

The original definition of a "lot" in the Milford Zoning Regulations Dated June 11, 1930

Lot – A "lot" is a parcel of land occupied or designed to be occupied by one building and accessory buildings or uses customarily incident to it, including such open space as are arranged and designed to be used in connection with such building.

The current definition of a "lot" in the Milford Zoning Regulations dated March 22, 2019, page XI-15

Lot – a parcel of land occupied or to be occupied by a building or group of buildings and accessory building, together with such open space as are required under the provisions of these regulations.

Does an approximately 10 x 100 strip of land in a salt marsh qualify as a "lot" capable of housing a building and accessory buildings? The answer is NO.

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104 EDGEWATER PLACE, MILFORD

AERIAL MAPS AND STREET MAP DETAIL 1934-2010

Edgewater Place, current google maps street location detail

Aerial images 104 Edgewater Place, Milford, Connecticut

1934

1951

1970

1986

1990

1995

2004

2006

2008

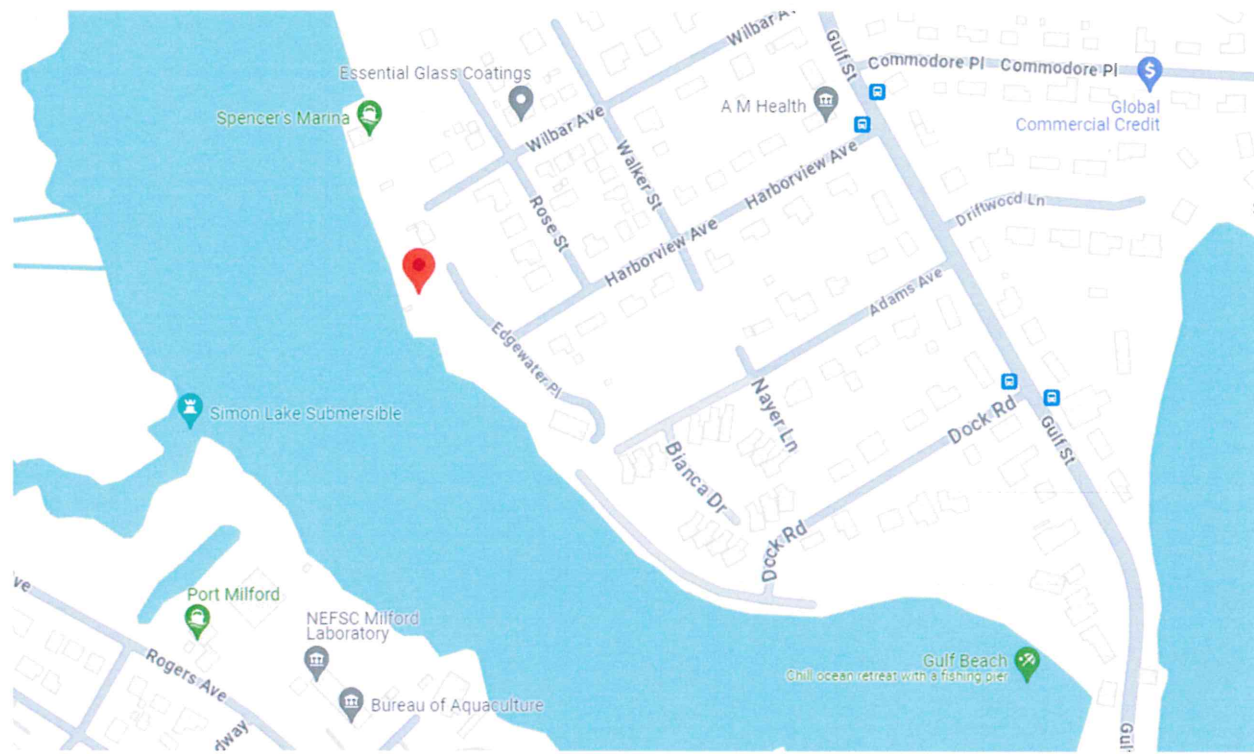
2010

Aerial photo excerpts from images in online archives of the Connecticut State Library and the UConn Library Map and Geographic Information Center:

<https://libguides.ctstatelibrary.org/hg/aerialphotos>

http://magic.lib.uconn.edu/mash_up/aerial_index.html

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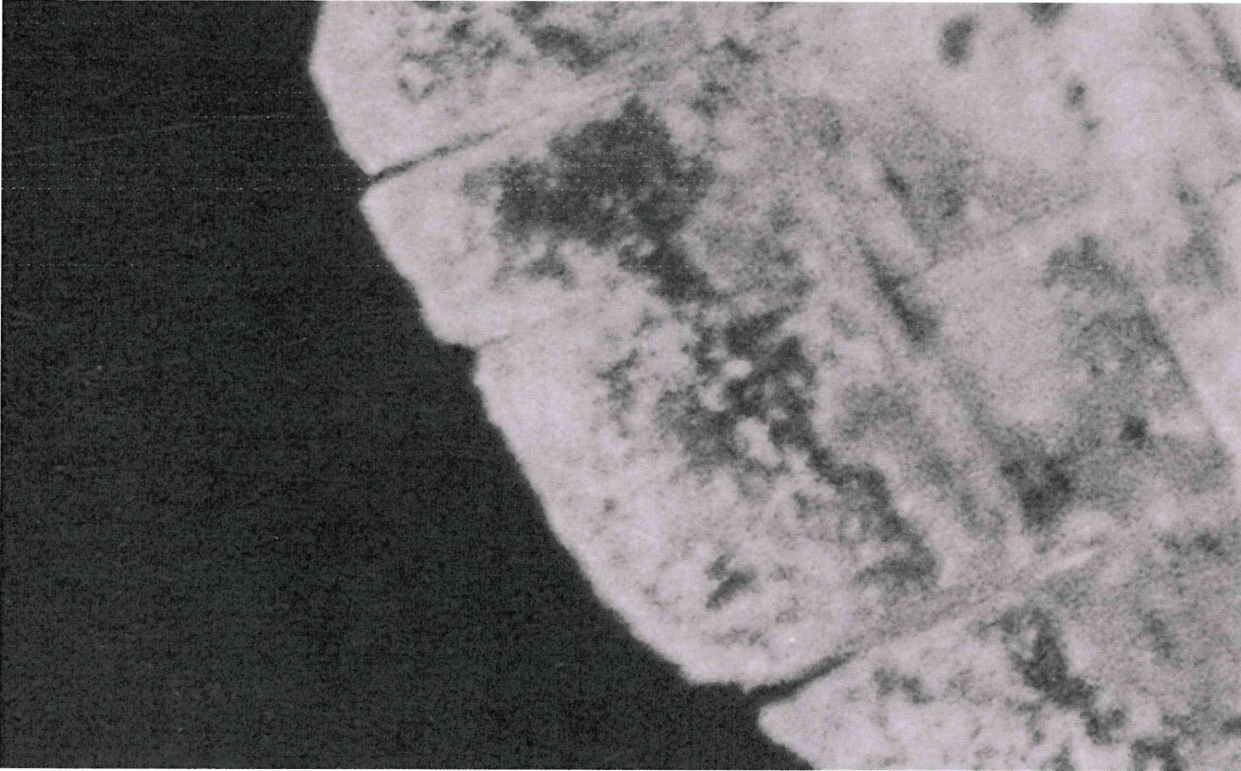
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1934 image Edgewater Place

