

APPLICATION # \_\_\_\_\_  
Date Received 7/23/2024  
Received By [Signature]

TOWN OF CHAPLIN  
ZONING BOARD OF APPEALS  
APPLICATION FOR

Fee \$310. ( 250. + 60.) - #310 PD #3693  
HEARING DATE 8/29/2024 <sup>7/23/2024</sup>

**VARIANCE / APPEAL**  
(PLEASE CIRCLE ONE OF THE ABOVE)

**APPLICANT/AGENT:**

Name: Mehak Realty LLC  
Address: c/o Dorian R. Famiglietti  
Kahan Kerensky Capossela LLP  
Contact Name 45-Hartford Tnpk Vernon CT  
Phone# 860-812-1765 06066  
Email: dfamiglietti@kkc-law.com

**LANDOWNER OF RECORD:**

Name: Mehak Realty LLC  
Address: P.O. Box 126  
Norwich, CT 06360  
Contact Name Ahmed Choudhry  
Phone # 860-608-9636  
Email bestway411@yahoo.com

If the applicant is not the owner of the property and the owner will not appear at the public hearing, the applicant must submit a letter from the owner authorizing the applicant to act for the owner at the public hearing. Attach this letter to the application.

**PROPOSED ACTIVITY:**

Variance for freestanding gas station sign

**SITE DATA**

Property ID Assessor's Map No: 91 Lot No: 35 Area of Lot 3 ac  
Street Address 64-66 Willimantic Rd  
Zoning District: \_\_\_\_\_ Use (circle one) Residential Commercial Industrial Corridor Overlay  
Deed: Volume 107 Page 402 Attach copy of deed to application

Is the property within 500 feet of an adjoining town? Yes \_\_\_ No X Town \_\_\_\_\_  
Have any other applications been submitted to any Town Commission for this property? Yes  
If so, please provide the date(s) and reason(s) & Commission name \_\_\_\_\_  
July 14, 2022 - approval of Special Permit for Gasoline filling station

November 20, 2019 - approval of Wetlands Permit; New Wetlands Permit approved on November 17, 2021

Have any variances been granted on this property? Yes \_\_\_ No X  
Describe \_\_\_\_\_

Are there Inland Wetland(s) or Regulated Area(s) on the subject property? Yes - permit obtained in 2021 for all regulated activities

**VARIANCE INFO** Please explain (attach additional pages if necessary)

This application requests relief from Section(s) 8.4.B.4 add 8.4.C  
Of the Chaplin Zoning Regulations for the following activity(ies) \_\_\_\_\_  
A single freestanding sign, 16' above natural grade and up to 56 square feet in area, including a digital gas pricing display that alternates between the cash and credit price of gas per gallon.

The exact action requested to be taken. Variance of Section 8.4.B.4 with regard to maximum height and square footage of sign and Variance of Section 8.4.C. to permit a sign with intermittent or rotating illumination of gas price.

Please state the exceptional difficulty or unusual hardship that will result/has resulted from the literal enforcement of the above referenced Section(s) of the Chaplin Zoning Regulations:

See description in instructions for what constitutes a hardship.

The regulations regarding signage height and size are unduly restrictive to this site which is capable of housing multiple uses/tenants that require adequate signage to effectively identify each of those uses to travelers along Route 6.

Signage should be designed to promote public safety, which requires drivers to see the signs, identify the uses with sufficient time to pull into the services station safely. Given the traffic and speeds on Route 6 at this site, the increased sign size and height are necessary.

