

ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT
APPLICATION FOR VARIANCE TO ZONING REGULATIONS
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)

Fee \$160.00

ZBA Agenda 1/25/22

Date _____

Owner TREVOR & ELLEN CRAFTS Telephone _____

Address 5 NORFIELD ROAD

APPLICANT (if different) ROB SANDERS ARCHITECT Telephone 203.761.0144

Address P O BOX 132, WILTON CT 06897

TAX ASSESSOR MAP NO 30 BLOCK NO 01 LOT NO 02

DISTRICT: RESIDENTIAL BUSINESS

Property is is not within 500 feet of a Town line.

Give accurate location of property site so it can be identified when inspection may be required, (street address - nearest cross street).

NORFIELD ROAD AND NEWTOWN TURNPIKE.
SUBJECT BUILDING IS ALSO KNOWN AS
BUILDING # 3 ON ASSESSOR'S FILE,
35 NEWTOWN TURNPIKE

State precisely the full nature of Variance applied for with respect to subject property:

INTERNAL EXPANSION OF EXISTING ONE-BEDROOM
COTTAGE/STABLE. PRE-EXISTING APARTMENT IS
IN FREE-STANDING STRUCTURE, NOT ALLOWED
UNDER SECTION 34B.2. EXISTING STRUCTURE
IS 864 SF, OF WHICH 312 SF IS CURRENTLY
FINISHED. VARIANCE REQUESTS FINISH OF REMAINDER.

Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 373.3 Setback(s) proposed N/C Feet - Front
Section #374 (if applicable) TDK N/C Feet - Side
and any other Section(s) of Zoning Regulations N/C Feet - Rear
which ZBA deems required to be varied in order N/C Feet - Watercourse
to permit construction, maintenance, use and/or N/C Feet - Corner Lot
activity described in this application.

N/C = NO CHANGE

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)

Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship.
- b. Such hardship is unique to the property and not shared by other properties in the neighborhood.

(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)

PROPERTY IS 8.40 ACRES WITH MULTIPLE BUILDINGS
CIRCA 1930, 3 OF WHICH ARE EXISTING RESIDENTIAL
USES PREDATING ZONING. #35 HAS BEDROOM,
KITCHEN AND BATH, BUT REMAINDER OF BUILDING IS
UNCONDITIONED STORAGE SPACE (STABLE)

Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?

NO Yes - if YES, explain in detail. PROPOSAL IS FOR
INTERNAL ALTERATIONS ONLY, TO UTILIZE
STORAGE SPACE.

Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?

NO Yes - if YES, specify when and for what.

I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.

Applicant [Signature] Date 12/17/2021

Owner [Signature] Date 12/17/2021

Agent _____ Date _____

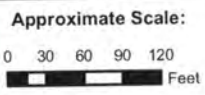
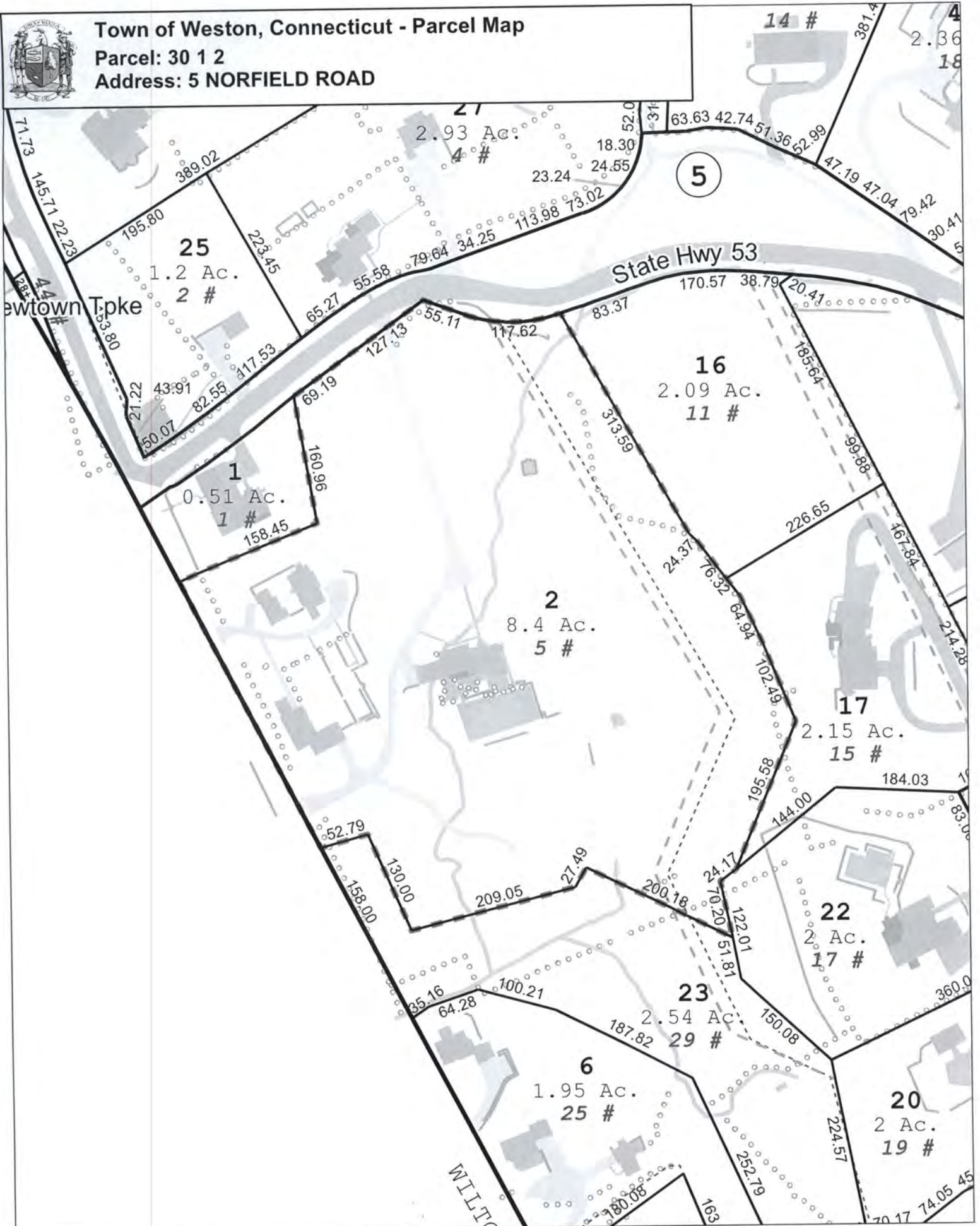
Signature & Date received by Code Enforcement Officer Tracy D. Kulhanski
REV 9/10/09 Land Use Director 1/3/22



Town of Weston, Connecticut - Parcel Map

Parcel: 30 1 2

Address: 5 NORFIELD ROAD

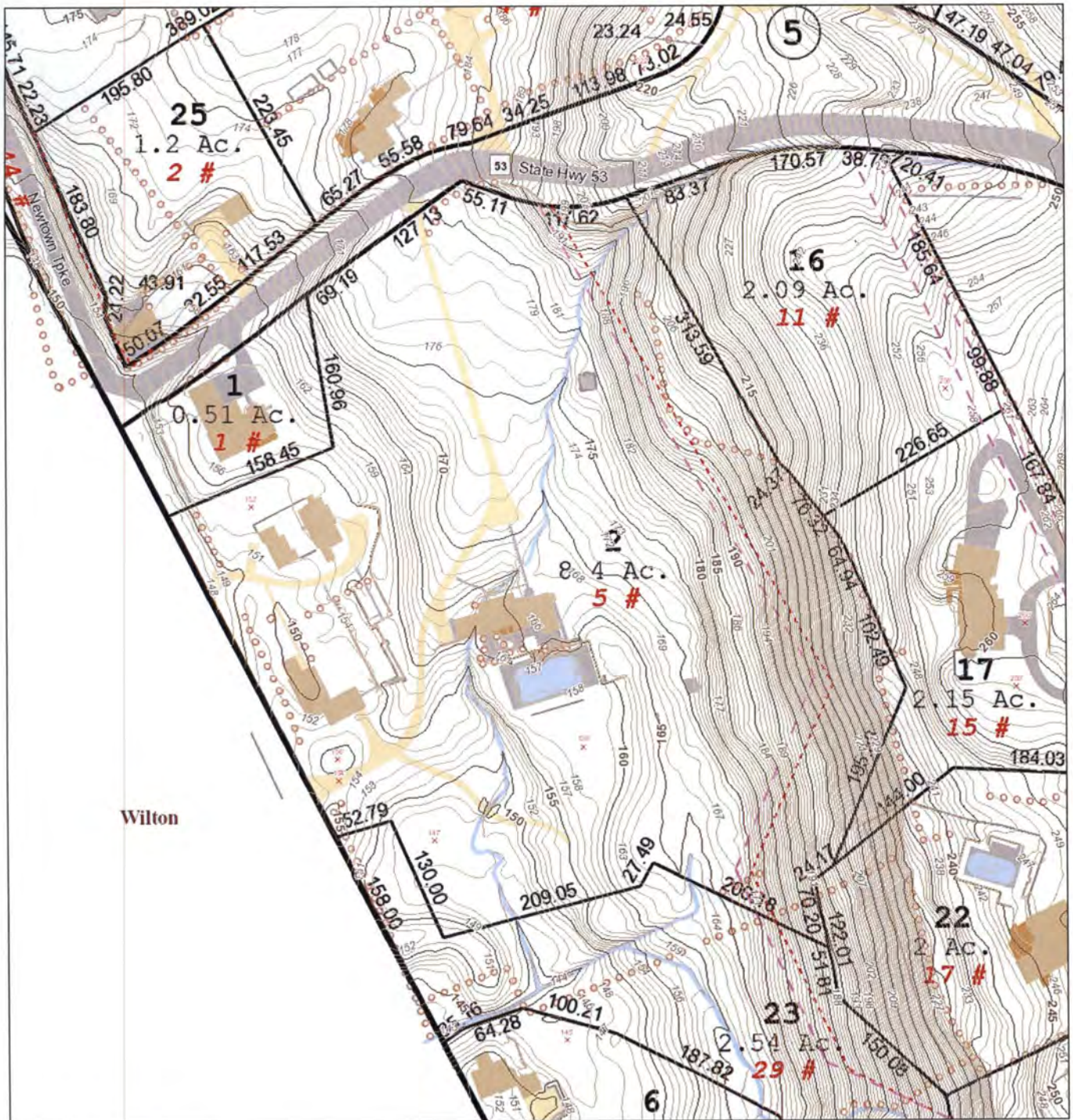


Disclaimer: This map is for informational purposes only.
 All information is subject to verification by any user.
 The Town of Weston and its mapping contractors
 assume no legal responsibility for the information contained herein.

