



## Coastal Site Plan Review Application (CAM – PZC 5)

\*Supplemental Information for Project located within the Coastal Boundary\*

**Applicant:** *This information and attachments are to be submitted as 18 individual packets collated and stapled. If this is to accompany a ZBA Variance Application, submit 11 individual packets, collated and stapled.*

### Section I: Applicant Information

1. **Applicant:** Doug Benoit - Arista Development LLC Telephone #: (781) 769-5900  
 Mailing Address: 520 Providence Hwy, Suite 9, Norwood MA FAX #: (781) 769-5959  
 E-Mail Address: Doug@aristadevllc.com Cell #: \_\_\_\_\_
2. **Agent:** Doug Benoit - Arista Development LLC Telephone #: (781) 769-5900  
 Mailing Address: 520 Providence Hwy, Suite 9, Norwood MA FAX #: (781) 769-5959  
 E-Mail Address: Doug@aristadevllc.com Cell #: \_\_\_\_\_
3. **Property Owner:** See Attached Telephone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ FAX #: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_ Cell #: \_\_\_\_\_
4. **Person to contact:** Doug Benoit - Arista Development LLC Daytime Telephone #: (781) 769-5900

| Description of Property  | Date Stamp |
|--|------------|
| 5. Zone: <u>B-3 &amp; I-1</u><br><u>PROPOSED: MSD-1</u> Acreage: <u>+/-1.57</u> Number of Lots: <u>5</u><br>Assessor's Map #: <u>44</u> Block #: <u>30</u> Lot #: <u>1,2,3,4&amp;5</u><br>Street Address/Location: <u>15, 19, 21 &amp; 23 West Main Street A+B+C and 6 John Street Extension</u> |            |

### Property Information

6. Is the property located in any of the following:  
 Water Company Watershed  CAM Zone  Flood Zone, note zone designation \_\_\_\_\_  
 Within 500' of Madison  Within 500' of Killingworth  Within 500' of Westbrook
7. Is the application accompanying a:  
 Site Plan  Special Exception  Variance Application  
 Subdivision/Resubdivision  Municipal Project
8. Project Description: Construction of a +/-13,225 sf CVS/pharmacy with associated parking, utilities and landscaping
9. List names and addresses of all abutting property owners, from the Assessor's records, on an attached sheet including the Map, Block, Lot and mailing addresses of the owners.
10. If there are any professionals working on this project (e.g. Professional Engineers, Surveyors, Architects, etc.) please provide their information on the sheets provided by this office.

## Section II: Project Site Plans

1. Please provide project site plans that clearly and accurately depict the following information and check the appropriate boxes to indicate that the plans are included in this application:

- Project Location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e. National Geodetic Vertical Datum, Mean Sea Level, etc.)

## Section III: Written Project Information

### Part I: Site Information

1. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  Yes  No

2. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

N/A

3. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

THE EXISTING SITE CONSISTS OF 5 PARCELS. EXISTING STRUCTURES ON SITE INCLUDE AND INDUSTRIAL BUILDING, OFFICE BUILDING AND RESIDENTIAL BUILDINGS. THE SITE IS CURRENTLY ZONE B-3 AND I-1. THE RAILROAD IS LOCATED TO THE NORTH, COMMERCIAL USES ARE LOCATED TO THE EAST (ACROSS HULL STREET), OFFICE USE AND RETAIL USE ARE LOCATED WEST OF THE SITE (ACROSS JOHN STREET) AND RETAIL USE SOUTH OF THE SITE (ACROSS WEST MAIN STREET)

4. Check the appropriate box below to indicate whether the project or activity will disturb five acres or more total acres of land area (please also see Part II.B regarding proposed Stormwater best management practices).

Project or activity will disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities.

Project or activity will not disturb 5 or more total acres of land area.

