

TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

Thursday – February 10, 2022

Regular Meeting – Hybrid Meeting

7:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

AGENDA

Public can also view this meeting on Facebook Live.

Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

RECEIVED
TOWN CLERK, KILLINGLY, CT
2022 FEB -7 PM 12:23
Elizabeth M. Quisenberry

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **CITIZEN PARTICIPATION** -- Public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website www.killinglyct.gov.
- IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (access code): 2631 810 3632.
All calls will be answered as received. Note the meeting is also open to the public.

 1. **Application #22-829 of Bashir Muhammad** to vary the Borough of Danielson Zoning Regulation Section 470, Table A, Min. lot area to allow for change of use from single family property to multi-unit property. Property located at 45 Dyer Street; Map ID# 875, Alt ID 200-174; Residential High Density.
- V. **UNFINISHED BUSINESS – (Review/Discussion/Action)**
 1. **Application #22-829 of Bashir Muhammad** to vary the Borough of Danielson Zoning Regulation Section 470, Table A, Min. lot area to allow for change of use from single family property to multi-unit property. Property located at 45 Dyer Street; Map ID# 875, Alt ID 200-174; Residential High Density.
- VI. **NEW BUSINESS**
- VII. **ADOPTION OF MINUTES**
 1. September 16, 2021, Special Meeting
- VIII. **CORRESPONDENCE TO THE BOARD**
- IX. **COUNCIL LIAISON**
- X. **ADJOURNMENT**



**TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS**

Thursday – September 16, 2021

**Special Meeting – Hybrid Meeting
7:00 PM**

**TOWN MEETING ROOM – 2ND FLOOR
Killingly Town Hall
172 Main Street
Killingly, CT**

SEP 20 11:21

MINUTES

Public can also view this meeting on Facebook Live.
Go to www.killinglyct.gov and click on Facebook Live at the bottom of the page.

- I. **CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:07 p.m.
- II. **ROLL CALL** - David Izzo, Sr.; Lynn LaBerge (Vice-Chair); Andrew Farner (Chair) present in person.
William Menghi was present via Webex.

Staff Present – Jonathan Blake, Planner I and Zoning Enforcement Officer (in person).

Others Present – Norm Thibeault, Killingly Engineering Associates (in person); J.S. Perreault, Recording Secretary (arrived at 7:14 p.m. via telephone).

- III. **CITIZEN PARTICIPATION** -- Pursuant to Governor's Executive Order 7B, all public comment can be emailed to publiccomment@killinglyct.gov or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website www.killinglyct.gov.

Andrew Farner read the above aloud. Jonathan Blake stated that there was no public comment.

- IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**

If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (access code): 2634 082 9226.

All calls will be answered as received. Note the meeting is also open to the public.

Andrew Farner read the above aloud.

- a. **Application #21-828 of Alicia Bianco to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.**

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- 2.36 acre parcel on the western side of Shippee Schoolhouse Road.

- Only approximately $\frac{3}{4}$ of an acre is useable land. The bulk of the property is covered by an extensive conservation easement that extends well beyond the wetland limits (a no-disturb zone).
- #1 - To build the home 75' off the road and not have any disturbance in the conservation area would require the construction of a pretty extensive retaining wall of 6 feet or higher to fit the house on the lot.
- #2 - The property is very steeply sloped from Shippee Schoolhouse Road down gradient to the west toward the conservation easement. In this very small area that they have to work with, there is anywhere from 16' to 18' of grade change across the lot.
- Other things they have to consider: maximum slopes that they have to adhere to per the Town driveway ordinance. Even if they maximize the slope by pushing the house back 75 feet, it still results in the need for the large retaining wall.
- They do not believe that they are asking for anything that would give the Applicant any rights that any other property owner does not have. It would just allow her to have a little bit of a backyard, not construct such a long driveway, and they are trying to keep the disturbance out of the conservation easement.
- By granting this variance, it would give the Applicant some relief for construction. Mr. Thibeault believes that it would be looked upon more favorably by the IWWC when presented to them next month.
- The abutting Town, Foster, Rhode Island, has been notified by certified mail. Mr. Thibeault has spoken with the Planner there and they have no objections.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- There was discussion regarding the location of the property.
- There was discussion regarding the well which, Mr. Thibeault stated, is an existing, well-yielding, drilled well. Mr. Thibeault stated that there was a site plan approved for this lot 15-18 years ago when the subdivision was first approved. He said that particular site development plan did show extensive retaining walls being built to support the house at the 75' setback.