Map Produced
July 2021

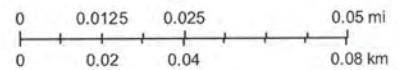


Town of Weston, CT



December 20, 2021

1:1,200









Property Information

Property Location	5 NORFIELD ROAD
Mailing Address	5 NORFIELD ROAD WESTON CT 06883
Land Use	Residential
Zoning Code	R-2AC
Neighborhood	5-5

Owner	CRAFTS TREVOR & ELLEN
Co-Owner	
Book / Page	640/ 27
Land Class	Residential
Census Tract	83360
Acreage	8.4

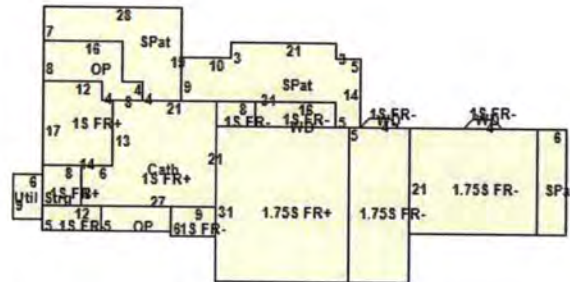
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	682736	477920
Outbuildings	108521	75960
Land	796388	557470
Total	1587645	1111350

Building Area Info - sq/ft

Living	4112
Basement	1620
Finished Basement	671
Fin Bsmt Quality	Average Quality



Primary Construction Details

Year Built	1930
Building Desc.	Residential
Building Style	Cape
Stories	1.75
Exterior Walls	Clapboards
Exterior Walls 2	Stone Veneer
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	Softwood

Heating Fuel	Oil
Heating Type	Forced Hot Air
AC Type	Partial
Bedrooms	5
Full Bathrooms	4
Half Bathrooms	3
Extra Fixtures	0
Total Rooms	10
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Good
Frame Type	Wood Frame
Fireplaces	5
Bsmt Gar	0
Bsmt Access	
Building Grade	0
Roof Style	Gable
Roof Cover	Asphalt



Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Garage	Detached Garage	720	Average	1931
Pool	Gunite	2048	Good	1931
Porch	Open	85	Average	2008
Shed	Frame	323	Average	1935
Shed	Frame	570	Average	1931
Accessory Bldgs	Work Shop Avg	380	Average	2008
Shed	Frame	252	Average	2008
Garage	Detached Garage	288	Average	1935

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Open	70	Good	1930
Cathedral/Loft	Cath	489	Good	1930
Deck	Wood	12	Good	1930
Patio	Stone Patio	324	Good	1930
Utility	Storage	54	Good	1930
Patio	Stone Patio	412	Good	1930
Patio	Stone Patio	126	Good	1930
Porch	Open	160	Good	1930
Deck	Wood	12	Good	1930
Deck	Wood	80	Good	1930

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
CRAFTS TREVOR & ELLEN	640_ 27	5/25/2021	2582500
MAJOR W GLENN	0423_0259	8/21/2005	2140000
ERIKSON WALTER E	0139_0058	7/3/1985	0



Primary Construction Details

Year Built	1930
Building Desc.	Single Family
Building Style	Cape
Stories	1.65
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Softwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	5
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Residential
Building Condition	Average
Frame Type	Wood Frame
Fireplaces	1
Bsmt Gar	0
Fin Bsmt Area	0
Fin Bsmt Quality	
Building Grade	0
Roof Style	Gable
Roof Cover	Wood

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Utility	Storage	25	Good	1930
Greenhouse	Frame	238	Fair	1930
Garage	Frame	284	Good	1930



Primary Construction Details

Year Built	1930
Building Desc.	Single Family
Building Style	Studio/Office
Stories	1
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Electric
Heating Type	Electric Baseboard
AC Type	Central
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	2
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Residential
Building Condition	Average
Frame Type	Wood Frame
Fireplaces	0
Bsmt Gar	0
Fin Bsmt Area	0
Fin Bsmt Quality	
Building Grade	0
Roof Style	Gable
Roof Cover	Wood

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Utility	Storage	552	Average	1930

TOWN OF WESTON



PERMIT AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

That I am the owner of the premises described as follows:

5 NORFOLK ROAD, BUILDING #3

Street Address/Job Site Location

WESTON

CT

06883

City

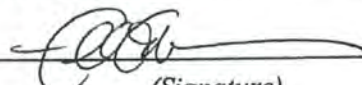
State

Zip

That M. CASTLE CONST is duly authorized for and on my behalf as the owner to execute an application for building, zoning, and health permits to commence construction at the above site.

That ROB SANDERS ARCHITECTS is hereby designated as the owner's representative with whom all city departments may deal with in respect to the work involved.

Date: 11/16/2021

Owner: 
(Signature)

Owner: ELLEN CRAFTS
(Please Print Name)

Subscribed and sworn to me this 16 day of November, 2002021

Shawn M Amato (Notary Public/Commissioner of the Superior Court)



LOCATION: # 35 Newtown Tpke
5 ~~XXXXXXXXXXXXXXXXXXXX~~ Norwalk Rd. Weston
NO. STREET TOWN LOT NO.

OWNER: Walter Erickson INSTALLER: Kaiser Battistone

TYPE SYSTEM INSTALLED TANK only NEW REPAIR ADDITION

TANK SIZE NEW 1250 2 Chamber H20 NEW EXISTING

TYPE OF LEACHING & SIZE 6x6 Pit NEW EXISTING

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SEWAGE DISPOSAL SYSTEM CONFORMS TO ALL GOVERNING CODES AND ORDINANCES AND THE DIMENSIONS SHOWN ARE SUBSTANTIALLY CORRECT.

SIGNATURE OF INSTALLER [Signature] (Rogers) LICENSE # 3103 DATE 3/7/95

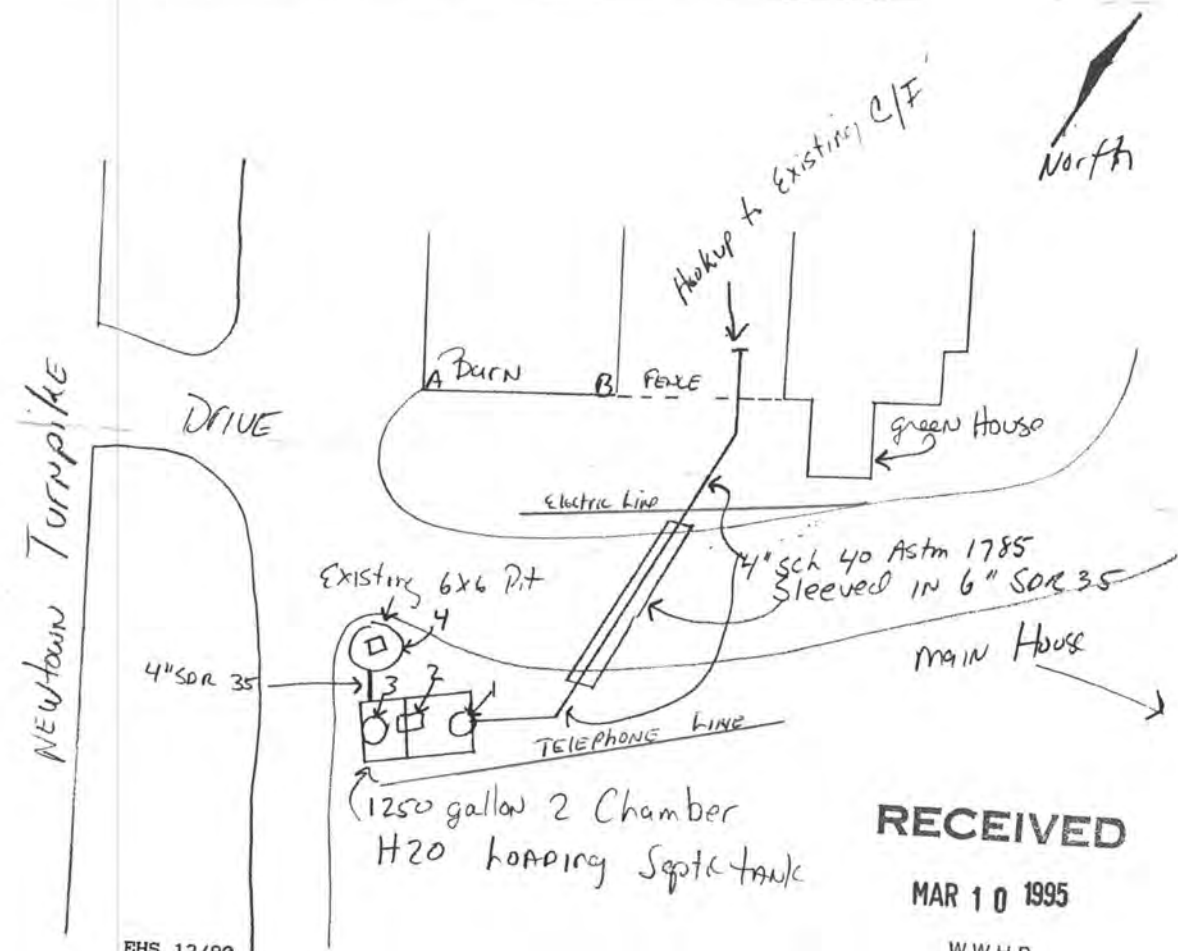
NAME OF INSTALLER Kaiser Battistone ADDRESS 5 Van Tassel Court TEL. # 838-7000
Norwalk Ct.