### Part II.A: Description of Proposed Project or Activity

1. Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary): THIS PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDING LOCATED ON THE EXISTING SITE AND THEN THE CONSTRUCTION OF A +/-13,225 SF CVS PHARMACY WITH 52 PARKING SPACES, ASSOCIATES LOADING AREA, UTILITIES, RETAINING WALLS AND LANDSCAPING

### Part II.B: Description of Proposed Stormwater Best Management Practices

1. Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or Stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how Stormwater will be treated before it is discharged from the site. Also demonstrate that the loading of total suspended solids from the site will be reduced by 80%

on an average annual basis, and that post-development Stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

THIS PROJECT INCLUDES THE CONSTRUCTION OF AN UNDERGROUND INFILTRATION SYSTEM AS WELL AS A SUBSURFACE RECHARGE TRENCH. A LARGE PORTION OF THE SITE IS INFILTRATED IN THE UNDERGROUND SYSTEM WHICH IS COMPLETELY RETAINED ON SITE. PEAK FLOWS AND VOLUME WERE REDUCED AT ALL DESIGN POINTS. TWO WATER QUALITY UNITS ARE PROPOSED.

**Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies**

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table:

| Coastal Resources   | On-Site | Adjacent | Off-Site but within the influence of the project | Not applicable |
|---|---------|----------|--|----------------|
| <b>General Coastal Resources</b> (Applicable to all proposed activities) - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)  | X       | X        | X  |                |
| <b>Beaches &amp; Dunes</b> - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)  |         |          |  | X              |
| <b>Bluffs &amp; Escarpments</b> - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)   |         |          |  | X              |
| <b>Coastal Hazard Area</b> - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)   |         |          |  | X              |
| <b>Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters</b> - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A) |         |          |  | X              |
| <b>Developed Shorefront</b> - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)   |         |          |  | X              |
| <b>Freshwater Wetlands and Watercourses</b> - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)  |         |          |  | X              |
| <b>Intertidal Flats</b> - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)   |         |          |  | X              |
| <b>Islands</b> - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)  |         |          |  | X              |
| <b>Rocky Shorefront</b> - Definition: CGS Section 22a-3(7)(B); Policy: CGS Section 22a-92(b)(2)(B)  |         |          |  | X              |
| <b>Shellfish Concentration Areas</b> - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)  |         |          |  | X              |
| <b>Shorelands</b> - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)   |         |          |  | X              |
| <b>Tidal Wetlands</b> - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)   |         |          |  | X              |

**Part IV: Consistency with Applicable Coastal Resource Policies and Standards**

- Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

N/A

### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

1. Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:
  - General Development (applicable to all proposed activities) – CGS Section 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9).
  - Water Dependent Uses (applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage) – CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition: CGS Section 22a-93(16).
  - Ports and Harbors – CGS Section 22a-92(b)(1)(C)
  - Coastal Structures and Filling – CGS Section 22a-92(b)(1)(D)
  - Dredging and Navigation – CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
  - Boating – CGS Section 22a-92(b)(1)(G)
  - Fisheries – CGS Section 22a-92(c)(1)(I)
  - Coastal Recreation and Access – CGS Sections 22a-92(a)(6), 22a-92(c)(1)(j) and 22a-92(c)(1)(K)
  - Sewer and Water Lines – CGS Section 22a-92(b)(1)(B)
  - Fuel, Chemicals and Hazardous Materials – CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
  - Transportation – CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
  - Solid Waste – CGS Section 22a-92(a)(2)
  - Dams, Dikes and Reservoirs – CGS Section 22a-92(a)(2)
  - Cultural Resources – CGS Section 22a-92(b)(1)(J)
  - Open Space and Agricultural Lands – CGS Section 22a-92(a)(2)

### Part VI: Consistency with Applicable Coastal Use Policies and Standards

1. Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For project proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) ~ also see adverse impact assessment in Part VII.B below (attach additional pages if necessary):

THIS PROJECT IS NOT ALONG THE COAST AND IS CONSISTENT WITH ABUTTING USES.