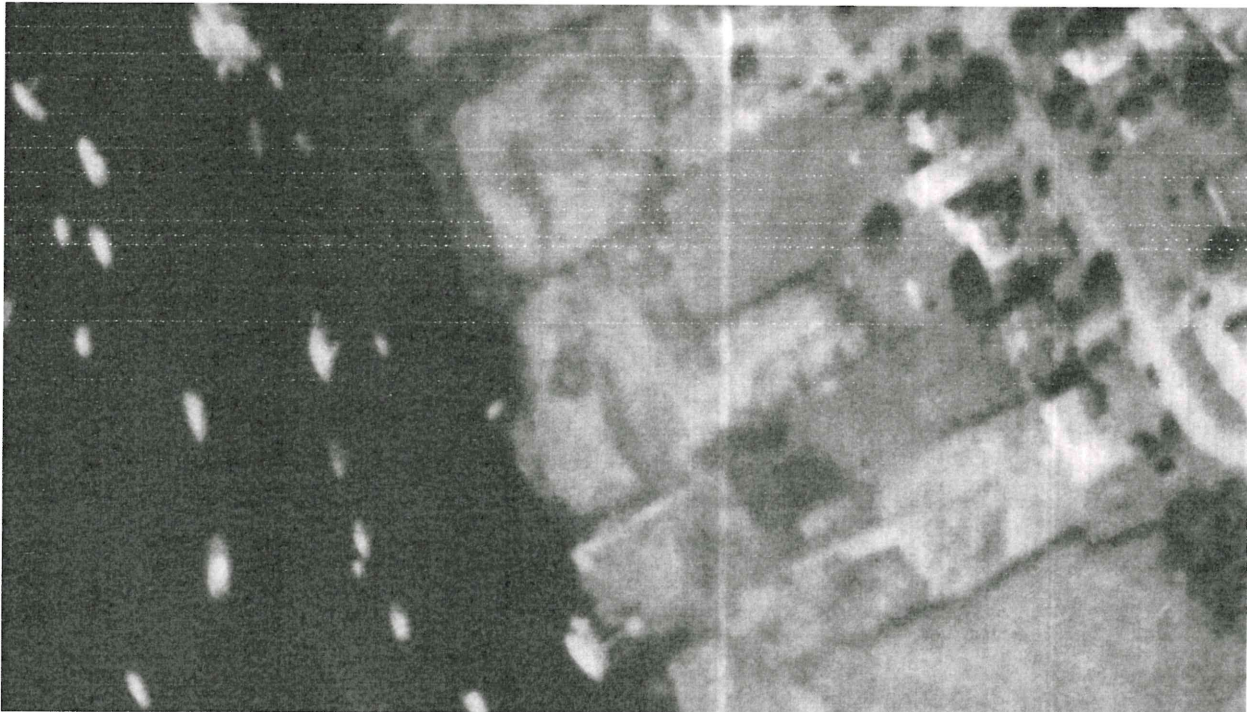


1951 image Edgewater Place

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1970 image Edgewater Place



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1986 image Edgewater place



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1990 image Edgewater Place



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1995 image Edgewater Place



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2004 image Edgewater Place



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2006 image Edgewater Place



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2008 image Edgewater Place



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2010 image Edgewater Place



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35 Conn.App. 820
Appellate Court of Connecticut.

Lena M. JOHNSON

v.

BOARD OF ZONING APPEALS of the
TOWN OF STRATFORD.

No. 12564.

Argued May 6, 1994.

Decided Sept. 6, 1994.

Synopsis

After city board of zoning appeals sustained planning and zoning administrator's denial of certificate of zoning compliance to build single-family residence on undeveloped lot, owner appealed. The Superior Court, Judicial District of Fairfield, Levin, J., dismissed appeal. Owner obtained certification and appealed. The Appellate Court, Lavery, J., held that, undeveloped lot, which was created prior to adoption of zoning regulations and which complied with those regulations when adopted, was not protected from later regulations that rendered it nonconforming.

Affirmed.

Attorneys and Law Firms

**954 *821 Carl E. Watt, Stratford, for appellant (plaintiff).

John A. Florek, Town Atty., for appellee (defendant).

Before *820 LAVERY, FREDERICK A. FREEDMAN
and SPEAR, JJ.

Opinion

LAVERY, Judge.

The issue in this appeal is whether an undeveloped lot, which was created prior to the adoption of zoning regulations and which complied with those regulations when adopted, is protected from later regulations that

render it nonconforming. We answer in the negative and affirm the judgment of the trial court.