DWELLING SYSTEM

POINT	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14
CORNER "A"	32'4"	33	33'8"	26'6"										
CORNER "B"	41	44	45'6"	42										
CORNER "C"														
CORNER "D"														

DIAGRAM - INDICATE NORTH CHECKED BY AS

Well 100'±



RECEIVED
MAR 10 1995
W.W.H.D.
WESTPORT - WESTON

Location:	5 NORFIELD ROAD	Map/Lot:	30 1 2	Zone:	R-2AC	Date Printed:	01-13-22
911 Address:		Exempt:		Neighborhood:	5-5	Last Update:	06-01-21
Owner Of Record							
CRAFTS TREVOR & ELLEN	Volume/Page	Date	Sales Type	Valid	Sale Price		
5 NORFIELD ROAD WESTON, CT 06883	640 /27	05-25-21	Warranty Deed	YES	2,582,500		

Prior Owner History

MAJOR W GLENN	0423 /0259	08-21-05			NO	2,140,000
ERIKSON WALTER E	0139 /0058	07-03-85			NO	0
	/	/				
	/	/				

Permit Number	Date	Cost	New Hous.	Status	% Comp	Est Completion	Building Permit
5872	10-24-05	10,000	No	Closed	100		
2047	03-01-89	0	No	Closed	100		

Census/Tract	83360	State Item Codes				Appraised Value	
		Code	Quantity	Value	Code	Quantity	Value
Dev Map	3107,2910,178, 3669,	11- Res Land	2.00	401,030			796,388
Subdivision	GLENN MAJOR 2	12- Res Excess	6.40	156,440			682,736
Date	09/12/2008	13- Res Bldg	3.00	477,920			108,521
Inspector	JD	14- Res Outblgd	8.00	75,960			1,587,645
District	JD						

Land Type	Acres	Assessment History (Prior Years as of Oct 1)				Total Value	Land Type	Influence	Reason	Comment
		490	2020	2019	2018					
House Lot	2.00	0.00	337,000	557,470	557,470	572,900	House Lot	20	Intensive Use	EST
Excess	6.40	0.00	40,000	477,920	477,920	223,488	House Lot Excess	50	Location Topography	
Total	8.40			1,111,350	1,111,350	796,388				

490 Appraised Totals										
Land	Building	Outbuilding	Total	Current	2020	2019	2018	2017	Acres	Value
				557,470	557,470	557,470	557,470	561,800		
				477,920	477,920	477,920	477,920	827,700		
				75,960	75,960	75,960	75,960	0		
				1,111,350	1,111,350	1,111,350	1,111,350	1,389,500		

RECOST FOR 2000 DUE TO OMISSION OF 5 LINKING BSM TO SPL1. NATURAL BROOK RUNS UNDER DWELLING.
 IA 9/08
 - SEPARATED 1 NORFIELD ROAD FROM THIS PR BLDG 3 YRBLT 1930 NOT 1935 INCREASE NOT PUBLIC RESIDENTIAL FIELD CARD
 THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
 REVALUATION DATE: 10/01/ 2018

Unique ID: R00962

WESTON

Location: 5 NORFIELD ROAD Unit

911 Address:

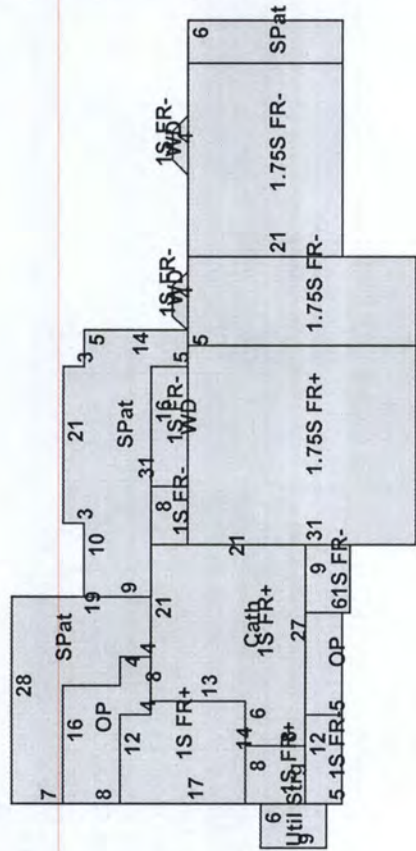
Map/Block/Lot 30 1 2

General Description	Description	Area/Qty
Building Use	Single Family	4,112
Unit	Good	671
Overall Condition	17	1,620
Class	1.75	4
Stories	Cape	5
Design (Style)	Wood Frame	4
Construction	1930	3
Year Built	100	0
Percent Complete	4,112	0
Finished Area	Finished Area Does Not Include Finished Basement Area	0

Attached Component Computations		
Grade Factor	Economic Depreciation %	Physical Depreciation %
0	0	37
0	0	0

Type	Yr Built	Condition	Area/Qty
Cathedral	1930	Good	489
Wood Deck	1930	Good	12
Wood Deck	1930	Good	80
Wood Deck	1930	Good	12
Stone Patio	1930	Good	412
Stone Patio	1930	Good	126
Stone Patio	1930	Good	324
Open Porch	1930	Good	70
Open Porch	1930	Good	160
Utility Storage	1930	Good	54

Total Building Value			511,993
Type	Yr Built	Condition	Area/Qty
Detached Garage	1931	Average	720
Gumite Pool	1931	Good	2,048
Frame Shed	1931	Average	570



Detached Component Computations

Room Summary			
Total Bedroom	Kitchens	Full Baths	Half Baths
10	5	1	4
			3

Unique ID: R00962

WESTON

Card No: 2 of 3

Location:		5 NORFIELD ROAD		Map/Lot:	30 1 2		Zone:	R-2AC		Date Printed:	01-13-22	
911 Address:				Exempt			Neighborhood:	5-5		Last Update:	06-01-21	
Owner Of Record												
CRAFTS TREVOR & ELLEN		WESTON, CT 06883		Volume/Page	640 /27		Date	05-25-21		Warranty Deed		
Prior Owner History												
MAJOR W GLENN		ERIKSON BERNICE A		0423 /0259	08-21-05					NO	2,140,000	
ERIKSON WALTER E				0139 /0058	07-03-85					NO	0	
				/	/							
				/	/							

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	State Item Codes			Building Permit
							Code	Value	Quantity	
5872	10-24-05	10,000	No	Closed	100		INT RENOVATIONS			
2047	03-01-89	0	No	Closed	100		INTER. RENOVTN			

Census/Tract	83360	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence Reason	Comment	Appraised Value	
											Value	Quantity
Dev Map	3107,2910,178, 3669,	Dev Lot	A	11- Res Land	2.00	401,030		House Lot	20	Intensive Use	Total Land Value	796,388
Subdivision	GLENN MAJOR 2	12- Res Excess	6.40	156,440		223,488		House Lot	50	Location	Total Building Value	682,736
Date	09/12/2008	13- Res Bldg	3.00	477,920		796,388		House Lot	-10	Topography	Total Outbuilding Value	108,521
Inspector	JD	14- Res Outbldg	8.00	75,960				Excess			Total Market Value	1,587,645

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Assessment History (Prior Years as of Oct 1)			Comments
							2020	2019	2018	
House Lot	2.00	0.00	337,000	1.00	70	572,900	557,470	557,470	561,800	
Excess	6.40	0.00	40,000	0.97	-10	223,488	477,920	477,920	827,700	
Total	8.40					796,388	1,111,350	1,111,350	1,389,500	

Land Type	Acres	490	Rate	Adj	Influence	Total Value	490 Appraised Totals		
							Value	Acres	Type
Land	557,470					561,800			
Building	477,920					827,700			
Outbuilding	75,960					0			
Total	1,111,350					1,389,500			Totals

RECORDED FOR 2000 DUE TO OMISSION OF 5 LINKING BSM TO SPL1. NATURAL BROOK RUNS UNDER DWELLING.
IA 9/08
- SEPARATED 1 NORFIELD ROAD FROM THIS PR BLDG 3 YRBLT 1930 NOT 1935 INCREASE NOT PUBLIC RESIDENTIAL FIELD CARD

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY REVALUATION DATE: 10/01/ 2018

Unique ID: R00962

WESTON

Location: 5 NORFIELD ROAD

Unit

911 Address:

Map/Block/Lot 30 1 2

General Description	Description	Area/Qty
Building Use	Single Family	1,953
Unit		694
Overall Condition	Average	1,953
Class	8	1
Stories	1.65	2
Design (Style)	Cape	1
Construction	Wood Frame	0
Year Built	1930	0
Percent Complete	100	0
Finished Area	1,953	
Finished Area Does Not Include Finished Basement Area		
Foundation		
Basement Area	694	
Basement Finish	0	
Bsmt Room Style		
Basement Walls		
Outside Entry		
Basement Garage Bays	0	
Sump Pump	NO	

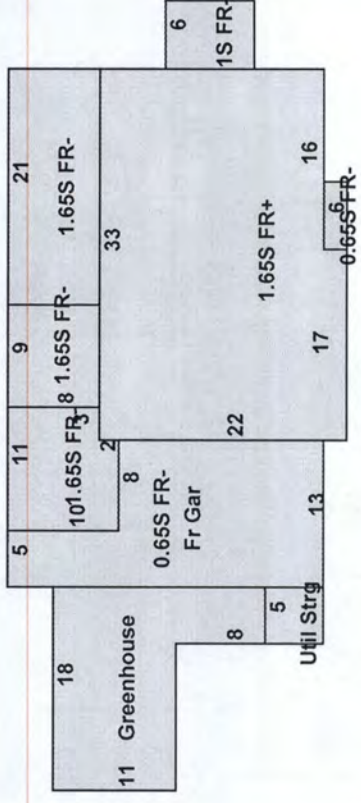
Attached Component Computations		
Grade Factor	Economic Depreciation %	Physical Depreciation %
0	0	42
0	0	0

Type	Yr Built	Condition	Area/Qty
Frame Garage	1930	Good	284
Frame Greenhouse	1930	Fair	238
Utility Storage	1930	Good	25

HVAC		
Heating Type	Hot Water	100 %
Fuel	Oil	
Cooling Type	Central	100 %
Interior		
Floors	Softwood	
Attic Access		
Walls	Drywall	
Fireplaces	1	
Wood Stoves	0	
Exterior		
Exterior	Clapboards	
Roof Cover	Wood	
Roof Type	Gable	
Special Features		
Extra Plumb Fix		1

Total Building Value		140,583
Type	Yr Built	Condition
Average Work Shop	2008	Average
Detached Garage	1935	Average
Open Porch	2008	Average
Frame Shed	1935	Average
Frame Shed	2008	Average

Room Summary			
Total	Bedroom	Kitchens	Half Baths
5	3	1	2
			1



Detached Component Computations			
Type	Yr Built	Condition	Area/Qty
Average Work Shop	2008	Average	380
Detached Garage	1935	Average	288
Open Porch	2008	Average	85
Frame Shed	1935	Average	323
Frame Shed	2008	Average	252

Location: 5 NORFIELD ROAD Map/Lot: 30 1 2 Zone: R-2AC Date Printed: 01-13-22
 911 Address: Exempt Neighborhood: 5-5 Last Update: 06-01-21

Owner Of Record Volume/Page Date Sales Type Valid Sale Price
 CRAFTS TREVOR & ELLEN 640 / 27 05-25-21 Warranty Deed YES 2,582,500
 5 NORFIELD ROAD WESTON, CT 06883

Prior Owner History

MAJOR W GLENN	0423 / 0259	08-21-05			NO	2,140,000
ERIKSON WALTER E	0139 / 0058	07-03-85			NO	0
	/	/				
	/	/				

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit
5872	10-24-05	10,000	No	Closed	100		
2047	03-01-89	0	No	Closed	100		