**APPEAL INFO:**

FOR AN APPEAL WHERE IT IS ALLEGED THAT THERE IS AN ERROR IN ANY ORDER, REQUIREMENT OF DECISION MADE BY THE OFFICIAL CHARGED WITH THE ENFORCEMENT OF THE CHAPLIN ZONING REGULATIONS, COMPLETE THE FOLLOWING:

This application requests to  Reverse Wholly  Reverse Partly  Affirm Wholly  Affirm Partly, an Order, Requirement, or Decision (circle one) issued upon the applicant / owner (circle one) of the subject property, citing the following error(s) on behalf of the Official that are the basis for this appeal: \_\_\_\_\_

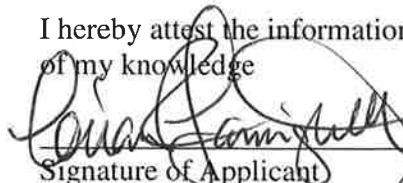
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Order, Requirement or Decision \_\_\_\_\_

Date that the Order, Requirement or Decision was received by the applicant / owner \_\_\_\_\_

Issuing Official \_\_\_\_\_

I hereby attest the information included on this application has been accurately represented to the best of my knowledge

  
Signature of Applicant *attly for applicant*

7/15/24  
Date

\_\_\_\_\_  
Signature of Property Owner  
(if different than applicant)

\_\_\_\_\_  
Date

\*\*\*\*\*OFFICIAL USE ONLY\*\*\*\*\*

Hearing held on \_\_\_\_\_

Action Taken: \_\_\_\_\_ Date \_\_\_\_\_

Hardship or error of Official demonstrated: \_\_\_\_\_

\_\_\_\_\_

Notice Sent \_\_\_\_\_ Notice Published \_\_\_\_\_

Recording Sheet Filed on \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Order, Requirement or Decision \_\_\_\_\_  
Date that the Order, Requirement or Decision was received by the applicant / owner \_\_\_\_\_  
Issuing Official \_\_\_\_\_

I hereby attest the information included on this application has been accurately represented to the best of my knowledge

[Signature]  
Signature of Applicant

7/15/24  
Date

[Signature]  
Signature of Property Owner  
(if different than applicant)

7/15/24  
Date

\*\*\*\*\*OFFICIAL USE ONLY\*\*\*\*\*

Hearing held on \_\_\_\_\_

Action Taken: \_\_\_\_\_ Date \_\_\_\_\_

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Notice Sent \_\_\_\_\_ Notice Published \_\_\_\_\_

Recording Sheet Filed on \_\_\_\_\_

# Town of Chaplin

Est. 1822

Date: 7/30/2024

To: Mrs. Valerie Garrison  
 ZBA Application 64-66 Williams St Rd

Account Number	Description	Amount
	ZBA Application fee	\$250 -
	DEED Land Use fee	\$60 -
	Total	\$310 -
	Pd of #3693 on 7/16/2024	\$310 -
	Balance	\$0
		7/30/2024
		7/30/2024

Approved \_\_\_\_\_  
 Date \_\_\_\_\_  
 Check # \_\_\_\_\_



Doc ID: 000287100003 Type: WARR

BK 107 PG 402-404

**Record and Return To:**

Mehak Reality  
P.O. Box 126  
Norwich CT 06360

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING: **KNOW YE, THAT CANTERBURY HORTICULTURE, LLC**, a Connecticut limited liability company of the Town of Canterbury, County of Windham, and State of Connecticut, hereinafter referred to as the Grantor, for consideration of **ONE HUNDRED NINETY THOUSAND (\$190,000.00) DOLLARS** received to its full satisfaction of **MEHAK REALITY LLC**, a Connecticut limited liability company of the Town of Stonington, County of New London and State of Connecticut, hereinafter referred to as the Grantee, does give, grant, bargain, sell and confirm unto the said **MEHAK REALITY LLC**, a certain tract or parcel of land located in the Town of Chaplin, Connecticut, known as 64-66 Willimantic Road, and more particularly bounded and described in Schedule 'A' annexed hereto and made a part hereof. As part consideration hereof, the Grantee herein assumes and agrees to pay all taxes and assessments hereinafter becoming due and payable.



**TO HAVE AND TO HOLD**, the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to it and its own proper use and behoof.

**AND ALSO**, the said Grantor does for itself, and its successors and assigns, covenant with the said Grantee, its successors and assigns forever, that at and until the ensembling of these presents it is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and it has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.