The plaintiff owns a plot of land fifty feet by approximately 107 feet located in a development on Wells Place in Stratford, and referred to as lot 19. Lot 19 was created when real property owned by Flora Deckand was subdivided in 1918. A map of the resulting fifty-two lots was accepted by the Stratford selectmen on March 4, 1918, and was recorded.

In 1927, Stratford adopted zoning regulations to which lot 19 conformed. In 1939, lot 19 was purchased by the owner of adjoining lot 18. Until that time, the two lots had been independently owned, separately taxed, and maintained as individual lots. In fact, separate sewer lines were run to each lot. Lot 18 was developed with a single-family house. Although there is some evidence that there had been a house on lot 19, the lot was undeveloped when purchased in 1939.

Stratford amended its zoning regulations in 1945 to require a minimum lot width of sixty feet, ten feet more than the width of lot 19. The plaintiff purchased lots 18 and 19 in 1985, and subsequently sold lot 18. Lot 19 is the last undeveloped lot of the original subdivision. *822 The plaintiff, on five occasions, applied to the Stratford zoning board for a variance to permit her to construct a single-family residence on lot 19. Each petition was denied. The plaintiff appealed the last denial to the Superior Court. That appeal was dismissed without prejudice, however, because the court believed that the plaintiff should have sought a building permit rather than a variance. *Johnson v. Board of Zoning Appeals*, Superior Court, judicial district of Fairfield, Docket No. CV 90-0275682 (July 3, 1991).

On February 24, 1992, the plaintiff applied to the Stratford planning and zoning administrator for a certificate of zoning compliance in order to obtain a building permit for a single-family house on lot 19. The administrator denied the application on February 25, 1992, explaining that lot 19 did not conform to the zoning regulations and was not exempt from those regulations because (1) the selectmen did not act as a planning commission when they accepted the subdivision of Deckand's land, and (2) the selectmen did not possess the power to approve a subdivision of land.¹ *823 Thus, because he believed that lot **955 19 was a nonconforming lot, the zoning administrator denied the application for a certificate of zoning compliance.

The plaintiff appealed the administrator's denial to the

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Johnson v. Board of Zoning Appeals of Town of Stratford, 35 Conn.App. 820 (1994)

646 A.2d 953

Stratford board of zoning appeals. The board sustained the administrator's decision on the same grounds as those set forth in the administrator's letter.

The plaintiff appealed to the Superior Court, claiming that lot 19 was exempt from the sixty foot requirement and that the board had unreasonably and arbitrarily denied her petition. In a thorough opinion, the trial court reviewed General Statutes § 8-26a² and found that the Stratford selectmen did not act as a planning commission in 1918, such that their acceptance of the subdivision map exempted lot 19 from compliance *824 with subsequent zoning regulations. The trial court further found that lot 19 was not shielded from subsequent zoning regulations by General Statutes § 8-2³ because the land had not been irrevocably committed to a particular use. The court concluded, therefore, that lot 19 did not conform to the applicable zoning regulations and that the board properly denied the plaintiff's petition.

We agree with the trial court's interpretation of § 8-26a. Subsection (b) of that statute shields from subsequent zoning regulations lots shown in a subdivision plan that was approved prior to the regulatory changes by the planning commission or other body exercising the powers of a planning commission. Approval of a subdivision plan by town selectmen acting in their capacities as selectmen cannot, however, be equated with approval by a planning authority. *Lebanon v. Woods*, 153 Conn. 182, 194, 215 A.2d 112 (1965). If, however, the Stratford selectmen exercised the powers of a planning commission when they adopted the map depicting lot 19, then lot 19 is shielded from the sixty foot requirement. Therefore, we must review the source of the planning authority wielded by the Stratford selectmen in 1918.

The Stratford selectmen could have derived their planning authority from only two sources: General Statutes (1918 Rev.) **956 § 5125⁴ and No. 264 of the 1913 Special Acts, as amended by No. 447 of the 1917 Special *825 Acts.⁵ The former authorized the selectmen to divide and otherwise dispose of common lands. The latter authorized the selectmen to regulate building construction and demolition, and lay out public ways and grounds. Neither provided the selectmen with the authority to divide private property or otherwise act as a planning commission. Therefore, we agree with the trial court's assessment that the subdivision map of Deckand's property was not properly approved as required by § 8-26a(b). Lot 19 is not shielded from subsequent zoning regulations by that section.

We also agree with the trial court's interpretation of § 8-2. Merely recording a map of land prior to the advent of

zoning regulations does not automatically exempt a nonconforming lot from subsequent regulations. *Sherman-Colonial Realty Corp. v. Goldsmith*, 155 Conn. 175, 183, 230 A.2d 568 (1967); *Lebanon v. Woods*, supra, 153 Conn. at 194, 215 A.2d 112; *Corsino v. Grover*, 148 Conn. 299, 314, 170 A.2d 267 (1961). Where land is "irrevocably committed" to a particular use, however, § 8-2 will protect that use from the subsequent enactment of zoning laws. Because undeveloped land has not been "irrevocably committed" to any particular use, § 8-2 does not protect nonconforming, undeveloped lots. See *Sherman-Colonial Realty Corp. v. Goldsmith*, supra, at 183, 230 A.2d 568; *Corsino v. Grover*, supra, at 314, 170 A.2d 267. Local regulations may, however, provide such protection. *Archambault v. Wadlow*, 25 Conn.App. 375, 379-80, 594 A.2d 1015 (1991).

*826 In this case, the applicable local zoning regulations do not protect lot 19 from the sixty foot requirement. Lot 19 was a conforming lot under the pre-1945 zoning regulations. Section 14.1 of the Stratford zoning regulations defines a nonconforming use as any use of a lot that does not conform to the regulations.⁶ Although the regulations include in the definition of "lot" parcels of land that have not yet been developed,⁷ the undeveloped property must be used to be protected as a nonconforming use. Because lot 19 was not in use when the sixty foot width requirement was adopted in 1945, it is not shielded from that requirement.