Census/Tract	83360	State Item Codes				Appraised Value	
		Code	Quantity	Value	Code	Quantity	Value
Dev Map	3107,2910,178, 3669,	11- Res Land	2.00	401,030			Total Land Value
Subdivision	GLENN MAJOR 2	12- Res Excess	6.40	156,440			Total Building Value
Date	09/12/2008	13- Res Bldg	3.00	477,920			Total Outbuilding Value
Inspector	JD	14- Res Outblgd	8.00	75,960			Total Market Value
District							1,587,645

Land Type	Acres	Assessment History (Prior Years as of Oct 1)				Influence	Reason	Comment
		490	2019	2018	2017			
House Lot	2.00	0.00	557,470	557,470	561,800	70	Intensive Use	EST
Excess	6.40	0.00	477,920	477,920	827,700	-10	Location	
			75,960	75,960	0	-10	Topography	
Total	8.40		1,111,350	1,111,350	1,389,500			Totals

490 Appraised Totals					
Value	Acres	Type	Value	Acres	Value
557,470	2.00	House Lot	557,470	2.00	557,470
477,920	6.40	House Lot Excess	477,920	6.40	477,920
75,960			75,960		75,960
1,111,350			1,111,350		1,111,350

RECAST FOR 2000 DUE TO OMISSION OF 5 LINKING BSM TO SPL1. NATURAL BROOK RUNS UNDER DWELLING.
 IA 9/08
 - SEPARATED 1 NORFIELD ROAD FROM THIS PR BLDG 3 YRBLT 1930 NOT 1935 INCREASE NOT PUBLIC RESIDENTIAL FIELD CARD
 THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY REVALUATION DATE: 10/01/ 2018

Unique ID: R00962

WESTON

Location: 5 NORFIELD ROAD

Unit

911 Address:

Map/Block/Lot 30 1 2

General Description	Description	Area/Qty
Building Use	Single Family	
Unit		312
Overall Condition	Average	312
Class	8	1
Stories	1.00	0
Design (Style)	Studio/Office	0
Construction	Wood Frame	0
Year Built	1930	
Percent Complete	100	
Finished Area	312	
Finished Area Does Not Include Finished Basement Area		

Foundation	
Basement Area	0
Basement Finish	0
Bsmt Room Style	
Basement Walls	
Outside Entry	
Basement Garage Bays	0
Sump Pump	NO

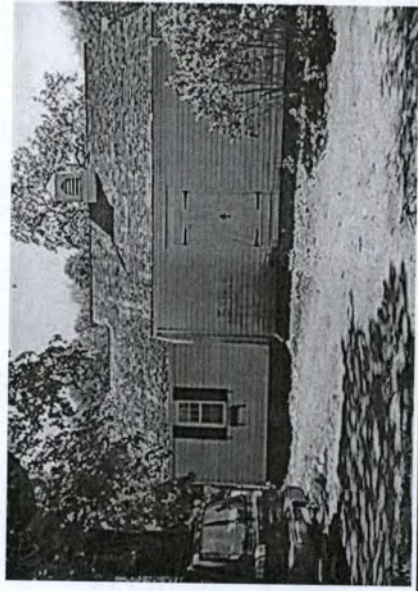
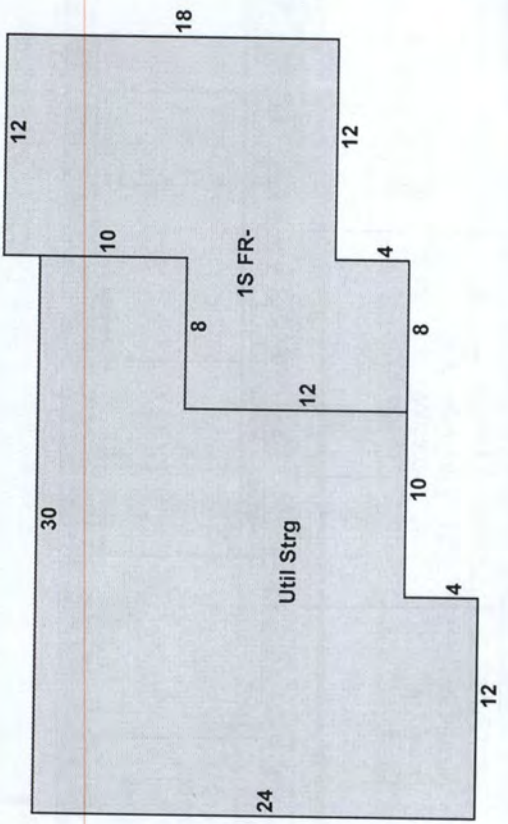
HVAC	
Heating Type	Elec Baseboard
Fuel	Electric
Cooling Type	Central

Interior	
Floors	Carpet
Attic Access	
Walls	Drywall
Fireplaces	0
Wood Stoves	0

Exterior	
Exterior	Clapboards
Roof Cover	Wood
Roof Type	Gable

Special Features:

Room Summary			
Total Bedroom	Kitchens	Full Baths	Half Baths
2	1	1	0



Attached Component Computations	
Grade Factor	0
Economic Depreciation %	0
Physical Depreciation %	42
Functional Depreciation %	0

Attached Component Computations	
Type	Yr Built
Utility Storage	1930
	Average
	Area/Qty
	552

Total Building Value 30,159

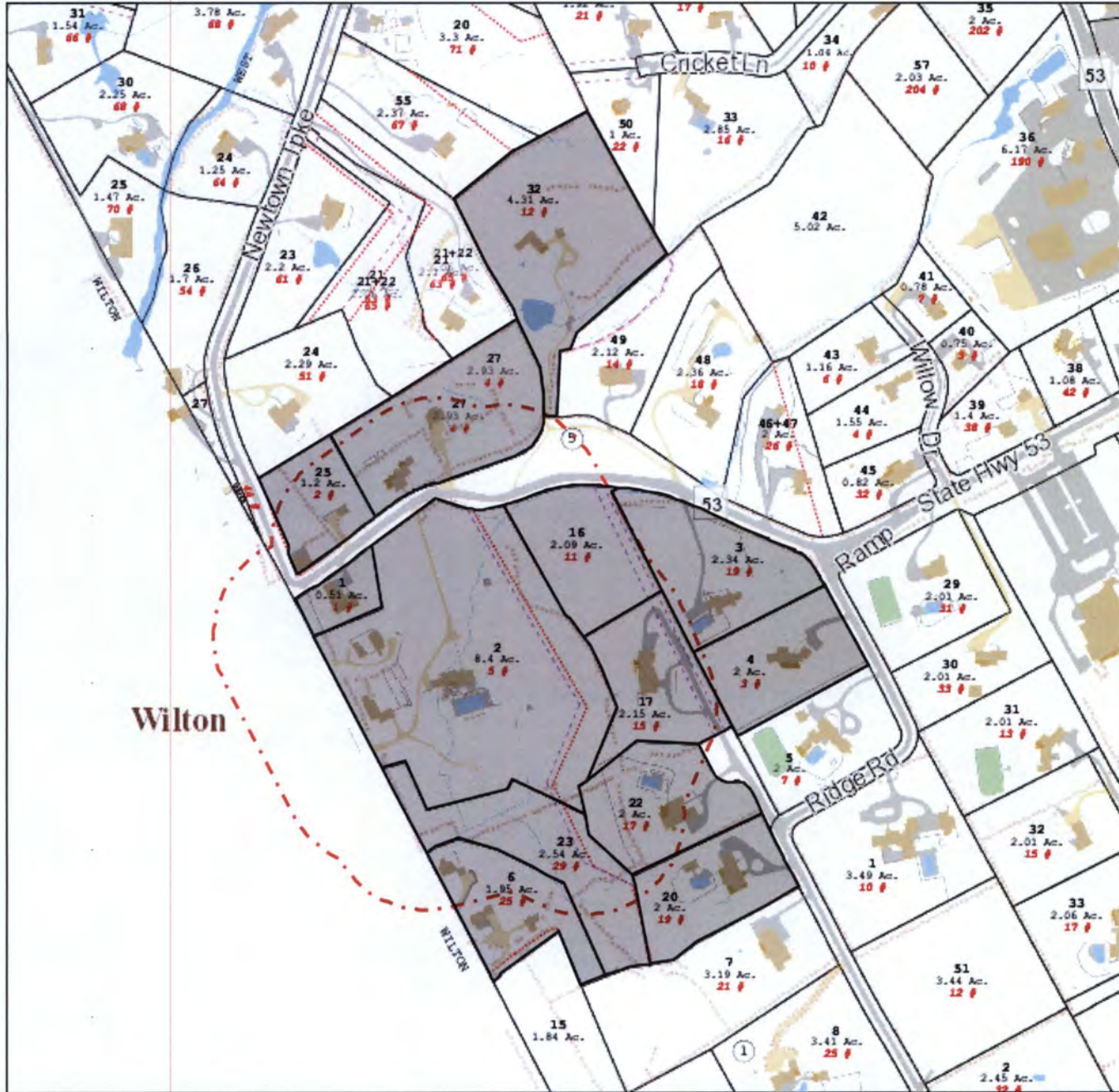
Detailed Component Computations			
Type	Yr Built	Condition	Area/Qty
			30,159

Town of Weston

Geographic Information System (GIS)



