

August 18, 2021

Ms. Theresa Dell, Chair
City of Stamford Planning Board
Government Center
888 Washington Boulevard
Stamford, CT 06904

RE: SUBDIVISION #3291

Dear Ms. Dell:

We understand you are requesting a narrative on the history of Lot Nos. 2, 3 & 4 at 44 Chestnut Hill Road. We shall do our best, herewith, to provide what we know.

We purchased 44 Chestnut Hill Road (the property known as Lot No. 1 on the subdivision map) in July 2018. It was sold to us by the Rossin Estate (the heirs of the late Lester Rossin), who purchased all four lots as a single parcel in the early 1950s. Mr. Rossin built a home on Lot No. 1 (roughly 1.9 acres) and left the remaining 4.71 acres as raw woods.

We were told by the Estate he decided in the early 1980s to seek subdivision approval for that 4.71 acre parcel. He was granted a variance and subdivision approval in 1984. The variance specifically addressed the need for the three access lots to be served by only two accessways. At that time the Regulations required each lot have its own accessway, so three accessways were reduced to two by the variance.

Mr. Rossin did not choose to construct any homes on the subdivided lots during his lifetime and died in 2013 at the age of 99. The remaining family occupied and rented the house (on Lot No. 1) for 5 years until they decided to sell it in 2018. The original listing provided the buyer with the option to purchase just the house on the 1.9 acres or the house as well as the additional 3 lots. Although we would have liked to purchase them together in 2018, we were not in a financial position to do so. Thus, the family continued to offer the property as a package of three lots for sale.

In December 2019, a year and a half after our purchase of the house, we negotiated to buy the subdivision property with the idea we could oversee the construction of the private driveway needed to access the lots (as it runs down our western boundary) and build on two of the three lots, leaving the one closest to us (Lot No. 2) undeveloped as a buffer lot.

As part of our due diligence in buying the lots we discovered that, after Mr. Rossin's death, there had been some back and forth between Zoning and the Estate about whether the subdivision had expired. Ultimately, it was deemed that it was still in effect. With that knowledge, we went ahead and bought the land.

We applied for the necessary permits to build the two houses with the various departments, and, in the process, were made aware of the following condition:

A permit for construction on Lot No. 4 would not be issued until the private driveway was completed and signed off on by Engineering.

This condition does not make sense to us, nor do we have any idea why it was included as part of the approval. Apparently, the condition superseded an *earlier* condition requiring a performance bond for the construction of the private driveway

At this point, the inability to obtain a permit for Lot No. 4 construction is creating a hardship for us. We are ready to start building on the lot but are just getting the approvals for the driveway now. We will have to wait several more months before the driveway is completed and signed off on, and the completed driveway will suffer damage by the heavy equipment required for Lot Nos. 3 & 4's excavation, foundation and site work.

We are sincerely seeking a removal of this condition in order to prevent future repair work to the new driveway and additional delay and expense in building on Lot Nos. 3 & 4.

Respectfully yours,

Mary Dunn and Patrick Sweeney