In reaching this conclusion, we note that merger does not apply to this case, even though lot 19 was jointly owned with lot 18 between 1939 and 1985. Contiguous land owned by the same person can merge into one lot if the owner so intends or the relevant zoning regulations so require. See *Iannucci v. Zoning Board of Appeals*, 25 Conn.App. 85, 89, 592 A.2d 970 (1991); *Neumann v. Zoning Board of Appeals*, 14 Conn.App. 55, 60, 539 A.2d 614, cert. denied, 208 Conn. 806, 545 A.2d 1103 (1988). Once merged, the lots form one lot that meets or more closely approximates the zoning requirements and the separate lots lose their exception for nonconformance. Thus, if merger applied to **957 this case, lot 19 would have lost its character as a separate, nonconforming lot when it was purchased by the owner of lot 18.

*827 That scenario, however, does not apply. The record reveals that throughout the history of lots 18 and 19, the owners have treated the lots as separate entities. We can divine nothing in the record that suggests that the owners intended to merge the property. See *Iannucci v. Zoning Board of Appeals*, supra, 25 Conn.App. at 89, 592 A.2d 970 (owner's intent is inferred from conduct with respect to land). Moreover, the Stratford zoning regulations do

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not require merger explicitly and do not support an inference that merger was intended. See *Neumann v. Zoning Board of Appeals*, supra, 14 Conn.App. at 60, 539 A.2d 614 (noting that merger can be derived from examination of entire zoning ordinance). Section 1.24 defines a lot as “[a] plot or parcel of land,” and permits no inference that the term lot includes adjacent parcels of land under single ownership. Cf. *id.*, 60–61. Thus, the unity of ownership did not merge lots 18 and 19.

This case is similar to *Kulak v. Zoning Board of Appeals*, 184 Conn. 479, 440 A.2d 183 (1981). Both *Kulak* and the present case dealt with a landowner seeking to build on an undersized lot, which was part of a subdivision created long before zoning. In both cases the lot conformed to the zoning requirements when they were first enacted and were rendered nonconforming by later regulations. In *Kulak*, our Supreme Court ruled that because the

nonconformity was created by the zoning change and not by the actions of the owner, the owner could and should have sought a variance. *Id.*, at 482, 440 A.2d 183. Similarly, we conclude that the plaintiff in this case “has the ... right to seek a variance and, if [her] request is supported in law, to obtain the variance.” *Id.*

The judgment is affirmed.

In this opinion the other Judges concurred.

All Citations

35 Conn.App. 820, 646 A.2d 953

Footnotes

¹ The planning and zoning administrator’s letter provided: “I have reviewed your application for a building permit and certificate of zoning compliance for [lot 19] and offer the following comments.

“(1) Lot 19 is located in an RS–4 District, which requires a minimum lot width of 60 feet. Lot 19 does not comply with Section 4.2 of the Zoning Regulations in that it has a lot width of only 50 feet.

“(2) On approximately five occasions applications to the Board of Zoning Appeals for variances of lot width and lot area were denied.

“(3) You have noted that this lot is shown on a map of Floral Park which was accepted and approved by the Selectmen of the Town of Stratford on March 14, 1918. In a legal memorandum from J. Roger Shull, former Assistance Town Attorney, dated June 12, 1989, the case of *Lebanon v. Woods*, [153 Conn. 182, 215 A.2d 112 (1965)], was cited, which stated that ‘our Supreme Court held that selectmen are not an other body exercising the powers of a planning commission.’ In the case of *Sherman[–Colonial Realty Corp. v. Goldsmith*, 155 Conn. 175, 230 A.2d 568 (1967)], it is stated that ‘the mere filing of maps for subdivision of a parcel of real estate does not necessarily immunize the subject property from subsequent zoning regulations.’ Therefore, since the map of Floral Park does not bear endorsement of a Planning and Zoning Commission or other body exercising its powers, it is not an ‘approved’ subdivision under Section 8–26a of the General Statutes and is not exempt from subsequent changes in the zoning regulations.

“(4) I have read House Bill 692 passed by the General Assembly in 1913, which was an Act Creating a Board of Finance in the Town of Stratford, Increasing the Powers of the Selectmen. While the overall powers of the Selectmen may have been broadened by this bill, it is my opinion that they were not broadened to encompass the subdivision of land.

“Therefore, in summary, Lot 19 is not in compliance with Section 4.2 of the Zoning Regulations and the required variances from the Board of Zoning Appeals for lot width were not obtained. In addition, this lot is not in an ‘approved’ subdivision under Section 8–26a of the General Statutes and, therefore, must comply with the Zoning Regulations currently in effect. House Bill 692 passed in 1913 did not grant the Selectmen the power to approve the subdivision of land.

“It is for the above reasons why I am denying the Application for a Certificate of Zoning Compliance for Lot 19 on Wells Place.”

² General Statutes § 8–26a(b) provides: “Notwithstanding the provisions of any general or special act or local ordinance, when a change is adopted in the zoning regulations or boundaries of zoning districts of any town, city or borough, no lot or lots shown on a subdivision plan for residential property which has been approved, prior to the effective date of

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such change, by the planning commission of such town, city or borough, or other body exercising the powers of such commission, and filed or recorded with the town clerk, shall be required to conform to such change.”

- 3 General Statutes § 8–2 provides in pertinent part: “[Zoning] regulations shall not prohibit the continuance of any nonconforming use ... existing at the time of the adoption of such regulations....”
- 4 General Statutes (1918 Rev.) § 5125 provides: “The selectmen of any town, where there is no proprietors’ committee of common and undivided lands, shall have the same power in regard to common and undivided lands, and the laying out and dividing the same, as proprietors’ committees have; and their fees shall be paid by the person requesting their services.”
- 5 No. 264, § 11, of the 1913 Special Acts, as amended by No. 447, § 1, of the 1917 Special Acts, provides in pertinent part: “The board of selectmen of the town of Stratford shall have power ... to make and enforce rules and regulations concerning the disuse, removal and demolition of any building ... to issue permits for the removal of buildings ... to provide for laying out, establishing, grading, making, repairing, discontinuing or altering highways, streets ... to prescribe the width of all highways, streets, sidewalks and gutters....”
- 6 Section 14.1 of the Stratford zoning regulations provides in pertinent part: “A nonconforming use is a use of any lot or building which does not conform to the regulations applicable to the zone in which the same shall be located, but which legally existed at the effective date of these regulations or at the effective date of any amendment thereto or any change in the boundaries of any zoning district herein or hereafter established which creates the non-conformity....”
- 7 Section 1.24 of the Stratford zoning regulations defines a lot as, “[a] plot or parcel of land occupied or capable of being occupied by one principal building and the accessory buildings or uses customarily incident to it, including such open spaces, street frontage and parking as are required by these regulations.”