Date Printed: 1/13/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

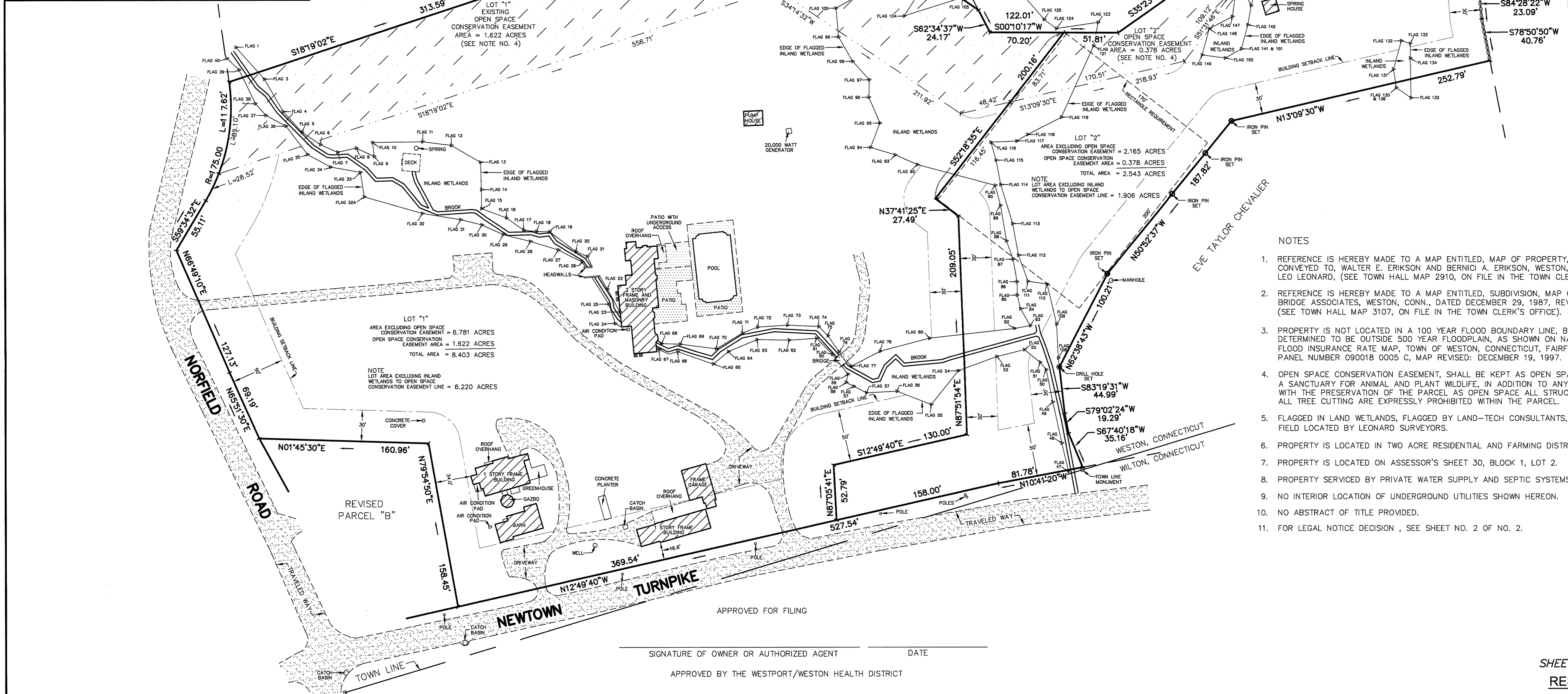
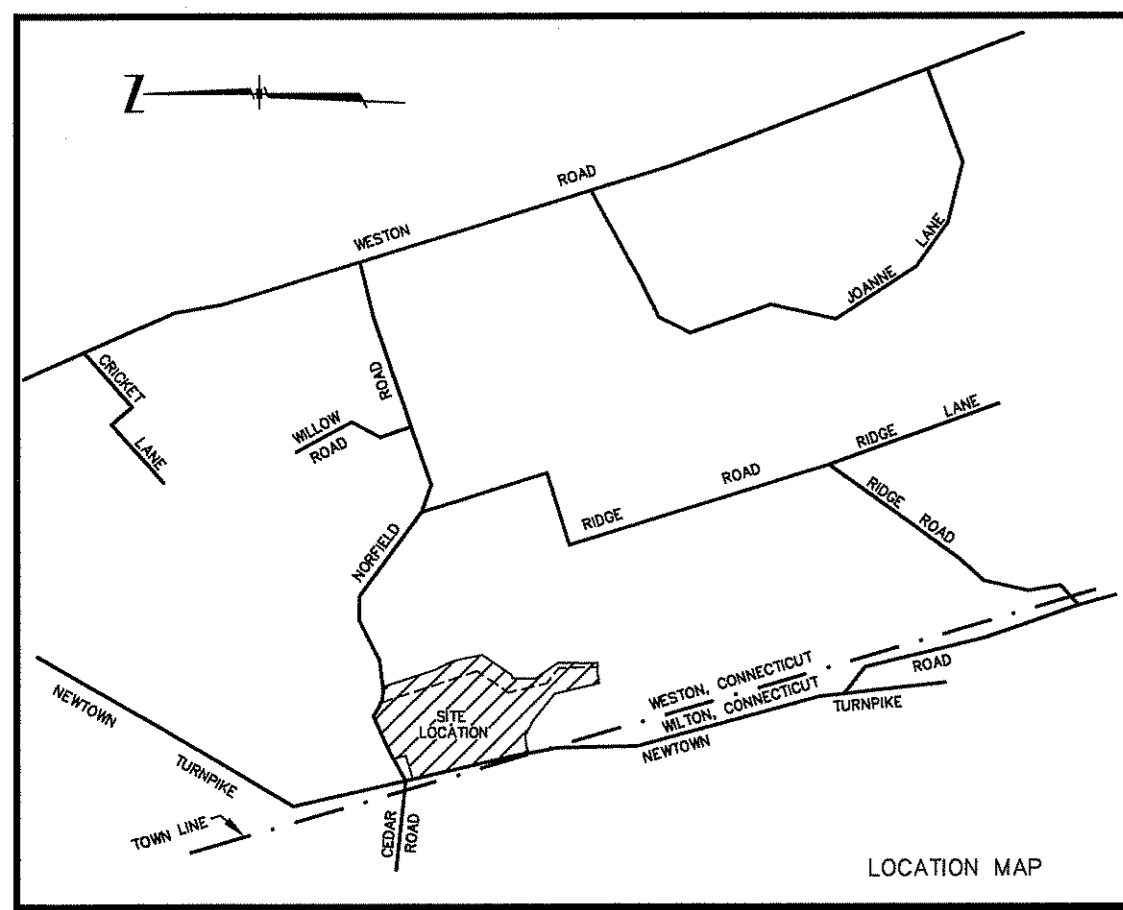
Approximate Scale: 1 inch = 100 ft



TOWN OF WESTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	State	Zip
30 1 1	1 NORFIELD ROAD	BALOTESCU CHRISTIAN & CHRISTINA	1 NORFIELD ROAD	WESTON	CT	06883-
30 1 23	29 NEWTOWN TPKE	MAJOR W GLENN ET AL	11 HYDE RIDGE	WESTON	CT	06883-
30 1 6	25 NEWTOWN TPKE	CHEVALIER EVE TAYLOR	25 NEWTOWN TPKE	WESTON	CT	06883-
30 1 2	5 NORFIELD ROAD	CRAFTS TREVOR & ELLEN	5 NORFIELD ROAD	WESTON	CT	06883-
30 1 4	3 RIDGE ROAD	O'CARMODY LESLIE & THOMAS	3 RIDGE ROAD	WESTON	CT	06883-
30 1 20	19 RIDGE ROAD	BANKS JENNIFER & RAYMOND	19 RIDGE ROAD	WESTON	CT	06883-
22 4 32	12 NORFIELD ROAD	NIEMANN MARY IRVINE	12 NORFIELD ROAD	WESTON	CT	06883-
30 1 16	11 RIDGE ROAD	WACHTEL ELIEZER	11 RIDGE ROAD	WESTON	CT	06883-
30 1 17	15 RIDGE ROAD	WACHTEL ELIEZER TR	15 RIDGE ROAD	WESTON	CT	06883-
30 1 3	19 NORFIELD ROAD	EILER JOHN E	19 NORFIELD ROAD	WESTON	CT	06883-
30 1 22	17 RIDGE ROAD	SHORE ANDREW & HAMILTON BETH	17 RIDGE ROAD	WESTON	CT	06883-
22 4 27	4 NORFIELD ROAD	LAZO JANICE	4 NORFIELD ROAD	WESTON	CT	06880-
22 4 25	2 NORFIELD ROAD	EHINGER MCLETCHIE HEATHER & COSBY JAMES	2 NORFIELD ROAD	WESTON	CT	06883-

30 1 1	BALOTESCU CHRISTIAN & CHRISTINA 1 NORFIELD ROAD WESTON CT 06883	30 1 23	MAJOR W GLENN ET AL 11 HYDE RIDGE WESTON CT 06883	30 1 6	CHEVALIER EVE TAYLOR 25 NEWTOWN TPKE WESTON CT 06883
30 1 2	CRAFTS TREVOR & ELLEN 5 NORFIELD ROAD WESTON CT 06883	30 1 4	O'CARMODY LESLIE & THOMAS 3 RIDGE ROAD WESTON CT 06883	30 1 20	BANKS JENNIFER & RAYMOND 19 RIDGE ROAD WESTON CT 06883
22 4 32	NIEMANN MARY IRVINE 12 NORFIELD ROAD WESTON CT 06883	30 1 16	WACHTEL ELIEZER 11 RIDGE ROAD WESTON CT 06883	30 1 17	WACHTEL ELIEZER TR 15 RIDGE ROAD WESTON CT 06883
30 1 3	EILER JOHN E 19 NORFIELD ROAD WESTON CT 06883	30 1 22	SHORE ANDREW & HAMILTON BETH 17 RIDGE ROAD WESTON CT 06883	22 4 27	LAZO JANICE 4 NORFIELD ROAD WESTON CT 06880
22 4 25	EHINGER MCLETCHIE HEATHER & 2 NORFIELD ROAD WESTON CT 06883				



- NOTES
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY, OF ESTATE OF ALINE A. De LAMER, TO BE CONVEYED TO, WALTER E. ERIKSON AND BERNICE A. ERIKSON, WESTON, CONN., DATED JUNE 21, 1985, MADE BY LEO LEONARD, (SEE TOWN HALL MAP 2910, ON FILE IN THE TOWN CLERK'S OFFICE).
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SUBDIVISION, MAP OF PROPERTY, PREPARED FOR IMPERIAL - BRIDGE ASSOCIATES, WESTON, CONN., DATED DECEMBER 29, 1987, REVISED JUNE 14, 1988, MADE BY LEO LEONARD, (SEE TOWN HALL MAP 3107, ON FILE IN THE TOWN CLERK'S OFFICE).
 - PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WESTON, CONNECTICUT, FAIRFIELD COUNTY, PANEL 5 OF 6, COMMUNITY PANEL NUMBER 090018 0005 C, MAP REVISED: DECEMBER 19, 1997.
 - OPEN SPACE CONSERVATION EASEMENT, SHALL BE KEPT AS OPEN SPACE IN THEIR WILD AND NATURAL STATE AS A SANCTUARY FOR ANIMAL AND PLANT WILDLIFE, IN ADDITION TO ANY OTHER ACTION OR ACTIVITIES NOT CONSISTENT WITH THE PRESERVATION OF THE PARCEL AS OPEN SPACE ALL STRUCTURES, ALL CONSTRUCTION OF ANY SORT AND ALL TREE CUTTING ARE EXPRESSLY PROHIBITED WITHIN THE PARCEL.
 - FLAGGED IN LAND WETLANDS, FLAGGED BY LAND-TECH CONSULTANTS, INC., SOIL SCIENTIST CHRIS ALLAN, AND FIELD LOCATED BY LEONARD SURVEYORS.
 - PROPERTY IS LOCATED IN TWO ACRE RESIDENTIAL AND FARMING DISTRICT.
 - PROPERTY IS LOCATED ON ASSESSOR'S SHEET 30, BLOCK 1, LOT 2.
 - PROPERTY SERVICED BY PRIVATE WATER SUPPLY AND SEPTIC SYSTEMS.
 - NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
 - NO ABSTRACT OF TITLE PROVIDED.
 - FOR LEGAL NOTICE DECISION, SEE SHEET NO. 2 OF NO. 2.

