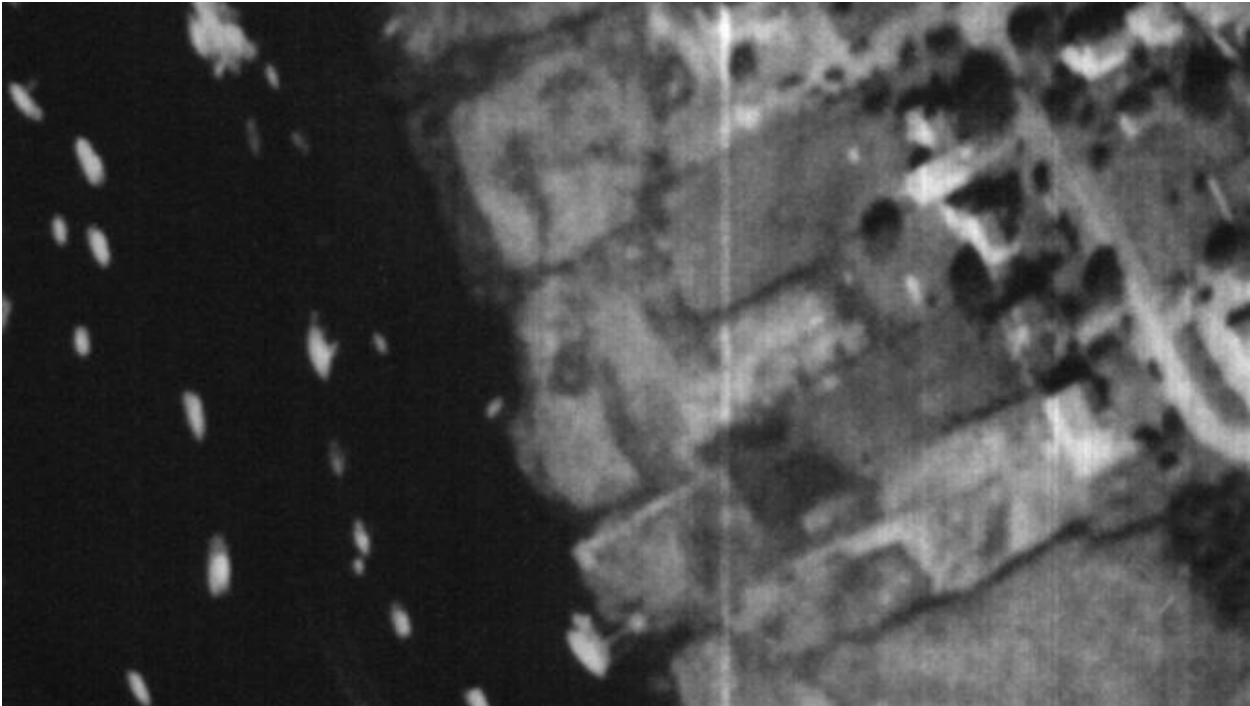
MAP DESIGNATIONS

- A-RESIDENCE ZONE
- B-RESIDENCE ZONE
- C-RESIDENCE ZONE
- D-RESIDENCE ZONE
- BUSINESS ZONE
- INDUSTRIAL ZONE

1934 image Edgewater Place



1951 image Edgewater Place



1970 image Edgewater Place



1986 image Edgewater place



1990 image Edgewater Place



1995 image Edgewater Place



2004 image Edgewater Place



2006 image Edgewater Place



2008 image Edgewater Place



2010 image Edgewater Place

