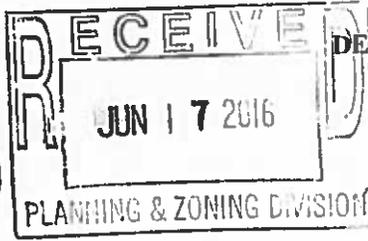


July 8, 2016  
Item # 6



DEPARTMENT OF COMMUNITY SERVICES  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartford.org](http://www.westhartford.org)

**PERMIT APPLICATION FOR: (check one of the following)**

- Lot Split
- Special Use Permit
- Site Plan
- Lot Line Revisions
- Subdivision
- Building Line

File # 297 Application Fee \$750 Surcharge Fee \$60 Date Received 6.17.16

Street Address 1344 New Britain Avenue

Lot or Parcel # 1342/1344/8/10 Acreage/Lot Area 0.96 AC. Zone R-6

Applicant's Interest in Property: Agreement to purchase property and developer

Brief Description of Proposed Activity: Re-establishment of original lots created in October, 1920 for construction of one-family homes (4 lots)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Eleanore M. Leary Estate c/o John Leary III  
 Record Owner's Name  
8700 Yardley Drive  
 Street  
Alexandria VA 22308  
 City State Zip  
 Telephone # \_\_\_\_\_

NB Asset Management, LLC  
 Applicant's Name  
PO Box 370647  
 Street  
West Hartford CT 06137  
 City State Zip  
860-883-6201  
 Telephone #

Contact Person:  
Brandon Handfield, P.E.  
 Name  
191 Norwich Avenue  
 Street  
Lebanon CT 06249  
 City State Zip  
(860) 367-7264  
 Telephone #  
yanticriver@gmail.com  
 E-Mail

Applicant's Signature  
  
 Signature of Owner/Authorized Agent

# Shimkus, Murphy <sup>and</sup> Rosenberger, P.C.

Charles J. Shimkus, Jr.  
Thomas M. Murphy  
Patrick J. Rosenberger  
John J. Bracken III

June 17, 2016

**BY FACSIMILE TRANSMISSION – 860-561-7504**

Town of West Hartford  
Planning Division  
50 South Main Street  
West Hartford, Connecticut 06107

**RE: 1344 New Britain Avenue, West Hartford, Connecticut  
Estate of Eleanore M. Leary / NB Asset Management, LLC**

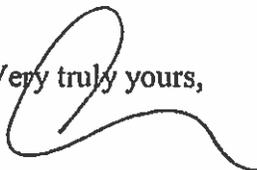
Dear Sir/Madam:

Please be advised that the undersigned represents Estate of Eleanore M. Leary, record owner of the captioned premises.

Kindly accept this letter as my client's consent to the filing of NB Asset Management, LLC's Permit Application for Inland Wetlands & Watercourses approval and Permit Application for Subdivision as more particularly described in the attached permit applications.

If you have any questions, please contact the undersigned.

Very truly yours,



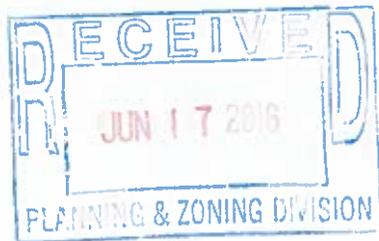
Charles J. Shimkus, Jr.

Enclosures

CJS/to

cc: Suzanne S. Bocchini (by -email only)  
John Leary III (by e-mail only)  
William Case, Esquire (by e-mail only)  
Brian Pudlik, ZEO (by e-mail only)  
Todd Dumais, Town Planner (by e-mail only)

382 New Britain Avenue  
Hartford, CT 06106-3899  
PHONE: 860-249-1396 x2  
FAX: 860-525-6954  
FAX: 860-249-4620  
www.shimkusandmurphy.com



June 17, 2016

Mr. Todd N. Dumais, Town Planner  
Town of West Hartford  
Department of Community Services  
Planning & Zoning Division  
50 South Main Street  
West Hartford, CT 06107

RE: Berkshire Road Subdivision  
1344 New Britain Avenue, West Hartford, CT

Dear Mr. Dumais,

On behalf of NB Asset Management, LLC, enclosed please find the following documents in support of the above reference subdivision.

- One (1) copy of Permit Application for Inland Wetlands & Watercourses Commission
- One (1) copy of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form
- One (1) copy of Permit Application for Subdivision
- Seven (7) full size (24" x 36") copies of the Subdivision Plan set
- 13 reduced size (11" x 17") copies of the Subdivision Plan set

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. It is our understanding that due to the historical common ownership and use of the subject lots, the original lots are considered merged. The proposed development will be one-family homes consistent with the R-6 District requirements.

The southerly portion of the subdivision is located within a 150' regulated area based on existing Town wetland mapping. The mapped wetlands are located across New Britain Avenue (Route 71).

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email [bhandfield@yanticroverconsultants.com](mailto:bhandfield@yanticroverconsultants.com).

Sincerely,

Brandon Handfield, PE  
Civil Engineer

Enc.

Cc: NB Asset Management, LLC (1 copy)