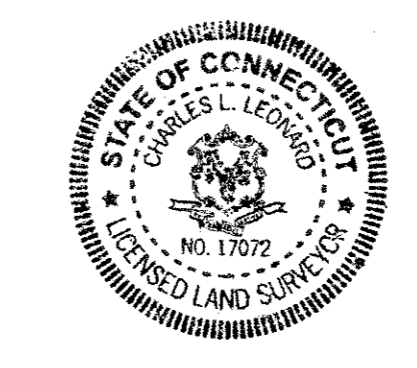
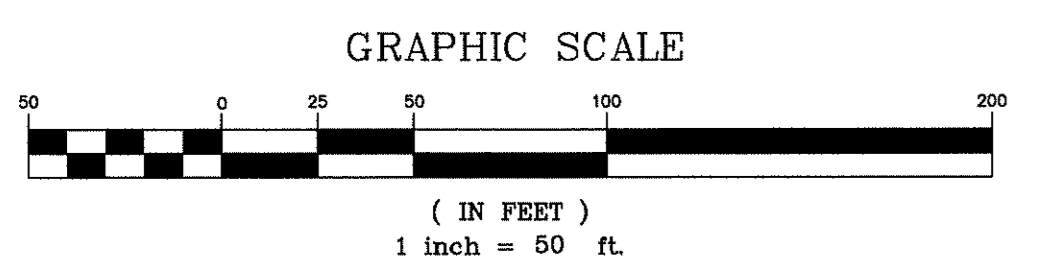
PURSUANT TO SEC. 8-26C OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED WITHIN FIVE (5) YEARS OF THE PLANNING AND ZONING COMMISSION APPROVAL OF THE SUBDIVISION.

A WORK COMPLETION DATE: _____

APPROVED FOR FILING

_____ SIGNATURE OF OWNER OR AUTHORIZED AGENT	_____ DATE
_____ APPROVED BY THE WESTPORT/WESTON HEALTH DISTRICT	
_____ SIGNATURE OF DIRECTOR OF HEALTH	_____ DATE
_____ APPROVED BY RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF WESTON, CONNECTICUT	
_____ SIGNATURE OF CHAIRMAN	_____ DATE
_____ RECEIVED ON FILE IN THE TOWN CLERK'S OFFICE	
AT _____	ON _____
BY _____	
_____ SIGNATURE OF TOWN CLERK	

FILE NUMBER _____ TOTAL AREA = 10.946 ACRES



1175 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-7861
FAX: (203) 454-1832

SHEET NO.1 OF NO.2
RESUBDIVISION
MAP
PREPARED FOR
WALTER E. ERIKSON AND BERNICE A. ERIKSON
5 NORFIELD ROAD

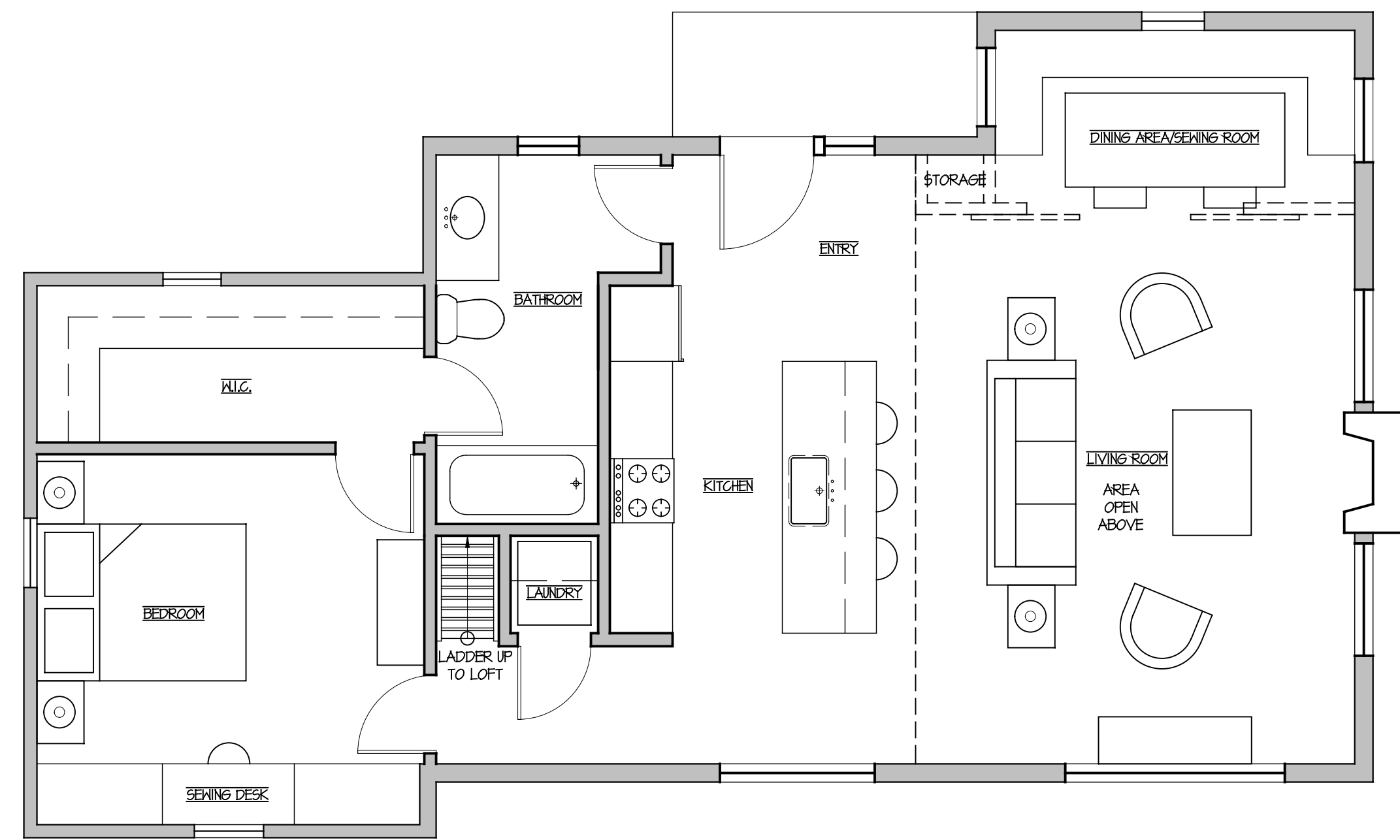
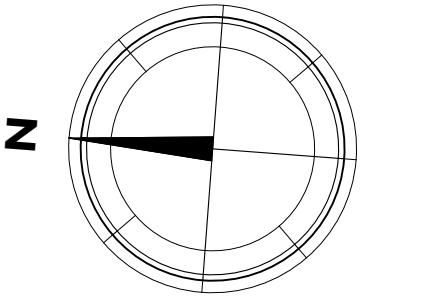
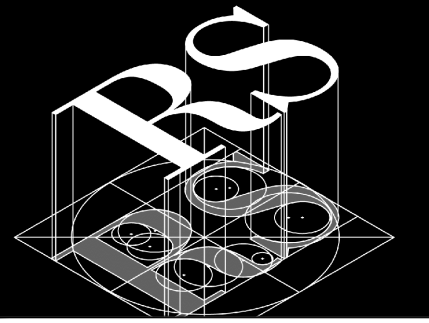
WESTON ~ CONNECTICUT
SCALE 1" = 50' ~ FEBRUARY 14, 2005

REVISED JUNE 14, 2005
(SHOWING TWO LOT SUBDIVISION)
REVISED JULY 1, 2005
(AS PER SITE DEVELOPMENT PLAN)
REVISED AUGUST 22, 2005
(SHOWING TITLE SHEET NUMBER AND NOTE NO. 11)

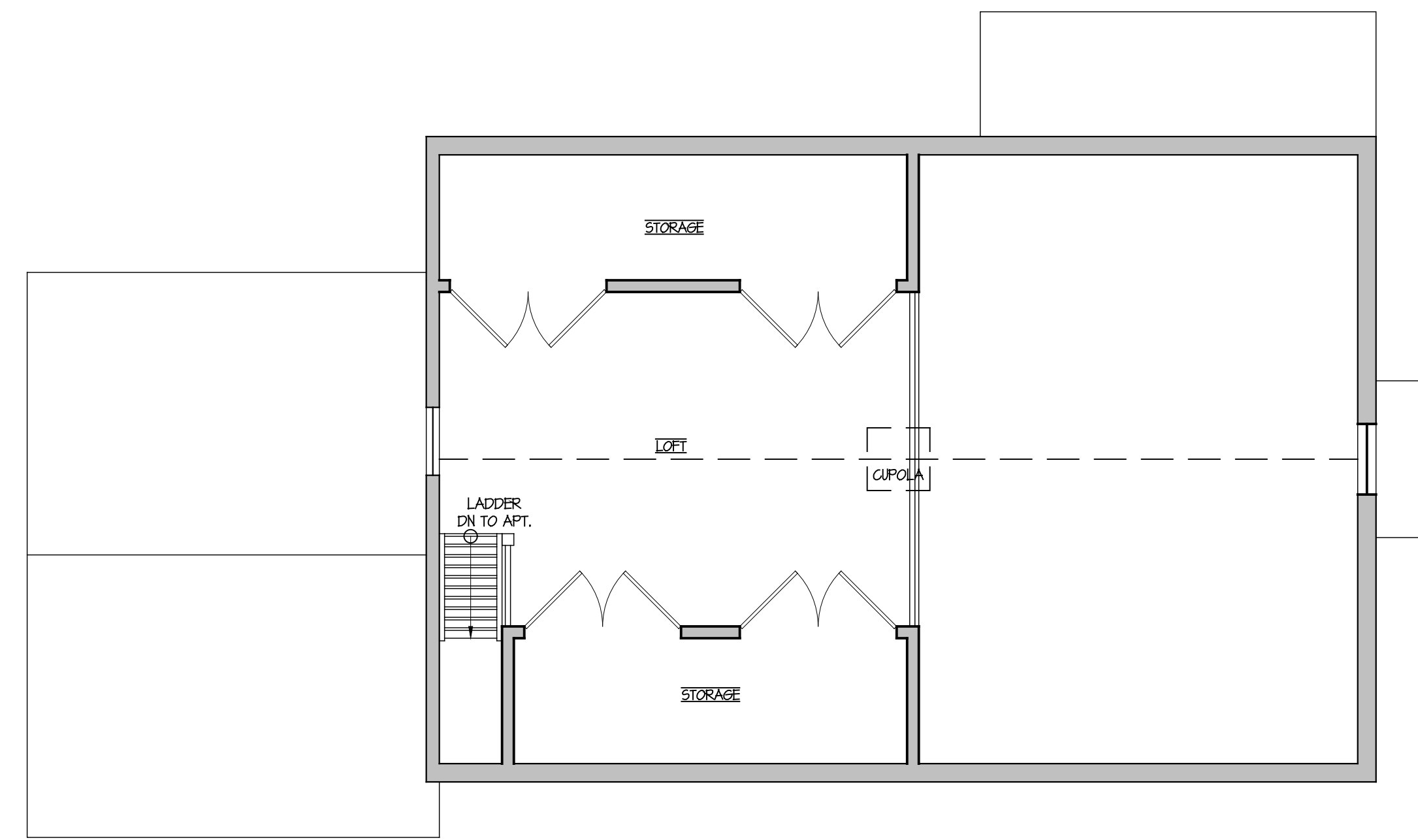
LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