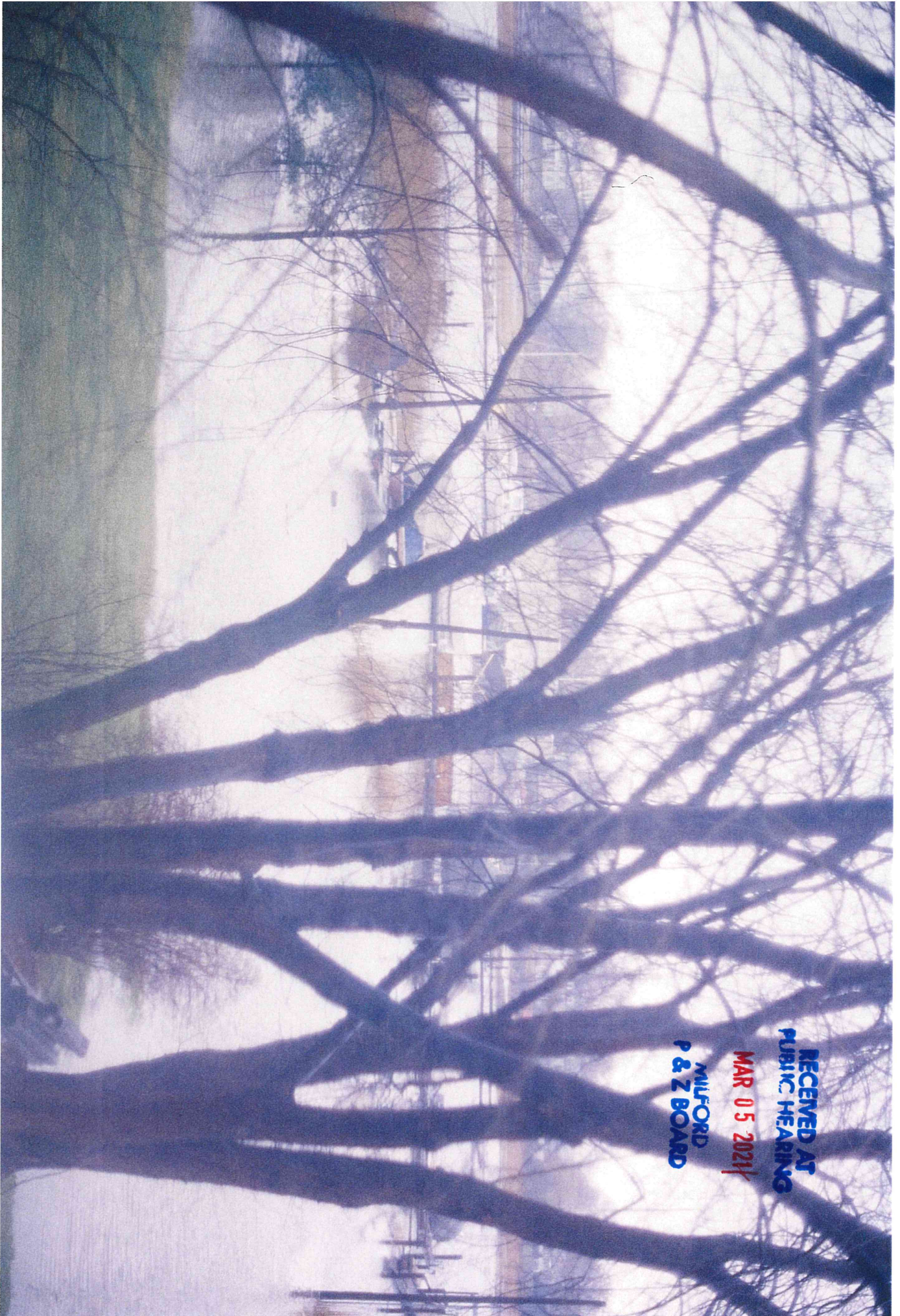
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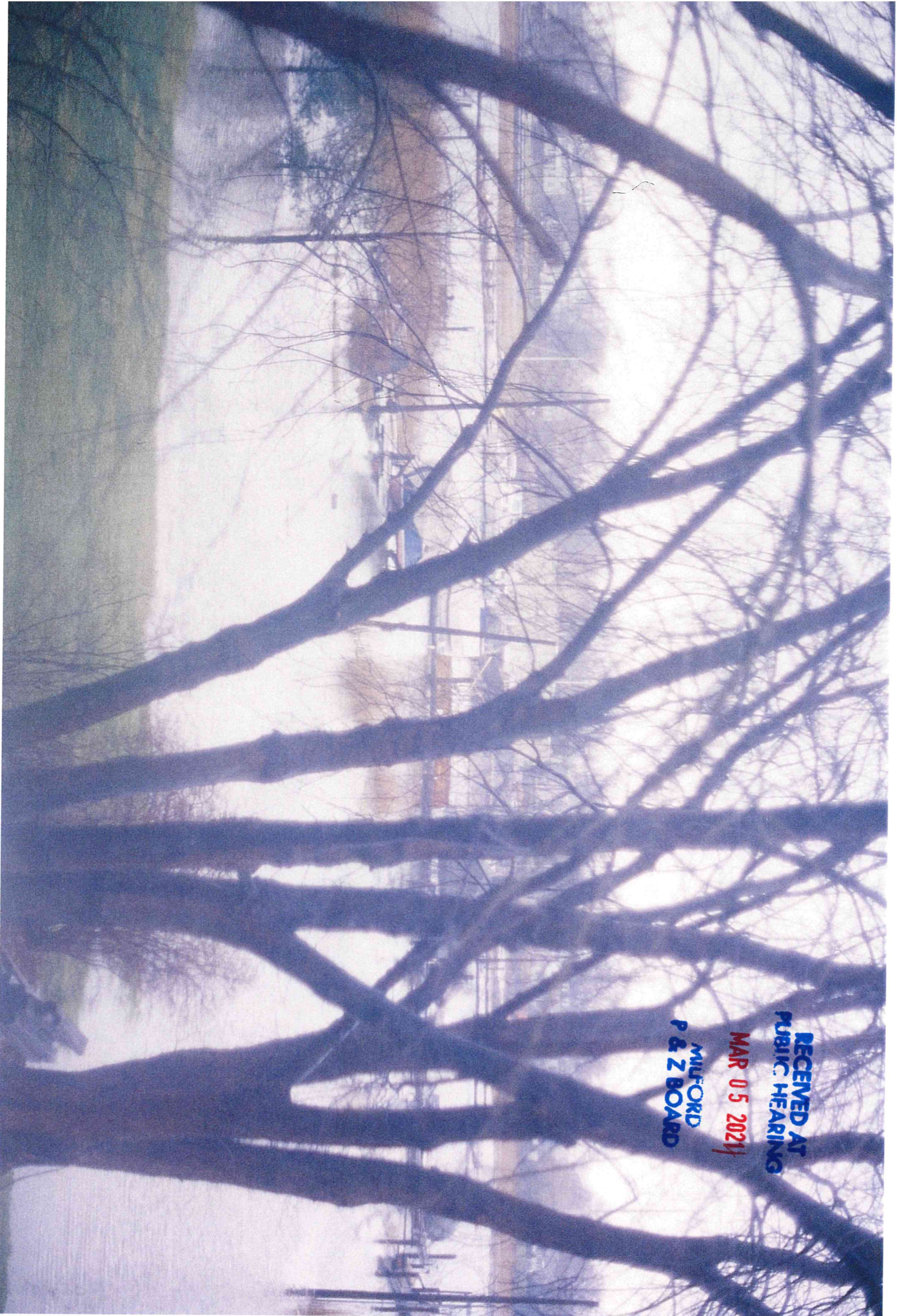