**AND FURTHERMORE**, it the said Grantor by these presents binds itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises unto the said Grantee, its successors and assigns forever, against all claims and demands whatsoever, except as hereinbefore mentioned.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal this 20<sup>th</sup> day of January, 2020.

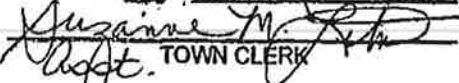
Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Mark E. Block  
  
\_\_\_\_\_  
Kyle B. Wilkinson

**CANTERBURY HORTIULTURE, LLC**

By   
\_\_\_\_\_  
Todd Burnett, member

**CONVEYANCE TAX RECEIVED**  
STATE \$ 1,425.00  
TOWN \$ 475.00

  
\_\_\_\_\_  
Suzanne M. R...  
TOWN CLERK

STATE OF CONNECTICUT    )  
                                          ss: Norwich  
COUNTY OF NEW LONDON    )

On this the 24 day of January, 2020, before me, the undersigned officer, personally appeared Todd Burnett, member of Canterbury Horticulture, LLC known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed, and the free act and deed of the Company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Commissioner of the Superior Court

M:\users\MEB\Real Estate Closing Forms\Warranty Deed Burnett.doc

SCHEDULE "A"

64-66 Willimantic Road  
Chaplin, Connecticut

with all buildings and improvements thereon,  
A certain tract or parcel of land/situated in the Town of Chaplin,  
County of Windham and State of Connecticut, more particularly bounded  
and described as follows:

Commencing at an iron pipe in the northerly line of Route 6; said point being 88.54 feet northeasterly from an iron pipe located in the southeasterly corner of premises now or formerly of George Metelsky, et al, as measured in the northerly line of Route 6, and said pipe marking the southwesterly corner of other land of Ellen E. Simmons; the line runs thence N. 50° 10' 50" W. along other land of Ellen E. Simmons, a distance of 210.66 feet to an iron pipe; the line runs thence N 17° 00' 49" W along other land of Ellen E. Simmons, a distance of 340.93 feet to an iron pipe; the line runs thence N. 55° 48' 43" E along other land of said Simmons, a distance of 214.42 feet to an iron pipe; the line runs thence S 34° 11' 17" E along land now or formerly of William O'Rourke, a distance of 65.30 feet to an iron pipe; the line runs thence S 33° 59' 04" E along land now or formerly of William O'Rourke, a distance of 360.69 feet to a point in the northerly line of Route 6; the line runs thence S 29° 00' 47" W in the northerly line of Route 6, a distance of 123.76 feet to a point; the line runs thence N 59° 59' 13" W in the northerly line of Route 6 a distance of 19.80 feet to a monument; the line runs thence S 30° 22' 47" W in the northerly line of Route 6, a distance of 90.50 feet to a monument; the line runs thence S 30° 55' 11" W in the northerly line of Route 6, a distance of 60 feet to the point or place of beginning. Containing 3.00 acres, and being a portion of the property described in a Warranty Deed dated November 21, 1974 and recorded in Volume 35, page 286 of the Chaplin Land Records.

Reference is made to a map entitled "Boundary Map Property of Ellen E. Simmons Route 6 Chaplin, Conn. Scale 1" - 40' August 18, 1976, Douglas Prior Associates Land Surveyors".

Subject to certain pole rights given to the New York and Boston Telephone Company of record and a drainage easement to the State of Connecticut described in a deed dated August 4, 1955 and recorded in Volume S, Page 345 of the Chaplin Land Records.

Said premises are subject further to any and all provisions or any ordinance, municipal regulation or public or private, ~~law~~ including but not limited to building, building line, inland-wetland and zoning restrictions established by the Town of Chaplin.

Received for Record at Chaplin, CT  
On 01/28/2020 At 3:35:00 pm

*Shari Smith*  
Chaplin Town Clerk