



Property Card: **MONAHAN DR** Town of Montville, CT

Parcel Information

Location:	MONAHAN DR	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	S2012001	Map Block Lot:	023-003-000	Acre:	27.27
		Zone:	R40	Volume / Page:	0681/0173
		Sale Date:	02/24/2022	Sale Price:	\$450,000

Value Information

	Appraised Value	Assessed Value
Land	141900	99330
Buildings	0	0
Detached Outbuildings	0	0
Total	141900	99330

Owner's Information

Owner's Data
CORNERSTONE VENTURES LLC 4801 146TH ST URBANDALE, IA 50323



www.cai.tech.com

This information is believed to be correct but is subject to change and is not warranted.

7/28/2026

Property Information - Montville, CT



Boundary OUTLINE IS APPROXIMATE



Monahan Dr, Montville, CT

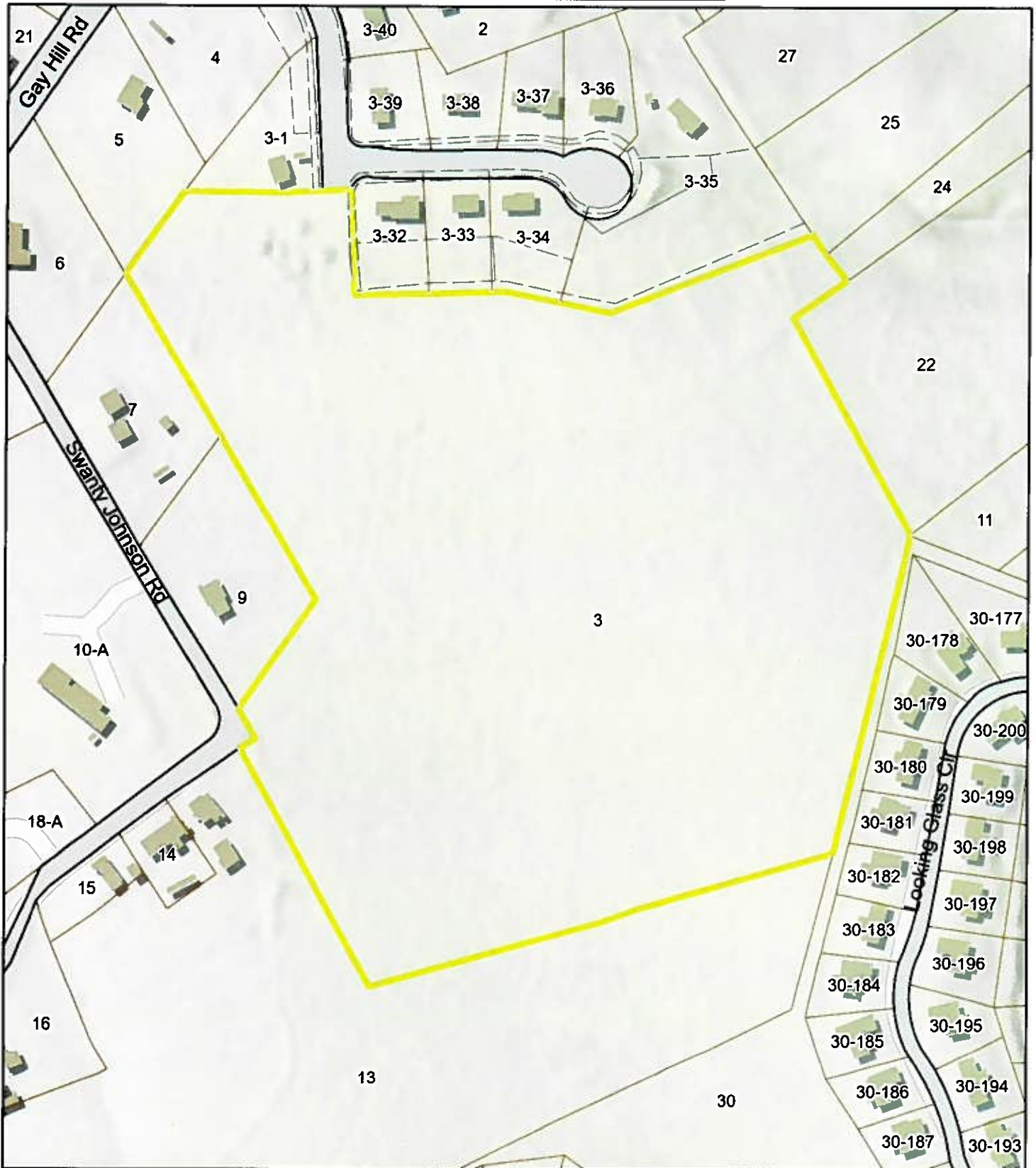
Map/Lot: 023-003-000

1 inch = 240 Feet



www.cai-tech.com

July 28, 2026



Data shown on this map 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 map.