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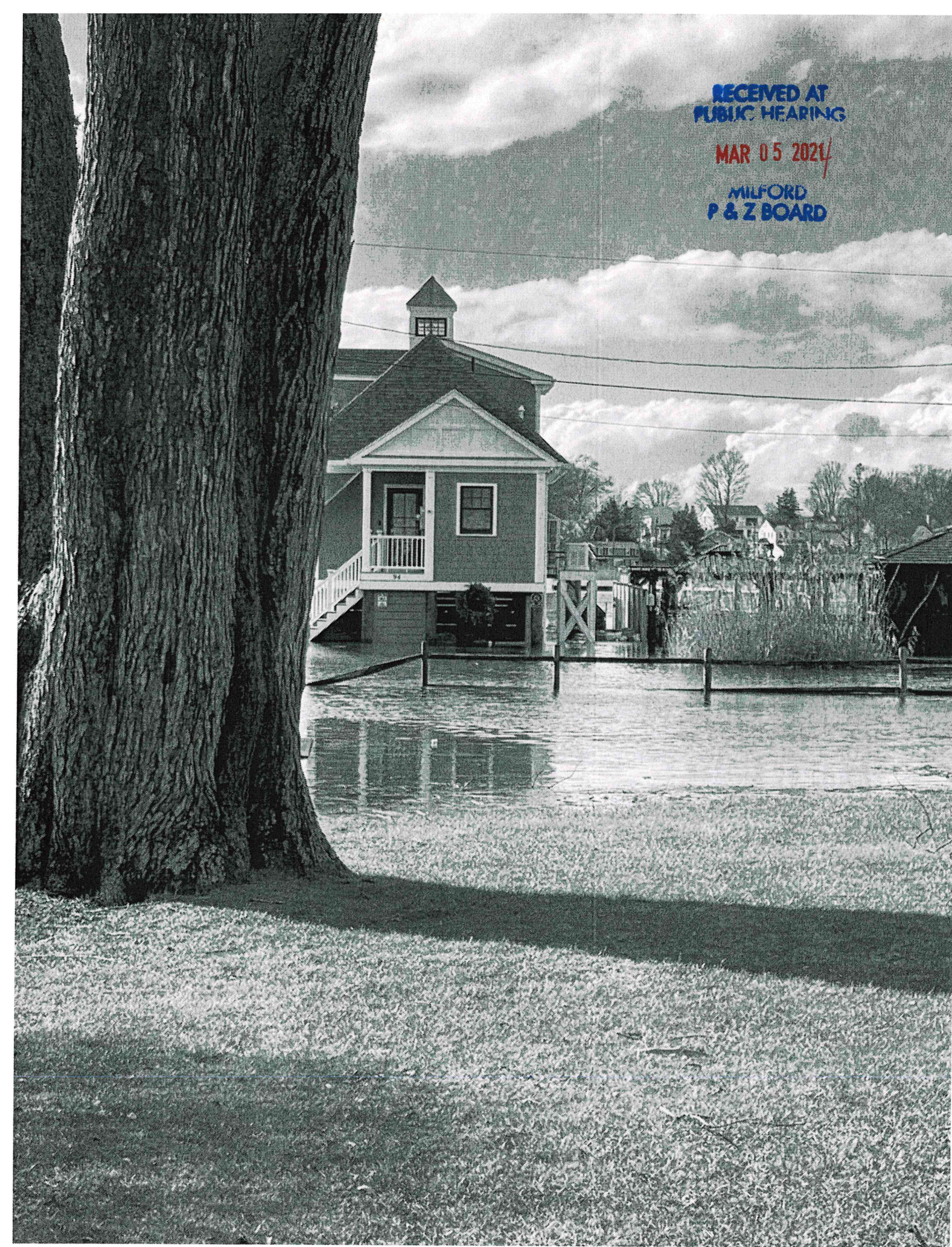
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