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### Part VII.A: Identification of Potential Adverse Impacts on Coastal Resources

1. **Please complete this section for all projects.** Identify the adverse impact categories below that apply to the proposed project or activity. The "Applicable" column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize or mitigate the potential for adverse impacts.

| Potential Adverse Impacts on Coastal Resources   | Applicable | Not Applicable |
|--|------------|----------------|
| Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)  |            | X              |
| Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)  |            | X              |
| Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)  |            | X              |
| Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)   |            | X              |
| Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)  |            | X              |
| Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)  |            | X              |
| Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)                              |            | X              |
| Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G) |            | X              |

**Part VII.B: Identification of Potential Adverse Impacts on Water Dependand Uses**

Please complete the two sections *only* if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The "Applicable" column **must** be checked if the proposed activity has the **potential** to general any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VII to describe what project design features may be used to eliminate, minimize or mitigate the potential for adverse impacts.

| Potential Adverse Impacts on Future Water Dependent Development Opportunities and Activities   | Applicable | Not Applicable |
|--|------------|----------------|
| Locating a non-water dependant use at a site physically suited for or planned for location of a water dependant use – CGS Section 22a-93(17)           |            | X              |
| Replacing an existing water dependant use with a non-water dependant use – CGS Section 22a-93(17)  |            | X              |
| Siting a non-water dependant use which would substantially reduce or inhibit existing public access to marine or tidal waters – CGS Section 22a-93(17) |            | X              |

2. Identification of existing and/or proposed water dependant uses. Describe the features or characteristics of the proposed activity or project that qualify as water dependant uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g. boardwalk, benches, trash receptacles, interpretative signage, etc.). **If there are no water dependant use components, describe how the project site is not appropriate for the development of a water dependant use.**

THE SITE DOES NOT FRONT A WATER FEATURE AND IS LOCATED INLAND.

**Part VIII: Mitigation of Potential Adverse Impacts**

1. Explain how all potential adverse impacts on coastal resources and/or future water dependant development opportunities and activities identified in Part VII have been avoided, eliminated or minimized (attach additional pages if necessary)

THIS PROJECT INCLUDES THE DEMOLITION OF EXISTING BUILDING LOCATED ON THE EXISTING SITE AND PROPOSES THE CONSTRUCTION OF A +/-13,225 SF CVS PHARMACY WITH 52 PARKING SPACES. THE SITE IS NOT IMMEDIATELY ADJACENT TO THE COASTLINE.

**Part IX: Remaining Adverse Impacts**

1. Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

THE SITE IS NOT IMMEDIATELY ADJACENT TO THE COASTLINE AND IS LOCATED ON WEST MAIN STREET IN A DEVELOPED AREA.

*The Owner and applicant hereby grant the Clinton Planning and Zoning Commission, or their authorized agents, Zoning Enforcement Officer and the Town Engineer, permission to enter upon the property proposed for Coastal Site Plan Review for the purpose of inspection and enforcement of the Zoning Regulations of the Town of Clinton.*


**Signatures (All three are required):**

|            |   |             |                       |       |                |
|------------|---|-------------|-----------------------|-------|----------------|
| Applicant: |  | Print Name: | <u>Douglas Benoit</u> | Date: | <u>11/7/16</u> |
| Agent:     |  | Print Name: | <u>Douglas Benoit</u> | Date: | <u>11/7/16</u> |
| Owner:     | _____   | Print Name: | _____                 | Date: | _____          |

By signing this document, the property Owners of the 5 lots listed below in Clinton, CT acknowledge that they each have an executed Purchase & Sales agreement with Arista Development, LLC and that each seller authorizes Arista Development LLC to sign various permit applications on their behalf for the proposed redevelopment of their combined properties.