At this time the Recording Secretary joined the meeting.

There was no further discussion.

Motion was made by David Izzo to close the public hearing for **Application #21-828 of Alicia Bianco** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.

Second by Lynn LaBerge. No discussion.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

V. UNFINISHED BUSINESS – (Review/Discussion/Action)

- a. **Application #21-828 of Alicia Bianco** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.

Motion was made by William Menghi to approve **Application #21-828 of Alicla Bianco** to vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from the street line from 75' to 55' to allow for the construction of a single – family home. Property located at 61 Shippee Schoolhouse Road; Map ID# 009832, Alt ID 208-12; Rural Development Zone.

Second by David Izzo. No discussion.

Roll Call Vote: Lynn LaBerge – yes; William Menghi – yes; David Izzo – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

VI. NEW BUSINESS – None.

VII. ADOPTION OF MINUTES

a. July 8, 2021, Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of July 8, 2021.

Second by Lynn LaBerge. No discussion.

Motion carried unanimously by voice vote (4-0-0).

VIII. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – No representation.

Lynn LaBerge reported:

- Public Hearing date was set for November 9th for the Westfield Avenue/Community Center Project. Machine Vote set for November 16th.
- Approval of EDC to move funds to explore proposals for the improvement of the School Street Municipal park lot.

X. ADJOURNMENT

Motion was made by David Izzo to adjourn at 7:23 p.m.

Second by Lynn LaBerge. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary

STAFF REPORT

GENERAL INFORMATION: VARIANCE #22-829

REQUEST: Application #22-829 of Bashir Muhammad to vary the Borough of Danielson Zoning Regulation Section 470, Table A, Min. lot area to allow for change of use from single family property to multi-unit property. Property located at 45 Dyer Street; Map ID# 875, Alt ID 200-174; Residential High Density.

PURPOSE: To vary the Borough of Danielson Zoning Regulation Section 470, Table A, Min. lot area per residential unit.

APPLICANT: Bashir Muhammad

OWNER: Bashir Muhammad

PARCEL ID: Map #875, Alt ID 200-174

LOCATION: 45 Dyer Street

ZONING: Residential High Density, Borough of Danielson

REPORT BY: Jonathan Blake, Planner / Zoning Enforcement Officer

SUMMARY: The applicant would like to renovate the existing house from a single family to a multi-unit property (three units). 45 Dyer Street is .20 acres and is currently a single-family residence. The required density for three units under Section 470 is 14,000 square feet (7,000 (1st) + 3,500 (2nd) + 3,500 (3rd)).

To help give the applicant context, Staff prepared a GIS Map reviewing properties in the area, mainly focusing on Dyer Street.

In all the total number of residential units reviewed were 70 (based on Assessor's Records). That is 28 developed properties, totaling 4.762 acres (+/-). That averages out to be 1 residential unit per 2963.3 square feet. 45 Dyer Street is .20 acres or 8712 sq ft. The applicant is essentially asking to vary the per lot density requirement to 2904 per unit.

The following documents have been provided the Boards review: application, letter from the property owner, abutters list, property card, deed, and GIS map.

The applicant is claiming a hardship under Section 800.2.1 (a,b,c,d) as described in the application to the board.

REGULATION: Article VIII. Zoning Board of Appeals; Section 800.2 of the Zoning Regulations of the Town of Killingly specifically states that a *"variance from the terms of these*

regulations shall not be granted by the Zoning Board of Appeals unless and until...a written application for a variance is submitted on a form prescribed by the commission demonstrating:

800.2.1.a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the district.

800.2.1.b. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

800.2.1.c. That the special conditions and circumstances do not result from actions of the applicant. Purchase or lease of the property shall not constitute such an "action" in this instance.

800.2.1.d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, structure or buildings in the same district.

The regulations require that all four criteria be met for the Board to grant a variance request. In addition, Section 800.2.5 demands that the Board grant only the "minimum variance necessary" for a "reasonable use of the property".

RECOMMENDATION:

Staff recommends the board listen to the testimony presented during the public hearing and weigh the information submitted against items 800.2.1.a-d listed above. If sufficient evidence is presented, then the variance can be granted for those reasons.

In all variance approvals, the minimum variance necessary to accomplish the goal needs to be granted.