Town of Montville, CT

1 inch = 283 Feet



www.cai-tech.com

June 26, 2025



- Property Line
- Public Road
- Right of Way
- Right of Ways

Data shown on this map 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 map.

Card No: 1 of 1

Revaluation Date: 10/1/2021

REAL ESTATE TAX BILL 2025**TAXPAYER COPY**

Make checks payable to:

TOWN OF MONTVILLE
PO BOX 4179
WOBURN, MA 01888
860-848-3030

MONAHAN DR
023/003/000
681-173

Online Printed

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2024 01 0001487	F3		OCTOBER 1, 2024		2,867.66	July 1, 2025	January 1, 2026
MILL RATE	GROSS ASSESSMENT		EXEMPTION	NET ASSESSMENT		1,433.83	1,433.83
28.8700	99,330		0	99,330		DELINQUENT AFTER AUG 1, 2025	DELINQUENT AFTER FEB 2, 2026

S2012001

CORNERSTONE VENTURES LLC

**REAL ESTATE TAX BILL 2025****RETURN WITH 2nd PAYMENT B**

Make checks payable to:

TOWN OF MONTVILLE
PO BOX 4179
WOBURN, MA 01888
860-848-3030

MONAHAN DR
681-173
023/003/000

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
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MILL RATE	GROSS ASSESSMENT		EXEMPTION	NET ASSESSMENT		1,433.83	1,433.83
28.8700	99,330		0	99,330		DELINQUENT AFTER AUG 1, 2025	DELINQUENT AFTER FEB 2, 2026

S2012001

CORNERSTONE VENTURES LLC

2,867.66
0.00



08620240100014870910000143383000028676600

REAL ESTATE TAX BILL 2025**RETURN WITH 1st PAYMENT A**

Make checks payable to:

TOWN OF MONTVILLE
PO BOX 4179
WOBURN, MA 01888
860-848-3030

MONAHAN DR
681-173
023/003/000

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
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S2012001

CORNERSTONE VENTURES LLC



08620240100014870910000143383000028676600

TOWN OF MONTVILLE
Inland Wetlands Commission
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: planningdept@montville-ct.org

Certified Mail & Email

May 20, 2022

Harry B. Heller
Heller, Heller & McCoy
736 Norwich-New London Tpkc
Uncasville, CT 06382

RE: 22 IWC 9 – Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT - Owner/Applicant: Cornerstone Ventures LLC for regulated activities associated with proposed lot development of "Phase II – Gay Hill Rd Subdivision."

Dear Attorney Heller:

The Montville Inland Wetlands Commission at its May 19, 2022 Regular Meeting, **APPROVED with Conditions** your above-referenced application for proposed regulated activities within the upland review area proposed lot development of "Phase II – Gay Hill Rd Subdivision" at Monahan Dr. (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd, Uncasville, CT per the application and associated documents, dated 4/18/2022 & as shown on a plan entitled "Gay Hill Road Resubdivision, Prepared for Cornerstone Ventures, LLC, #120 Gay Hill Road Montville, Connecticut dated 4/8/2022"

Attached please find your permit. Please contact me with any questions. Thank you.

Sincerely,



Tiffany E. Williams
Wetlands Enforcement Officer

Cert # 7020 0090 0000 8617 8521
c. Cornerstone Ventures, LLC via USPS & Email

TOWN OF MONTVILLE
Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382
Phone: (860) 848-6779
Email: planningdept@montville-ct.org

INLAND WETLANDS PERMIT: 22 IWC 9
ISSUANCE DATE: May 19, 2022
EXPIRATION DATE: May 19, 2027
PROPERTY ADDRESS: Monahan Drive (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd., Uncasville, CT
APPLICANT/OWNER: Cornerstone Ventures, LLC

This authorization refers to your application to conduct regulated activities within upland review areas, inland wetlands and/or watercourses in the Town of Montville.

The Inland Wetlands Commission reviewed your application with regard to Sections 22a-41 of the General Statutes and Section 10 of the Montville Inland Wetlands and Watercourse Regulations.

