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May 18, 2022

**VIA HAND DELIVERY**

Karen Velky  
Planning and Zoning Clerk  
Zoning Board of Appeals  
225 Center Road  
Easton, Connecticut 06612

**RE: Variance Applications  
433 Black Rock Road, Easton, Connecticut (the “Property”)**

Dear Ms. Velky and Members of the Zoning Board of Appeals:

On behalf of the Property Owner and Applicant, Aquarion Water Co. of CT (“Aquarion”), enclosed please find application materials to the Zoning Board of Appeals for the Town of Easton requesting two (2) variances, detailed herein, in order to permit a division of its property known as 433 Black Rock Road, Easton, Connecticut (the “Property”) into two lots less than three (3) acres in size.

The Property is 3.068± acres (133,642± SF) and is zoned Residence B (“RB”). It fronts on Black Rock Road (CT-58), across from the Aspetuck Reservoir. The entire Property is classified as Watershed Land. Approximately 2.764± acres are designated as “Class III Watershed Land,” and approximately 0.304± acres are designated as “Class I Watershed Land.” The Property is improved with a single-family residential dwelling constructed in 1800, which is situated on the area of the Property designated as Class III Watershed Land. The dwelling is served by a septic system partially located on the area of the Property designated as Class I Watershed Land. Current law severely restricts transactions involving Class I land, thereby limiting the use or transfer of the entire Property, since it contains two Class designations.

Aquarion seeks to divide the Property into two parcels so that the Class I and III areas may be separated. Lot 1 will be 2.764± acres and contain the Class III land and the existing dwelling; and Lot 2 will be 0.304± acres and contain the Class I land. Lot 2, which is undersized for the zone, shall be designated as “*not a building lot*,” and due to the Declaration of Restrictive

Covenants governing the Property, must always remain in its current and natural state. The existing septic system shall be removed, furthering the goals of the Declaration of Restrictive Covenants. The Class III land may exist as its own tax lot and may be transferred (subject to PURA approval) for use as an owner-occupied residential parcel.

To facilitate this property division, two variances are required: (1) Variance of § 3510 to permit a minimum lot area of 2.764± acres where 3.0 is required; and (2) variance of § 3510 to permit a minimum lot area of 0.304± acres where 3.0 is required. A full description of the project and Property hardships in support are detailed in the enclosed Narrative.

In support of this application, enclosed please find the following materials:

- Ten (10) copies of the Application for Variance to Zoning Regulations & Narrative;
- Ten (10) copies of the Letter of Authority from the Property Owner and Applicant, Aquarion Water Co. of CT;
- Ten (10) copies of the civil Plan Set prepared by Ochman Associates, Inc., consisting of three (3) sheets titled and dated as follows:
  - Sheet 1 of 3: “Division of Property,” dated rev. June 17, 2021;
  - Sheet 2 of 3: “Site Plan: Placement Septic System,” dated rev. March 28, 2022;
  - Sheet 3 of 3: “Construction Notes & Details,” dated rev. March 28, 2022;
- Check for \$260 as payment of the application fee;
- Check for \$103.50 representing payment of the cost for mailing neighbor notices;
- Envelopes and certified receipts pre-addressed and prepaid to property owners within 250’.

Thank you for your time and attention to this application. I respectfully request that this application be placed on the Board’s next available agenda for Monday, June 6, 2022. Please contact me with any questions or requests for further information.

Sincerely,

  
Jacqueline O. Kaufman

Enclosures

cc: First Selectman Bindleglass  
Aquarion Water Co. of CT  
Ochman Associates, Inc.



**AQUARION**  
*Water Company*

*Stewards of the Environment™*

April 11, 2022


Margaret Anania  
Clerk, Planning & Zoning  
Town of Easton  
225 Center Road  
Easton, CT 06612

**Re: The Aquarion Water Co. of Connecticut  
433 Black Rock Road, Easton, Connecticut  
Letter of Authority**

Dear Ms. Anania:

The undersigned hereby authorizes the attorneys of Carmody, Torrance, Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, CT 06901, to file necessary land use applications or requests with the Town of Easton on its behalf in connection with the Property. Thank you for your acknowledgment of said authority.

Sincerely,

  
\_\_\_\_\_  
Aquarion Water Company of Connecticut  
By: Daniel R. Lawrence, its Vice President of Engineering & Real Estate  
Duly Authorized