Office Use Only (#22-220829)

Application #:	22-829
Date Submitted:	1/20/22
Received By:	dmg
Fee:	\$435
Date Rec'd by Commission/Board:	

APPLICATION TYPE:

- Site Plan Review
- Special Permit
- Subdivision
- Zone Text Change
- Zone Map Change
- Zoning Board of Appeals

TO BE COMPLETED BY THE APPLICANT -- PLEASE PRINT

Applicant's Name:	BASHIR Muhammad - Just purchased on 11/8/21 - 1392/1126		
Mailing Address:	19 Palmer St Danewson Ct 06239		
Day Phone:	860 213-2865	Evening Phone:	
Landowner:	SAME		
Mailing Address:	
Day Phone:		Evening Phone:	

LOCATION OF PROPERTY

Address:	45 Dyer St Danewson Ct 06239								
GIS #	200	Lot:	174	Zoning District:	RH	Lot Size:	.2Aa.	Frontage:	85'

INTENT OF APPLICATION / PROPOSED ACTIVITY

Description:	Convert a single family house into a multi unit property

ZONING BOARD OF APPEALS APPLICATIONS ONLY

<input checked="" type="checkbox"/> A variance in the application of the Zoning Regulations is requested.
<input type="checkbox"/> There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal).
<input type="checkbox"/> Other (Specify Above).

Signature of Applicant

1/19/22

Date

Signature of Owner (if different from Applicant)

Date

To Whom it may concern;

RE: 45 Dyer St. Danielson CT. 06239

I recently purchased this property on 45 Dyer ST. When I purchased this property it was in hopes to utilize it as a single family unit. I then noticed that the majority of properties in the neighborhood happen to be multi- unit properties. I then took in to consideration the current property happens two have to separate stair cases, which can be easily converted into two separate egresses and it made the decision to convert the single unit into a multi-unit in order to get to most out of the property. I would like to be able to make this property similar to the other properties in the area.

Bashir Muhammad

860-213-2865

Bash441@hotmail.com



500 foot Abutters List Report

Killingly, CT
February 07, 2022

Subject Property:

Parcel Number: 200-174-000
CAMA Number: 200-174-000-000 875
Property Address: 45 DYER ST

Mailing Address: MUHAMMAD BASHIR
45 DYER ST
KILLINGLY, CT 06239

Abutters:

Parcel Number: 200-001-000
CAMA Number: 200-001-000-000 7018
Property Address: 12 FRANKLIN ST

Mailing Address: ST JAMES CATHOLIC CHURCH
12 FRANKLIN ST
KILLINGLY, CT 06239

Parcel Number: 200-002-000
CAMA Number: 200-002-000-000 1610
Property Address: 58 FRANKLIN ST

Mailing Address: DOLLOFF JOHN PAUL
PO BOX 564
KILLINGLY, CT 06239

Parcel Number: 200-003-000
CAMA Number: 200-003-000-000 266
Property Address: 143 FURNACE ST

Mailing Address: GREENMAN LEWIS A SR & PERRY
SALLY D
143 FURNACE ST
KILLINGLY, CT 062390000

Parcel Number: 200-004-000
CAMA Number: 200-004-000-000 4881
Property Address: 139 FURNACE ST

Mailing Address: SURPRENANT SHAWN ADAM
139 FURNACE ST
KILLINGLY, CT 06239

Parcel Number: 200-056-000
CAMA Number: 200-056-000-000 5406
Property Address: 148 FURNACE ST

Mailing Address: SEVENTEEN PROPERTIES LLC
PO BOX 643
KILLINGLY, CT 062410643

Parcel Number: 200-057-000
CAMA Number: 200-057-000-000 5411
Property Address: 70 FRANKLIN ST

Mailing Address: VIOLETTE RAMSEY
70 FRANKLIN ST
KILLINGLY, CT 06239

Parcel Number: 200-058-000
CAMA Number: 200-058-000-000 2412
Property Address: 76 FRANKLIN ST

Mailing Address: KOSTARAS NIKOLAOS D
PO BOX 272
KILLINGLY, CT 06239

Parcel Number: 200-148-000
CAMA Number: 200-148-000-000 152
Property Address: 87 FRANKLIN ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
15 WOLF DEN DR
POMFRET CENTER, CT 06259

Parcel Number: 200-149-000
CAMA Number: 200-149-000-000 3719
Property Address: 79 FRANKLIN ST