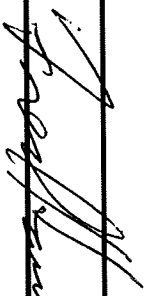

| Tax Map | Block | Lot (s) | Address                                     | Owner's Name     | Owner's Cell # | Owner's Signature       | Date           |
|---------|-------|---------|---|------------------|----------------|-------------------------|----------------|
| 44      | 30    | 5       | 15 West Main St.                            | John Glennotti   | (860) 662-0041 |                         |                |
| 44      | 30    | 4       | 19 West Main St.                            | Fred Hassan      | (203) 458-6303 |                         |                |
| 44      | 30    | 1, 2, 3 | 21 & 23 W. Main;<br>5 John Street Extension | Richard Mazzella | (203) 253-0694 | <i>Richard Mazzella</i> | <i>6/19/15</i> |

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|---------|-------|---------|---|------------------|----------------|---|---------|
| 44      | 30    | 5       | 15 West Main St.                            | John Giannotti   | (860) 662-0041 |  | 6/15/15 |
| 44      | 30    | 4       | 19 West Main St.                            | Fred Hassan      | (203) 458-6303 |   |         |
| 44      | 30    | 1, 2, 3 | 21 & 23 W. Main;<br>6 John Street Extension | Richard Mazzella | (203) 253-0694 |   |         |



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| 44      | 30    | 4       | 19 West Main St.                            | Fred Hassan      | (203) 458-6303 |  | 6/11/15 |
| 44      | 30    | 1, 2, 3 | 21 & 23 W. Main;<br>6 John Street Extension | Richard Mazzella | (203) 253-0694 |  |         |