Charles L. Leonard
CHARLES L. LEONARD, L.S., CONN. REG. NO. 17072

D-1 WSTN



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

Project Name & Address
CRAFTS RESIDENCE
 5 NORFIELD ROAD
 WESTON, CT

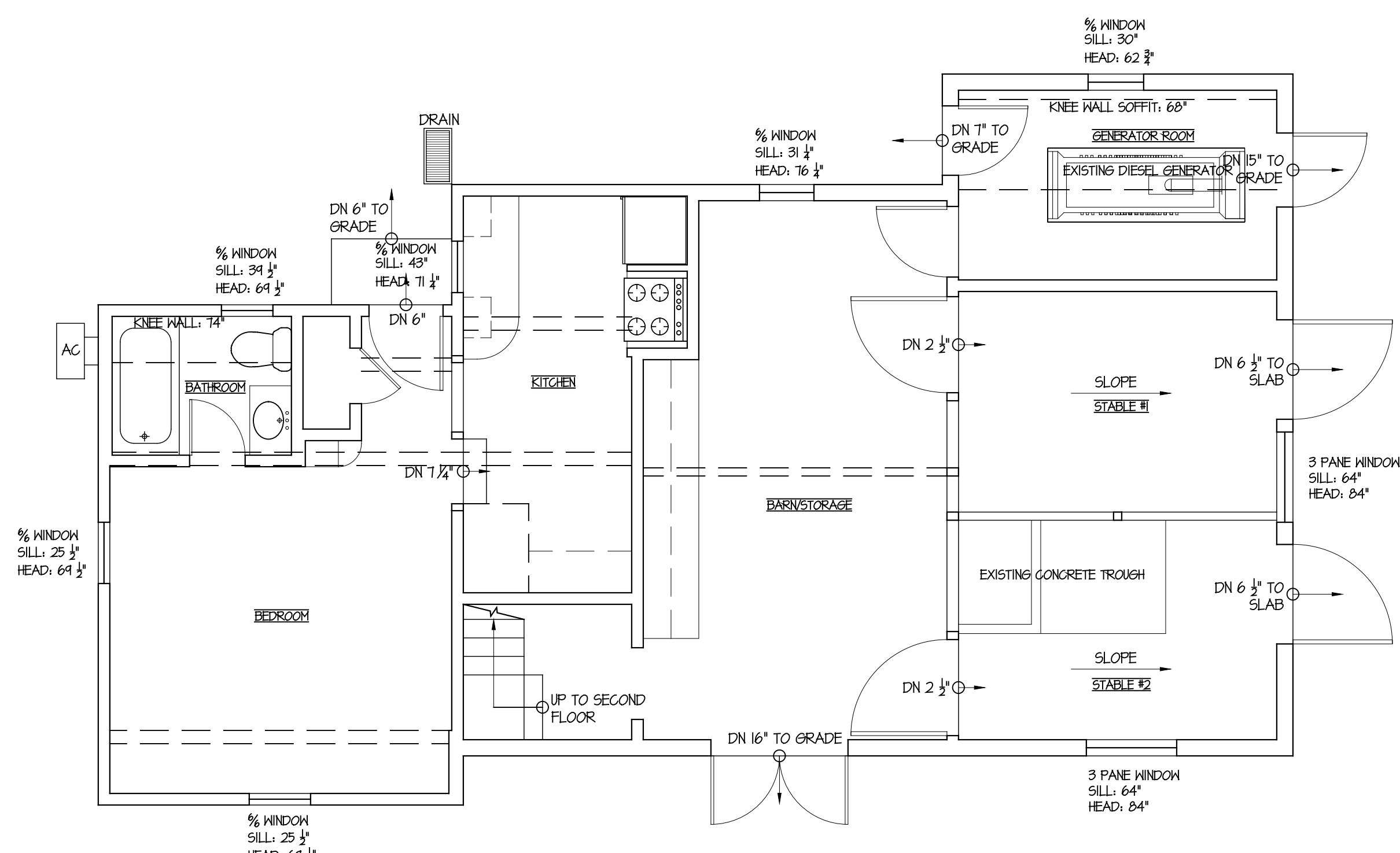
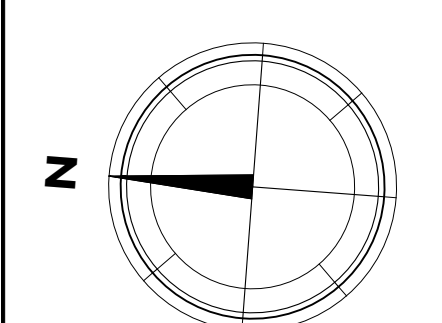
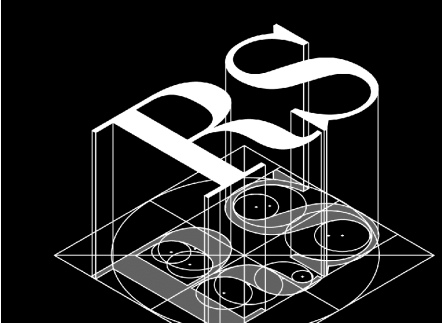
Project No.
 21-011

Sheet Name
CONCEPT I

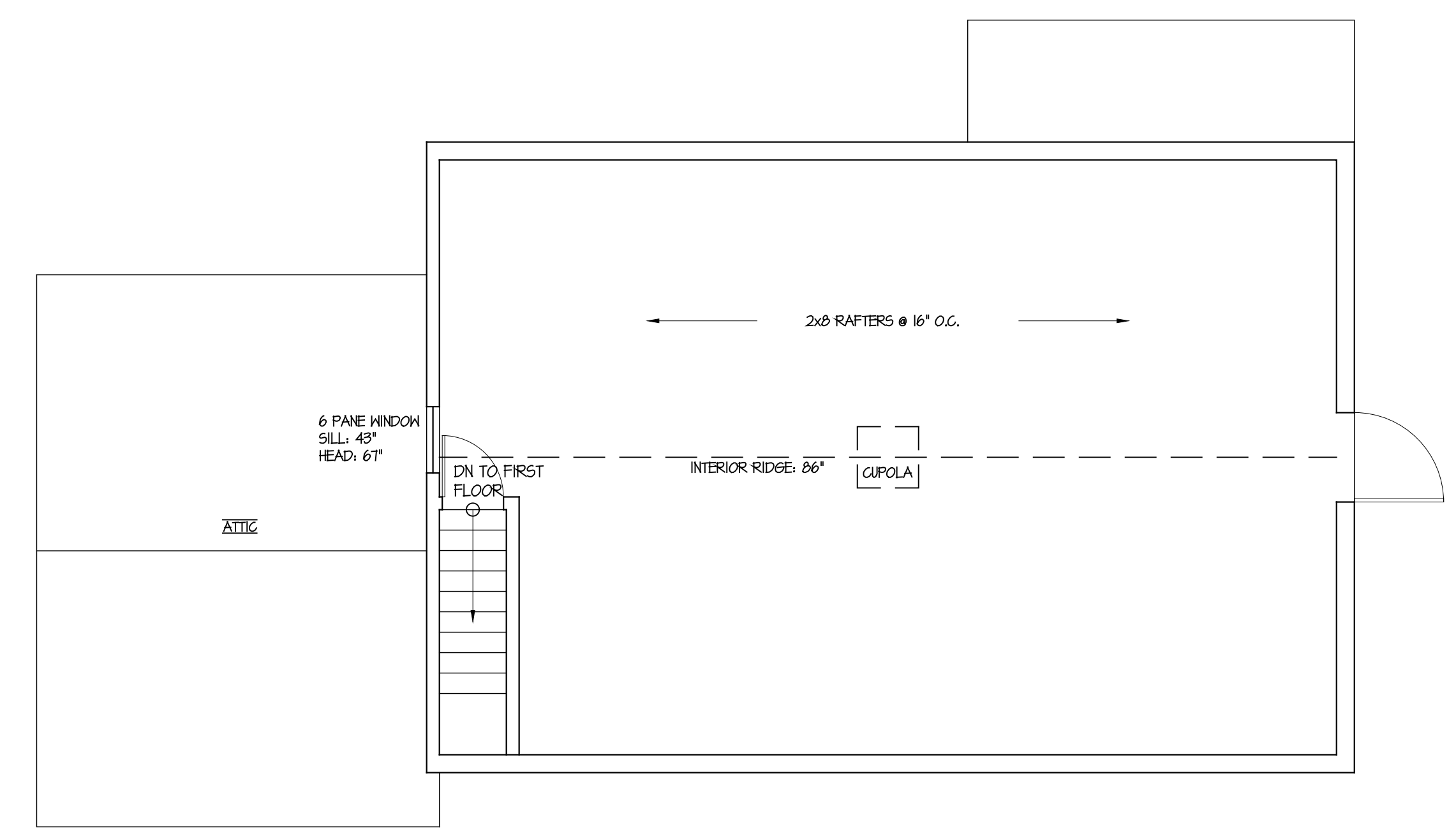
d JULY 30, 2021
 s 1/4" = 1'-0"

Sheet No.