Mailing Address: NORDMAN DIANNE T
57 LAUREL HILL RD
SOUTHBRIDGE, MA 01550

Parcel Number: 200-150-000
CAMA Number: 200-150-000-000 1776
Property Address: 69 FRANKLIN ST

Mailing Address: AJS REAL ESTATE LLC
171 CURTIS DR
NEW HAVEN, CT 06515



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500 foot Abutters List Report

Killingly, CT
February 07, 2022

Parcel Number: 200-151-000
CAMA Number: 200-151-000-000 3493
Property Address: 71 FRANKLIN ST

Mailing Address: MALBOEUF TROY & DEBORAH
73 FRANKLIN ST
KILLINGLY, CT 06239

Parcel Number: 200-153-000
CAMA Number: 200-153-000-000 144
Property Address: 49 FRANKLIN ST

Mailing Address: OUELLETTE RICHARD
PO BOX 643
KILLINGLY, CT 062410643

Parcel Number: 200-154-000
CAMA Number: 200-154-000-000 8787
Property Address: 45 FRANKLIN ST

Mailing Address: FLANAGIN DAVID
61 VISCONTI AV
SOUTHINGTON, CT 064890000

Parcel Number: 200-155-000
CAMA Number: 200-155-000-000 3819
Property Address: 39 FRANKLIN ST

Mailing Address: HOUATCHANTHARA THONGVANH &
VONGVIRATH KHAMPHENG
39 FRANKLIN ST
KILLINGLY, CT 06239

Parcel Number: 200-156-000
CAMA Number: 200-156-000-000 1797
Property Address: 35 FRANKLIN ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
15 WOLF DEN DR
POMFRET CENTER, CT 06259

Parcel Number: 200-157-000
CAMA Number: 200-157-000-000 1659
Property Address: 8 DYER ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
15 WOLF DEN RD
POMFRET CENTER, CT 06259

Parcel Number: 200-158-000
CAMA Number: 200-158-000-000 2139
Property Address: 14 DYER ST

Mailing Address: VIENS THERESA A & OMER J
14A DYER ST
KILLINGLY, CT 062390000

Parcel Number: 200-159-000
CAMA Number: 200-159-000-000 2284
Property Address: 20 DYER ST

Mailing Address: LIN RENMIN
20 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-160-000
CAMA Number: 200-160-000-000 647
Property Address: 26 DYER ST

Mailing Address: BUNN BRITNI E & KYLE
26 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-161-000
CAMA Number: 200-161-000-000 5437
Property Address: 30 DYER ST

Mailing Address: SEVENTEEN PROPERTIES LLC
PO BOX 643
KILLINGLY, CT 062410643

Parcel Number: 200-162-000
CAMA Number: 200-162-000-000 239
Property Address: 38 DYER ST

Mailing Address: SAWKA MICHAELA M
38 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-163-000
CAMA Number: 200-163-000-000 228
Property Address: 42 DYER ST

Mailing Address: WALLACE FREDERICK
44 B DYER ST
KILLINGLY, CT 06239



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500 foot Abutters List Report

Killingly, CT
February 07, 2022

Parcel Number: 200-164-000
CAMA Number: 200-164-000-000 5505
Property Address: 44 DYER ST

Mailing Address: WALLACE FREDERICK P
44 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-165-000
CAMA Number: 200-165-000-000 3207
Property Address: 52 DYER ST

Mailing Address: COMFORT BREANNE
52 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-166-000
CAMA Number: 200-166-000-000 4116
Property Address: 60 DYER ST

Mailing Address: LABOSSIERE DAVID
PO BOX 27
KILLINGLY, CT 06239

Parcel Number: 200-167-000
CAMA Number: 200-167-000-000 202
Property Address: 58 DYER ST

Mailing Address: LABOSSIERE DAVID
PO BOX 27
KILLINGLY, CT 062390027

Parcel Number: 200-168-000
CAMA Number: 200-168-000-000 4115
Property Address: 66 DYER ST

Mailing Address: SANTINO GARY
PO BOX 911
ENFIELD, CT 06083

Parcel Number: 200-169-000
CAMA Number: 200-169-000-000 3095
Property Address: 72 DYER ST

Mailing Address: BATES THOMAS & REBECCA
9 SHIPPEE SCHOOLHOUSE RD
KILLINGLY, CT 06239

Parcel Number: 200-170-000
CAMA Number: 200-170-000-000 3567
Property Address: 78 DYER ST