## Properties within the 500 ft. buffer of Parcel's: 44/30/1/C010300 , 44/30/2-3, 44/30/4 and 44/30/5

| MAP/BLOCK/L<br>OT    | ADDRESS                     | OWNER                                   | CO-OWNER                                    | OWNER ADDRESS                               | CITY                          | ZONE | USE         | ACRES | WITHIN 500 FT<br>BUFFER (SF) | REMAINDER OF LOT<br>OUTSIDE OF 500 FT<br>BUFFER (SF) |
|----------------------|-----------------------------|---|---|---|-------------------------------|------|-------------|-------|------------------------------|--|
| 44/26/19             | JOHN STREET                 | CHESEBROUGH PONDS INC                   |   | 800 SYLVAN AVE MSB1-029                     | ENGLEWOOD CLIFFS, NJ<br>07632 | I-1  | FACTORY     | 25.78 | 144,359                      | 978,618  |
| 44/26/19A            | HULL STREET                 | STATE OF CONNECTICUT                    | DOT; UNIT 403                               | P.O.BOX 317546                              | NEWINGTON, CT 06131           | I-1  | INDUSTRIAL  | 0.31  | 13,504                       | -  |
| 44/27/09             | 30 HIGH STREET              | IVAN ACEVEDO                            |   | 30 HIGH STREET                              | CLINTON, CT 06413             | R-10 | RESIDENTIAL | 0.59  | 355                          | 25,345   |
| 44/27/10             | 26 HIGH STREET              | KARLA P MUNGER                          |   | 22 HIGH STREET                              | CLINTON, CT 06413             | R-10 | RESIDENTIAL | 0.68  | 25,516                       | 4,105  |
| 44/27/11             | 22 HIGH STREET              | KARLA PENFIELD MUNGER                   |   | 22 HIGH STREET                              | CLINTON, CT 06413             | R-10 | RESIDENTIAL | 0.77  | 33,541                       | -  |
| 44/27/12             | 7 CENTRAL AVE               | HERTARA LLC                             |   | 3 FERNWOOD LN                               | CLINTON, CT 06413             | I-1  | APTS        | 0.15  | 6,534                        | -  |
| 44/27/13             | 13 CENTRAL AVE              | CHESEBROUGH PONDS INC                   |   | 800 SYLVAN AVE MSB1-029                     | ENGLEWOOD CLIFFS, NJ<br>07632 | I-1  | INDUSTRIAL  | 0.21  | 9,148                        | -  |
| 44/27/15             | 9-15 JOHN STREET            | CTO ASSOCIATES LIMITED<br>PARTNERSHIP   |   | 9- 15 JOHN STREET                           | CLINTON, CT 06413             |      | OFFICE      | 1.24  | 47,317                       | 6,698  |
| 44/27/15/C0126<br>90 | 9-15 JOHN STREET            | CTO ASSOCIATES LIMITED<br>PARTNERSHIP   | C/O ERICA J CASSESSO<br>FIRST WINTHROP CORP | 7 BULFINCH PLACE, SUITE 500,<br>PO BOX 9507 | BOSTON, MA 02114              | I-1  | OFFICE      |       |                              |  |
| 44/27/16             | 25 JOHN STREET              | CHESEBROUGH PONDS INC                   |   | 800 SYLVAN AVE MSB1-029                     | ENGLEWOOD CLIFFS, NJ<br>07632 | I-1  | INDUSTRIAL  | 0.15  | 1,461                        | 5,073  |
| 44/27/18             | 31 JOHN STREET              | MARK & PAULETTE REYNOLDS                |   | 31 JOHN STREET                              | CLINTON, CT 06413             | I-1  | RESIDENTIAL | 0.4   | 9,293                        | 8,131  |
| 44/28/01             | 20 HIGH STREET              | CHARLES H PITT                          |   | 20 HIGH STREET                              | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.45  | 19,602                       | -  |
| 44/29/05A            | 10 JOHN STREET<br>EXTENSION | NATIONAL RR PASSENGER CORP              | TAX DEPT                                    | 400 CAPITAL ST NW                           | WASHINGTON, DC 20001          | I-1  | PUBLIC      | 0.19  | 70                           | 8,206  |
| 44/29/05B            | 41 WEST MAIN STREET         | NATIONAL RR PASSENGER CORP              | TAX DEPT                                    | 400 CAPITAL ST NW                           | WASHINGTON, DC 20001          | B-2  | PUBLIC      | 0.27  | 70                           | 11,691   |
| 44/29/06             | 31 WEST MAIN STREET         | STANDARD REALTY LLC                     |   | 299 BISHOP AVENEU                           | BRIDGEPORT, CT 06610          | B-4  | GAS         | 0.26  | 10,972                       | 353.60   |