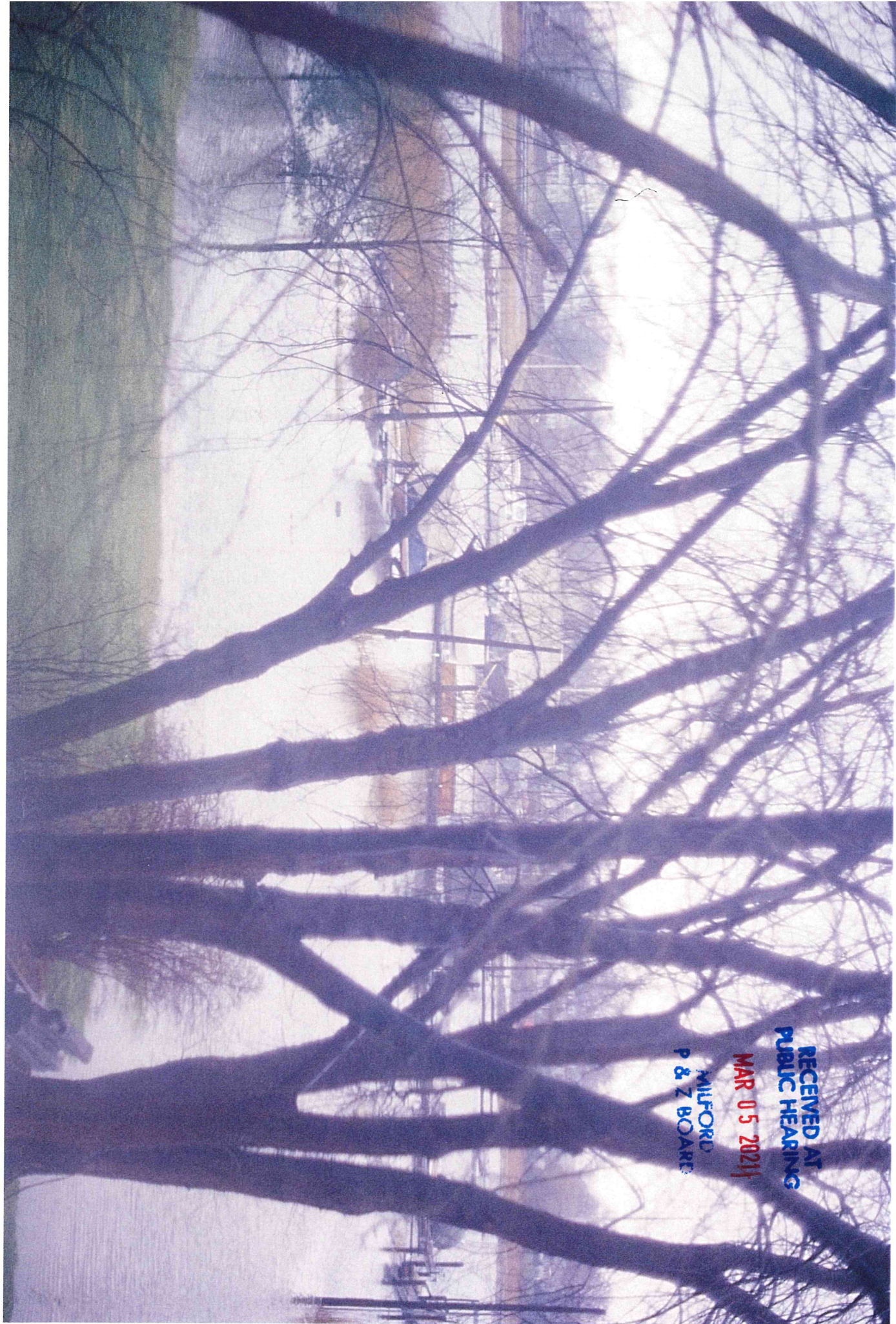
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249 & 250