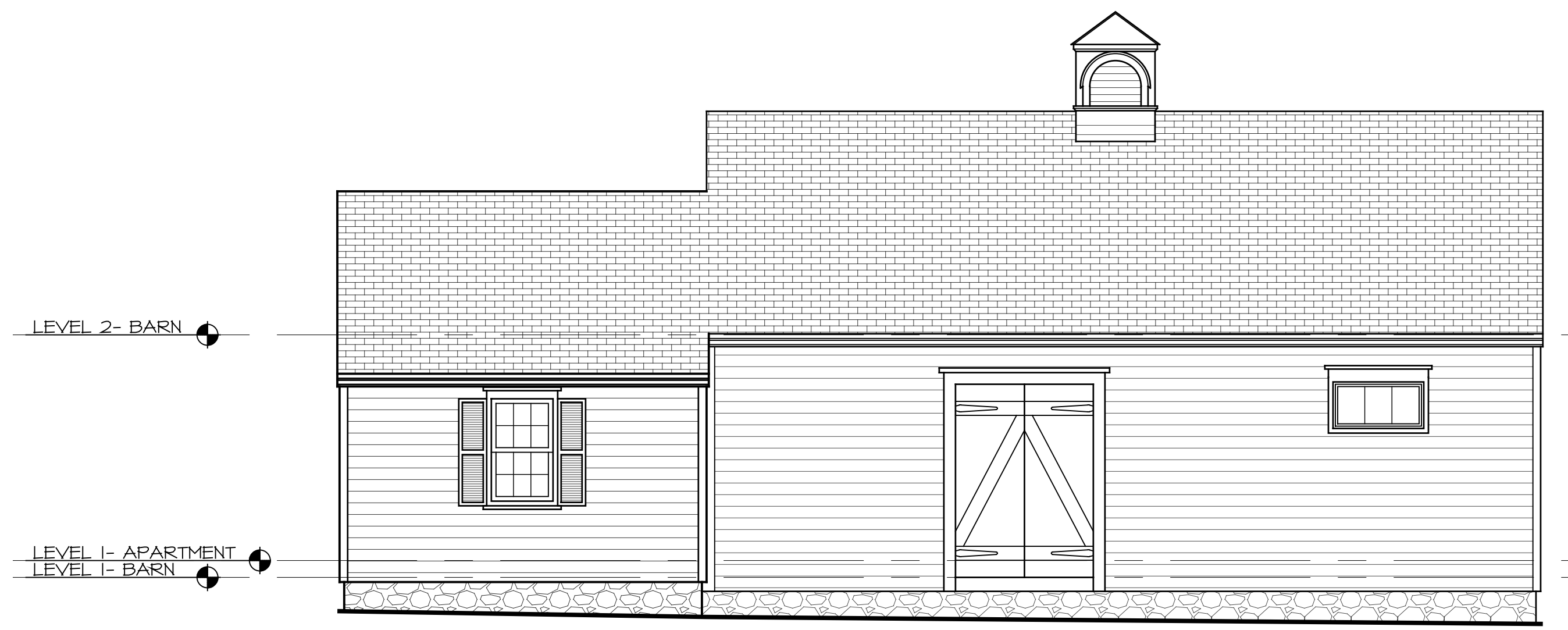
C-1



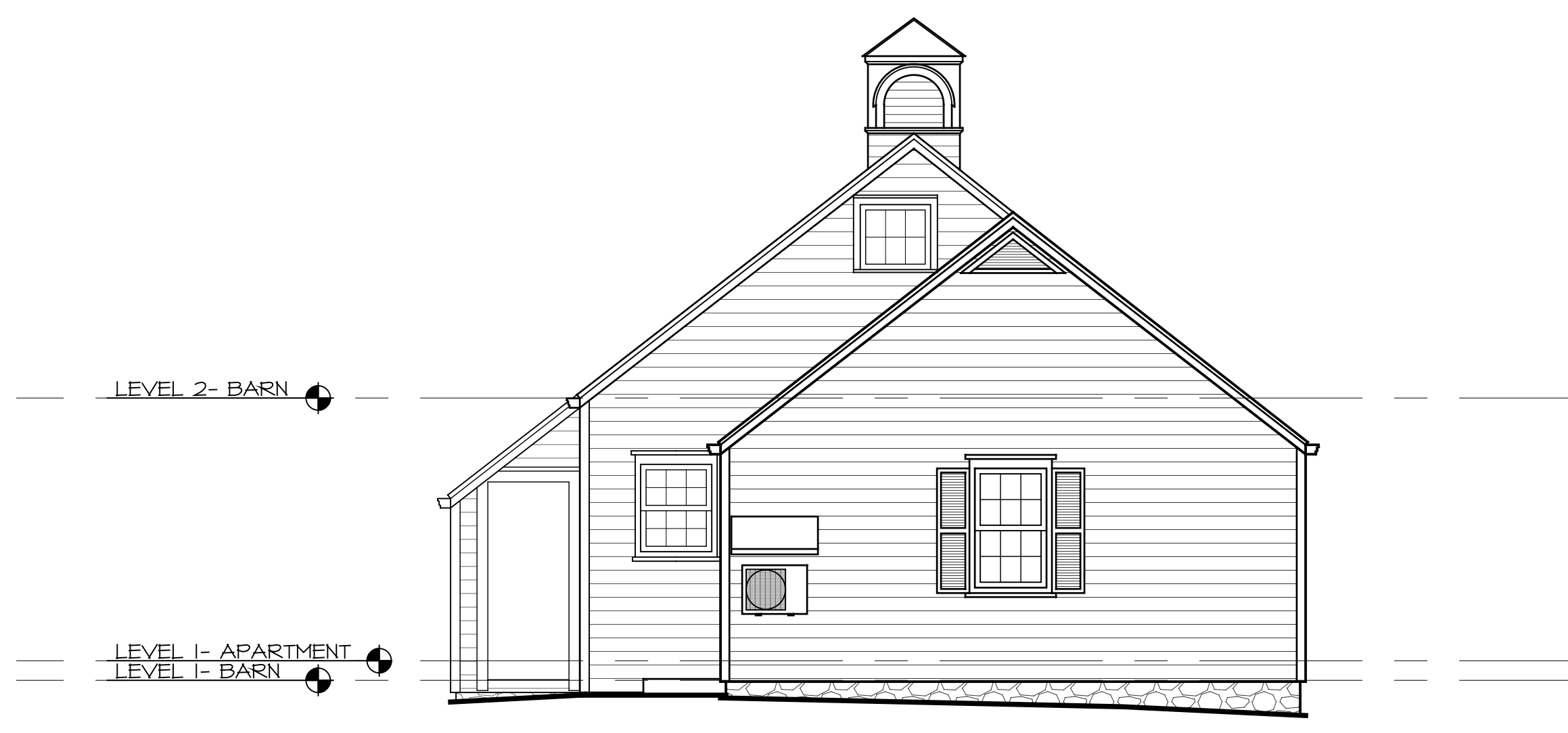
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



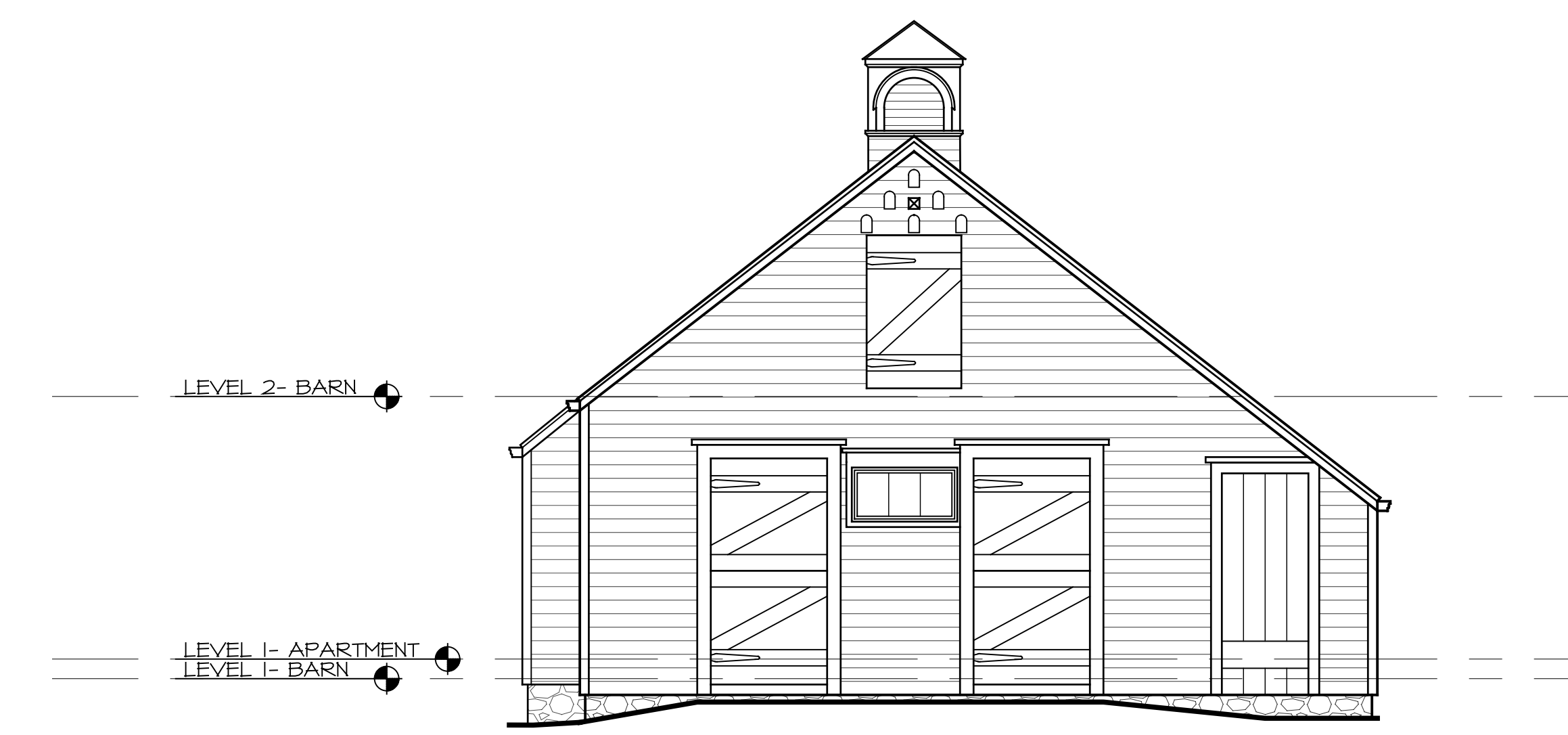
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

Project Name & Address
CRAFTS RESIDENCE
5 NORFIELD ROAD
WESTON, CT

Project No.
21-011

Sheet Name
EXISTING CONDITIONS

d JULY 30, 2021
 s 1/4" = 1'-0"

Sheet No.

EX-2