| 44/29/07             | 27 WEST MAIN STREET         | 27 WEST MAIN STREET LLC                 |   | 175 RIVER ROAD                              | ESSEX, CT 06426               | B-5  | STORE       | 0.37  | 16,117                       | -  |
| 44/29/08             | 25 WEST MAIN STREET         | 25 WEST MAIN ST ASSOCIATES LLC          |   | 175 RIVER ROAD                              | ESSEX, CT 06426               | B-2  | OFFICE      | 0.39  | 16,988                       | -  |
| 44/29/09             | 23 WEST MAIN STREET         | GARY & FELICIA GRIPPO                   |   | 189 DURHAM ROAD                             | GUILFORD, CT 06437            | V-2  | STORE       | 0.09  | 3,920                        | -  |
| 44/31/01             | 7-13 WEST MAIN STREET       | 7 AM&V ASSOCIATES LLC                   |   | 7 WEST MAIN STREET #B                       | CLINTON, CT 06413             | V-2  | COMMERCIAL  | 0.79  | 34,412                       | -  |
| 44/31/03             | 1 WEST MAIN STREET          | PREMIER REAL ESTATE SERVICES LLC        |   | PO BOX 302                                  | GUILFORD, CT 06437            | B-3  | OFFICE      | 0.2   | 8,712                        | -  |
| 44/31/06             | POST OFFICE SQUARE          | PREMIER REAL ESTATE SERVICES LLC        |   | PO BOX 302                                  | GUILFORD, CT 06437            | B-3  | COMMERCIAL  | 0.2   | 8,712                        | -  |
| 45/32/03             | 42 WEST MAIN STREET         | MATT-KATE CLINTON LLC                   | C/O WILLIAM T ESPOSITO                      | 134 LAWRENCE STREET                         | NEW HAVEN, CT 06512           | B-2  | APTS        | 0.84  | 2,300                        | 34,290   |
| 45/32/04             | 38 WEST MAIN STREET         | CHARLES & CAROL JOHNSON                 |   | 38 WEST MAIN STREET                         | CLINTON, CT 06413             | B-2  | RESIDENTIAL | 0.43  | 16,855                       | 1,876  |
| 45/32/5/H02471<br>0  | 36 WEST MAIN STREET         | TIMOTHY HANNIFORD                       |   | 36 WEST MAIN STREET                         | CLINTON, CT 06413             | B-2  | RESIDENTIAL | 0.31  | 13,504                       | -  |
| 45/32/06             | 34 WEST MAIN STREET         | FOUR WINDS HOLDINGS LLC                 |   | 88 FAIRY DELL ROAD                          | CLINTON, CT 06413             | B-2  | OFFICE      | 0.65  | 28,314                       | -  |
| 45/32/07             | 28 WEST MAIN STREET         | ERIC DAQUILA                            |   | 282 BOSTON POST ROAD                        | WESTBROOK, CT 06498           | B-2  | MULTI       | 0.2   | 8,712                        | -  |
| 45/32/08             | 26 WEST MAIN STREET         | CLINTON WEST DEVELOPMENT LLC            |   | 282 BOSTON POST ROAD                        | WESTBROOK,, CT 06498          | B-2  | COMMERCIAL  | 0.11  | 4,792                        | -  |
| 45/32/09             | WEST MAIN STREET            | TOWN OF CLINTON                         |   | 54 EAST MAIN STREET                         | CLINTON, CT 06413             | B-2  | MUNICIPAL   | 0.04  | 1,742                        | -  |
| 45/32/10             | 7 STEVENS ROAD              | BRUCE & LEE BERMAN                      |   | 21 HUNTERS PATH                             | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.26  | 11,326                       | -  |
| 45/32/11             | 9 STEVENS ROAD              | RICHARD CASEY HART & LISA<br>NUMMELIN   |   | 9 STEVENS ROAD                              | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.39  | 8,351                        | 8,637  |
| 45/33/10             | 10 PALMER TERRACE           | RONALD & JEFFREY JOHNSON                |   | 10 PALMER TERRACE                           | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.19  | 43                           | 8,233  |
| 45/33/11             | 6 PALMER TERRACE            | BRADLEY & JENNIFER SMITH                |   | 6 PALMER TERRACE                            | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.39  | 4,512                        | 12,476   |
| 45/33/12             | 6 STEVENS ROAD              | ROBERT MIRKIN                           |   | 6 STEVENS ROAD                              | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.17  | 3,822                        | 3,583  |
| 45/33/13             | 4 STEVENS ROAD              | JEFFREY RILEY & CATHYE LOUISE<br>BECHIR |   | 4 STEVENS ROAD                              | CLINTON, CT 06413             | R10  | RESIDENTIAL | 0.25  | 10,890                       | -  |