Mailing Address: SANTINO GARY
PO BOX 911
ENFIELD, CT 06083

Parcel Number: 200-171-000
CAMA Number: 200-171-000-000 9172
Property Address: 68 DYER ST

Mailing Address: SANTINO GARY
PO BOX 911
ENFIELD, CT 06083

Parcel Number: 200-172-000
CAMA Number: 200-172-000-000 540
Property Address: 55 DYER ST

Mailing Address: SAUCIER SCOT JR
5 ALDRICH AVE
MOOSUP, CT 06354

Parcel Number: 200-173-000
CAMA Number: 200-173-000-000 1276
Property Address: 51 DYER ST

Mailing Address: CARREIRO CHRISTOPHER
182 BROAD ST
KILLINGLY, CT 06239

Parcel Number: 200-175-000
CAMA Number: 200-175-000-000 1270
Property Address: 39 DYER ST

Mailing Address: CRANDALL FRANK E & ROBIN M
741 UPPER MAPLE ST
KILLINGLY, CT 06239

Parcel Number: 200-176-000
CAMA Number: 200-176-000-000 3098
Property Address: 33 DYER ST

Mailing Address: HOLCOMB KATHRYN L
11 COLLEEN RD
NASHUA, NH 03062



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500 foot Abutters List Report

Killingly, CT
February 07, 2022

Parcel Number: 200-177-000
CAMA Number: 200-177-000-000 281
Property Address: 27 DYER ST

Mailing Address: GOMES JOSEPH C & BARBARA K
27 B DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-178-000
CAMA Number: 200-178-000-000 5313
Property Address: 19 DYER ST

Mailing Address: MCCLURE JAY C III
PO BOX 361
KILLINGLY, CT 06239

Parcel Number: 200-179-000
CAMA Number: 200-179-000-000 4609
Property Address: 13 DYER ST

Mailing Address: 13 DYER STREET LLC
85 TOLL GATE RD
ROCKY HILL, CT 06067

Parcel Number: 200-180-000
CAMA Number: 200-180-000-000 4726
Property Address: 9 DYER ST

Mailing Address: REAL ESTATE PARTNERS LLC
17 SCHOOL ST
GLASTONBURY, CT 06033

Parcel Number: 200-181-000
CAMA Number: 200-181-000-000 2330
Property Address: 7 DYER ST

Mailing Address: BASEHORE LINDA C
7 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-182-000
CAMA Number: 200-182-000-000 4727
Property Address: 5 DYER ST

Mailing Address: BASEHORE LINDA C
3 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-183-000
CAMA Number: 200-183-000-000 4728
Property Address: 3 DYER ST

Mailing Address: BASEHORE LINDA C
3 DYER ST
KILLINGLY, CT 06239

Parcel Number: 200-184-000
CAMA Number: 200-184-000-000 410
Property Address: 19 FRANKLIN ST

Mailing Address: SEVENTEEN PROPERTIES LLC
PO BOX 643
KILLINGLY, CT 062410643

Parcel Number: 200-185-000
CAMA Number: 200-185-000-000 4064
Property Address: 15 FRANKLIN ST

Mailing Address: SEVENTEEN PROPERTIES LLC
PO BOX 643
KILLINGLY, CT 062410643

Parcel Number: 200-186-000
CAMA Number: 200-186-000-000 8940
Property Address: 1 WAUREGAN RD

Mailing Address: CONN STATE OF-101 VACANT LAND
450 CAPITOL AV MS#54FOR
HARTFORD, CT 061061308



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



Information on the Property Records for the Municipality of Killingly was last updated on 1/24/2022.



Parcel Information

Location:	45 DYER ST	Property Use:	Residential	Primary Use:	Residential
Unique ID:	875	Map Block Lot:	200-174	Acres:	0.20
490 Acres:	0.00	Zone:	RHD	Volume / Page:	1392/1126
Developers Map / Lot:		Census:	9045-4009		