371

QUIT CLAIM-VOL. 177.

KNOW ALL MEN BY THESE PRESENTS: We, WILLIAM BARUCH of the Town of Rye, Westchester County, State of New York, ERNST G. ADAMS of the City of Bridgeport, State of Connecticut, and ROBERT R. ROSAN of the Town of Milford, New Haven County, State of Connecticut, in consideration 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

all the right, title, interest, claim and demand whatsoever, 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.

B Lots are the Bomb Sheds

Antz Lot - 1 of 5

Us have and in hold the premises, with all their appurtenances, unto the said Releasee his heirs and assigns forever, said so that neither we the releasors 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 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 G. Adams (seal)
William Baruch [SEAL]
Robert R. Rosan [SEAL]

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

Personally appeared WILLIAM BARUCH, ERNST G. 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 of the State of Connecticut, residing in the State of New York.

Received for record, June 28, 19 27 at 4 1 48m P.M., and recorded by me.

Town Clerk

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MILFORD P & Z BOARD

L53 & L54

To all People to whom these Presents shall come GREETING:

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

For the consideration of One (\$1.00) dollar and other good and valuable consideration received to our full satisfaction of JOHN GOBEL AND MARY GOBEL, BOTH OF THE Town of Milford, Connecticut,

by these presents do / remise, release, and forever QUIT CLAIM unto the said JOHN GOBEL and MARY GOBEL heirs and assigns forever; all the right, title, interest, claim, and demand whatsoever as the said Releasor s have or ought to have, in or to All those certain lots or parcels of land with the buildings thereon known and designated as Lots numbered 53 and 54, Section B, as shown on map of Walker Manor, Milford, Connecticut, on file for reference in the Office of the Town Clerk of Milford. Together with all right title and interest of the grantors in and to Milford Harbor abutting said premises. Said lots shall be used only for the purpose of building a private dock and private boat house The consideration for this deed is less than \$100.00

B lots are the Boat Slips

X

To Have and to Hold the premises, with all the appurtenances, unto the said Releasor s their heirs and assigns forever,

so that neither the said Releasor nor their 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 21st day of January A. D. 1943

Signed, sealed and delivered in presence of Lillian C. Murray Robert R. Rosan (Seal) Antoinette Bracco William Baruch (Seal)

New York STATE OF CONNECTICUT, } ss. MILFORD Port Chester, January 21 1943 NEW-HAVEN COUNTY, }

Westchester Personally appeared William Baruch and Robert R. Rosan Signer s and Sealer s of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

SEAL D. Miles Williams, Commissioner for Connecticut residing in Port Chester, N.Y.

Received for Record January 26 1943. at 3 14 am P M., and recorded by me. Town Clerk

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MILFORD P & Z BOARD

To all People to whom these Presents shall come--GREETING:
KNOW ALL MEN BY THESE PRESENTS

Know-We, 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 (Husband and Wife) both of the Town of Milford, New Haven County and State of Connecticut

by these Presents. do/ remise, release and forever QUIT CLAIM unto the said THEODORE D. PALLMAN, JR., AND GLADYS M. PALLMAN, M. PALLMAN, demand whatsoever we - which we the said Releaser have or ought to have, in or to All that certain piece or parcel of land situated in the Town of Milford, New Haven County, and State of Connecticut, and known and designated as Lot #55 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, said lot being part of the Salt Meadow Abutting on Milford Harbor as shown on said map.

Consideration less than \$1.00 revenue Stamps not necessary

To Have and to Hold the premises, with all the appurtenances, unto the said Releasee & their heirs and assigns forever, so that neither WE the said Releaser 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 excluded.

In Witness Whereof, We have hereunto set OUR hand and seal s, this 26th day of November A. D. 19 40

Signed, sealed and delivered } in presence of
Dorothy Adis William Baruch (Seal)
Lucy M. Lockwood Robert R. Rosan (Seal)

New York
STATE OF CONNECTICUT, } ss. MILFORD Port Chester, November 26th A.D. 1940
NEW-HAVEN COUNTY,
Westchester

Personally appeared William Baruch and Robert R. Rosan Signer s and Sealer s of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Lucy M. Lockwood Justice of the Peace
Commissioner for Conn. re- Notary Public
siding at Port Chester, N.Y. Commissioner of the Superior Court
for New Haven County.

Received for Record, December 2nd, 1940, at 4:42m PM., and recorded by me.

Geneva M. Lincoln Town Clerk

L55

Bricks

Slips

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MILFORD P & Z BOARD

L57, L58 & L59

To all People to whom these Presents shall come GREETING:

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

For the consideration of One (\$1.00) dollar and other valuable consideration received to OUR full satisfaction of WILLIAM W. BRICKEN and KATHLEEN BRICKEN, husband and wife, both of the Town of Milford, New Haven County, Connecticut,

by these Presents do / remise, release, and forever QUIT CLAIM unto the said William W. Bricken and Kathleen Bricken, heirs and assigns forever, all the right, title, interest, claim and demand whatsoever which We

the said Releaser have or ought to have, in or to All those certain lots situated in the Town of Milford, New Haven County, Connecticut, and known and designated as Lots numbers 57, 58 and 59, Section B, as shown on a map entitled, "Map of Walker Manor, Milford, Connecticut", dated August 1923, and on file for reference for the Town Clerk of Milford.

Said lots shall be used only for the purpose of building a private dock, and private boathouse, and shall be used for no other purpose.

Consideration less than \$100.

B lots
Slips

To Have and to Hold the premises, with all the appurtenances, unto the said Releaser & their heirs and assigns forever, so that neither We the said Releaser & not their 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 excluded.

In Witness Whereof, We have hereunto set our hand and seal s, this 13th day of January A. D. 19 43

Signed, sealed and delivered }
in presence of }
Lillian C. Murray William Baruch (Seal)

Antoinette Bracco Robert R. Rosan (Seal)

STATE OF CONNECTICUT }
Fairfield County } ss Bridgeport, January 13, 1943, P.M.
Personally appeared Robert R. Rosan signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.
L. Paul Burks, Commissioner of the Superior Court for Fairfield County

STATE OF NEW YORK }
Westchester County } ss Port Chester, January 14, 1943.
Personally appeared William Baruch signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.
J. Fred Stahl, Commissioner for the State of Conn. Residing at Port Chester, N.Y.

Received for Record, January 21, 1943, at 3 148 m P. M., and recorded by me. Town Clerk.

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MILFORD
P & Z BOARD

Lot No. 29 Section B on a map entitled, "Map of Walker Manor, Milford, Conn.," scale 1" = 60', June 10, 1924, V. B. Clarke, C. E., filed for reference only in the Milford Town Clerk's office as Map R-12; said premises being bounded:

EAST: By Edgewater Place, 10 feet;
SOUTH: By Lot #28 in said Section, on said Map;
WEST: By Milford Harbor;
NORTH: By Lot #41 in said section, on said Map.

Together with all water rights, wharf rights, riparian rights and privileges connected with and appurtenant to the above described premises.

Subject to building lines if established, all laws, ordinances and governmental regulations, including building and zoning ordinances affecting said premises.

Subject also to taxes on the List of October 1, 1972.

\$17⁶⁰ CONVEYANCE TAX RECEIVED
Margaret S. Egan
TOWN CLERK OF MILFORD

RECEIVED AT
PUBLIC HEARING

MAR 05 2021

MILFORD
P & Z BOARD

? Help



MAP OF
 "WALKER MANOR"
 MILFORD, CONN.
 SCALE: 1"=60' JUNE 15, 1924.

I hereby certify that this map is substantially correct.
 W. B. [Signature] Civil Engr.

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 MAR 05 2021
 MILFORD
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MAR 05 2021

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