|              |                        |                                |                               |                          |                       |     |             |      |        |        |
|--------------|------------------------|--------------------------------|-------------------------------|--------------------------|-----------------------|-----|-------------|------|--------|--------|
| 45/33/15     | 1 PEARL STREET         | ONE PEARL ST LLC               |                               | 1 PEARL STREET           | CLINTON, CT 06413     | B-3 | COMMERCIAL  | 0.08 | 3,485  | -      |
| 45/33/16     | 5 PEARL STREET         | WALTER JOHNSON                 |                               | 5 PEARL STREET           | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.96 | 41,818 | -      |
| 45/33/17     | 9 PEARL STREET         | JOHN & DEGRASSE VASSALLO       |                               | 9 PEARL STREET           | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.26 | 11,326 | -      |
| 45/33/18     | 11 PEARL STREET        | MATTHEW & MELISSA SCIALABBA    |                               | 11 PEARL STREET          | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.26 | 11,326 | -      |
| 45/33/19     | 15 PEARL STREET        | MICA REALTY LLC                |                               | PO BOX 352               | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.45 | 15,774 | 3,828  |
| 45/33/20     | 17 PEARL STREET        | BETTE LOU RUSH                 |                               | 17 PEARL STREET          | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.26 | 417    | 10,909 |
| 45/34/01     | 16 WEST MAIN STREET    | STEPHEN HUITT EST OF           | C/O EARL TEMCHIN              | 18 PECK STREET           | NORTH HAVEN, CT 06473 | B-3 | COMMERCIAL  | 1.71 | 74,488 | -      |
| 45/34/02     | 14 WEST MAIN STREET    | ROUTE ONE CLINTON LLC          |                               | PO BOX 365               | CLINTON, CT 06413     | B-2 | COMMERCIAL  | 0.63 | 27,443 | -      |
| 45/34/03     | 10 WEST MAIN STREET    | THE LEARNING COURTYARD LLC     |                               | 1414 ESSEX ROAD          | WESTBROOK, CT 06498   |     | COMMERCIAL  | 1    | 43,560 | -      |
| 45/34/04     | WEST MAIN STREET       | UNITED STATES OF AMERICA       | C/O CLINTON,CT US POST OFFICE | 2 WEST MAIN STREET       | CLINTON, CT 06413     | B-3 | GOVT        | 0.52 | 22,651 | -      |
| 45/34/05     | 11 COMMERCE STREET     | ELEVEN COMMERCE STREET LLC     |                               | 141 BROAD STREET         | MIDDLETOWN, CT 06457  | B-2 | OFFICE      | 0.21 | 9,148  | -      |
| 45/34/05A/5A | COMMERCE STREET        | TOWN OF CLINTON                |                               | 54 EAST MAIN STREET      | CLINTON, CT 06413     | B-2 | MUNICIPAL   | 0.19 | 8,276  | -      |
| 45/34/06     | 15 COMMERCE STREET     | ARUTHUR & JOHANNA JENNINGS     |                               | 2 WHIP-POOR-WILL LA      | CLINTON, CT 06413     | B-2 | OFFICE      | 0.14 | 3,374  | 2,724  |
| 45/34/07     | 17 COMMERCE STREET     | ARTHUR JENNINGS                |                               | 2 WHIP-POOR-WILL LA      | CLINTON, CT 06413     | B-2 | RESIDENTIAL | 0.33 | 9,343  | 5,032  |
| 45/34/39     | 6 CAPTAINS WALK        | WILLIAM JONES                  |                               | 6 CAPTAINS WALK          | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.72 | 17,444 | 13,919 |
| 45/34/40     | 4 CAPTAINS WALK        | GEORGE & SUSAN SCHAEDLER       |                               | 4 CAPTAINS WALK          | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.34 | 5,703  | 9,107  |
| 45/34/41     | 10 PEARL STREET        | STEVEN & AMANDA CAPRIO         |                               | 10 PEARL STREET          | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.34 | 14,810 | -      |
| 55/54/46     | 17 HIGH STREET         | JAMES SCOFIELD JR              |                               | 61 CEDER LAKE ROAD       | DEEP RIVER, CT 06417  | R10 | COMMERCIAL  | 0.5  | 12,995 | 8,785  |