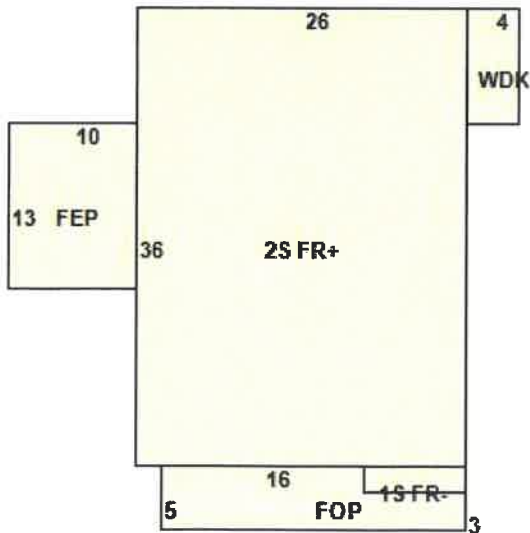
Value Information

	Appraised Value	Assessed Value
Land	9,120	6,370
Buildings	123,400	86,380
Detached Outbuildings	0	0
Total	132,520	92,750

Owner's Data

MUHAMMAD BASHIR
45 DYER ST
KILLINGLY, CT 06239

Building 1



Building Use: Single Family

Style: Old Style

Living Area: 1,888

Stories: 2.00

Construction: Wood Frame

Year Built: 1915

Total Rooms: 8

Bedrooms: 4

Full Baths: 1

Half Baths: 1

Fireplaces: 0

Heating: Hot Water

Fuel: Oil

Cooling
Percent: 0Basement
Area: 936Basement
Finished Area: 0Basement
Garages: 0

Roof Material:

Siding: Alum/Vinyl Siding

Units:

Special Features

Extra Fixtures	1
Plumbing	2

Attached Components

Type:	Year Built:	Area:
Fully Unfinished Attic	1915	1
Wood Deck	1915	36
Enclosed Porch	1915	130
Open Porch	1915	104

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Shed less than 100	1990	8.00	12.00	96

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
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Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
MUHAMMAD BASHIR	1392	1126	11/08/2021	Warranty Deed	\$135,000
CASENELLI JOAN H	1354	0231	07/11/2019	Probate	\$0
CASENELLI ANTHONY A & JOAN H	0347	0170	11/19/1985		\$0

Building Permits

Permit Number	Permit Type	Date Opened	Reason
25076	T:RESIDENTIAL BOILERS REPLACEMENT	01/31/2017	NVC REPL CRACKED STEAM BOILER W/OIL FIRED STEAM BOILER
17659	T:RESIDENTIAL ELECTRICAL	11/10/2005	NVC ELEC UPGRD
16168	T:RESIDENTIAL SHED	10/15/2003	DSHED/VIN SID

Information Published With Permission From The Assessor

Receipt # 99173 Instr # 2021-03681



Local Tax \$337.50
State Tax \$1012.50

VOL 1392 PG 1126
11/08/2021 11:48:45 AM
2 Pages
WARRANTY DEED
TOWN OF KILLINGLY
Elizabeth M. Wilson, Town Clerk

After recording, please return to:

WARRANTY DEED

I, **Joan H. Casenelli**, of Brooklyn, Connecticut, for consideration paid, grant to **Bashir Muhammad**, of Killingly, Connecticut, with **WARRANTY COVENANTS**, the property known as **45 Dyer Street, Killingly, Connecticut**, which is more particularly described as follows:

A certain tract or parcel of land with the buildings and improvements thereon, situated on the westerly side of Dyer Street, in the Borough of Danielson, in the Town of Killingly, County of Windham and State of Connecticut, and being more particularly bounded and described as follows, to wit:

Northerly: By property now or formerly of Deliance Beauregard, 100.00 feet;

Easterly: By Dyer Street, 81.00 feet;

Southerly: By property now or formerly of Edward Coutu, 100.00 feet; and


Westerly: By property now or formerly of the State of Connecticut, 84.00 feet, more or less.


Being the same premises described in a Warranty Deed-Survivorship from Patrick F. Scott and Joanne L. Scott to Joan H. Cassenelli and Anthony A. Casenelli dated October 24, 1985 and recorded in Volume 347, at Page 170 of the Killingly Land Records.

Said premises are conveyed subject to building and building line restrictions, any and all provisions of municipal ordinances, including planning, zoning and inland-wetland regulations, public and private law, and taxes or municipal charges and assessments hereinafter become due.

Signed on November 1, 2021.

Witnessed by:



Thomas M. Brennan


Joan H. Cassenelli


Dawn M. LaCroix

STATE OF CONNECTICUT
COUNTY OF WINDHAM

The foregoing instrument was acknowledged before me on November 1, 2021, by Joan H. Cassenelli.


Thomas M. Brennan
Commissioner of the Superior Court