| 55/54/47     | 19 HIGH STREET         | CARL & MARY JANE FRITZ         |                               | 21 HIGH STREET           | CLINTON, CT 06413     | R10 | RESIDENTIAL | 1.18 | 12,840 | 38,561 |
| 55/54/48     | 21 HIGH STREET         | PAULA IGLESE                   |                               | 26 PALMER ROAD           | BRANFORD, CT 06405    | R10 | RESIDENTIAL | 0.32 | 8,500  | 5,439  |
| 55/54/49     | 23 HIGH STREET         | GERALD COTTER                  |                               | 23 HIGH STREET           | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.78 | 4,867  | 29,110 |
| 55/54/50     | 27 HIGH STREET         | MORRIS & WINIFRED AUSTIN       |                               | 27 HIGH STREET           | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.76 | 195    | 32,911 |
| 56/60/01     | 15 POST OFFICE SQUARE  | JEFFREY & LAURA MORSE          |                               | 4 IROQUOIS DRIVE         | CLINTON, CT 06413     | R10 | RESIDENTIAL | 0.08 | 3,485  | -      |
| 56/60/02     | 13 POST OFFICE SQUARE  | RUSSEL BECKER                  |                               | 13 POST OFFICE SQUARE    | CLINTON, CT 06413     | B-3 | RESIDENTIAL | 0.02 | 871    | -      |
| 56/60/03     | 11 POST OFFICE SQUARE  | JEFFREY & LAURA MORSE          |                               | 4 IROQUOIS DRIVE         | CLINTON, CT 06413     | B-3 | OFFICE      | 0.04 | 1,742  | -      |
| 56/60/04     | 1-3 EAST MAIN STREET   | WILLIAM CHITTENDEN JR TRUSTEE  |                               | 21 LEFFINGWELL ROAD      | CLINTON, CT 06413     | V-2 | STORE       | 0.21 | 9,148  | -      |
| 56/60/05     | 7 EAST MAIN STREET     | RAYMOND & PATRICIA MASTRANGELO |                               | 7 EAST MAIN STREET       | CLINTON, CT 06413     | B-3 | CONDO       |      | -      | -      |
| 56/60/05/01  | 5 EAST MAIN STREET #1  | GRMR LLC                       |                               | 14977 W. CATALINA DRIVE  | GOODYEAR, AZ 85395    | B-3 | CONDO       |      | -      | -      |
| 56/60/05/03  | 5 EAST MAIN STREET #3  | GRMR LLC                       |                               | 14977 W. CATALINA DRIVE  | GOODYEAR, AZ 85395    | B-3 | CONDO       |      | -      | -      |
| 56/60/06/04  | 9 EAST MAIN STREET #4  | CIOCCA LEO I FAMILY LLC        | C/O LEO CIOCCA                | 70 TOWNSEND AVENUE       | NEW HAVEN, CT 06512   | B-3 | CONDO       |      | -      | -      |
| 56/60/06/05  | 11 EAST MAIN STREET #5 | GERALD VECE JR                 |                               | 92 GROVE STREET          | CLINTON, CT 06413     | B-3 | CONDO       |      | -      | -      |
| 56/60/06/06  | 13 EAST MAIN STREET #6 | GERALD VECE JR                 |                               | 11 EAST MAIN STREET      | CLINTON, CT 06413     | B-3 | CONDO       |      | -      | -      |
| 56/60/07     | 15 EAST MAIN STREET    | 15-19 EAST MAIN STREET         | C/O JOHN LAZARIDES            | 4 KEITH STREET           | NORWALK, CT 06854     | B-3 | STORE       | 0.53 | 8,161  | 14,926 |
| 56/63/07     | 8 EAST MAIN STREET     | 8 EAST MAIN STREET LLC         |                               | 330 WHITNEY AVENUE # 422 | HOLYOKE, MA 01040     | B-3 | OFFICE      | 0.81 | 16,023 | 19,261 |
| 56/63/09     | 4 EAST MAIN STREET     | KENNETH LARSEN TRUSTEE         |                               | 874 COUNTY STREET        | TAUNTON, MA 02780     | B-3 | COMMERCIAL  | 0.36 | 15,682 | -      |
| 56/63/09A    | 2 EAST MAIN STREET     | TOWN OF CLINTON                |                               | 54 EAST MAIN STREET      | CLINTON, CT 06413     | B-3 | MUNICIPAL   | 0.11 | 4,792  | -      |
| 56/63/10     | 10 COMMERCE STREET     | METHODIST PARSONAGE            | METHODIST CHURCH              | 12 COMMERCE STREET       | CLINTON, CT 06413     | B-2 | CHURCH      | 0.68 | 8,070  | 21,551 |
| 56/63/11     | 18 COMMERCE STREET     | BARBARA ONEILL                 |                               | 1905 DOVE RIDGE TRAIL    | LEANDER, TX 78641     | B-2 | RESIDENTIAL | 0.48 | 40     | 20,869 |