Based on this review, the Commission finds that the proposed work is in conformance with the above regulations and **APPROVED with Conditions** the following activities:

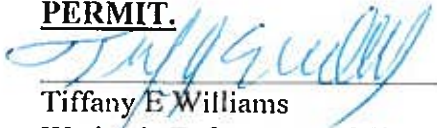
Owner/Applicant: Cornerstone Ventures, LLC for regulated activities within the upland review area for proposed lot development of "Phase II – Gay Hill Rd Subdivision" at Monahan Dr. (M/B/L 023-003-000) from southerly terminus of Monahan Dr. & easterly side of Swanty Johnson Rd, Uncasville, CT per the application and associated documents, dated 4/18/2022 & as shown on a plan entitled "Gay Hill Road Resubdivision, Prepared for Cornerstone Ventures, LLC, #120 Gay Hill Road Montville, Connecticut dated 4/8/2022", with the following conditions:

1. Plan set shall be revised to show correct address of the property as "Monahan Drive (M/B/L 023-003-000)."
2. Final Plan shall be signed/scaled by Certified Soil Scientist.
3. Limits of clearing shall be flagged and soil erosion & sediment controls shall be installed, and inspected by the Wetlands Enforcement Officer prior to the start of any work.
4. Any substantial changes to the plan set that impact the approved regulated activities in this application, as determined by Planning Dept. Staff, shall be reviewed and approved by Staff and/or the Inland Wetlands Commission.

Standard Conditions of Approval apply as follows:

- ❖ Authorized representatives of the Town may enter at reasonable times to conduct on-site inspections or routine maintenance.
- ❖ The permittee shall notify the Inland Wetlands Officer prior to the commencement of work and upon its completion.
- ❖ If the authorized activity is not completed on or before this expiration date, said activity shall cease, and if not previously revoked, extended or renewed this permit shall be null and void. **IT IS THE APPLICANT'S RESPONSIBILITY TO APPLY FOR A RENEWAL AT LEAST 65 DAYS PRIOR TO AFOREMENTIONED EXPIRATION DATE.**
- ❖ All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
- ❖ This authorization is not transferable unless written consent of the Inland Wetlands Commission is obtained.
- ❖ In evaluating this application, the Commission has relied on information provided by the applicant; if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be revoked.
- ❖ The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Officer in the Planning Department. The permittee shall immediately inform the department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- ❖ No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within 50' of any wetland or watercourse on or off site unless specifically authorized by this permit.
- ❖ This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Montville, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
- ❖ All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE A CONDITION OF THIS PERMIT.**

BY:


Tiffany E Williams

Wetlands Enforcement Officer

Return To:
 CORNERSTONE VENTURES LLC
 264 Georgetown Drive
 Glastonbury, Connecticut 06033



WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, 9 R BURLAKE LLC (also known as 9R BURLAKE, LLC), a Connecticut limited liability company with an office and place of business in the Town of Waterford, County of New London and State of Connecticut for the consideration of good and valuable considerations received to its full satisfaction of CORNERSTONE VENTURES LLC, a Connecticut limited liability company with an office and place of business in the Town of Glastonbury, County of Hartford and State of Connecticut does give, grant, bargain, sell and confirm unto the said CORNERSTONE VENTURES LLC:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

AND ALSO, It, the said grantor does for itself and its successors and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and 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 does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, 9 R Burlake LLC (also known as 9R Burlake, LLC), acting herein by Glen P. Aldrich, its Member, hereunto duly authorized, has hereunto set its hand and seal this 22 day of February, 2022.

Signed, Sealed and Delivered in
 the Presence of:

9 R BURLAKE LLC
 (also known as 9R BURLAKE, LLC)

By: Glen P. Aldrich (L.S.)
 Glen P. Aldrich, Its Member

Andrew J. McElroy
 Andrew J. McElroy

TRANZON AUCTION PROPERTIES' DISCLAIMER:
 This is the Seller's recorded deed and is provided for informational purposes only. This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

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

On this the 22 day of February, 2022, before me, the undersigned officer, personally appeared Glen P. Aldrich, who acknowledged himself to be a Member of 9 R Burlake LLC (also known as 9R Burlake, LLC), a limited liability company, hereunto duly authorized, signer and sealcr of the foregoing instrument and acknowledged the same to be his free act and deed as Member aforesaid and the free act and deed of 9 R Burlake LLC (also known as 9R Burlake, LLC).

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



Mary Gagne O'Donal
Commissioner of the Superior Court

Latest Address of the Grantee:

2643 Georgetown Drive
Glastonbury, Connecticut 06033

SCHEDULE "A"

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the southerly side of the intersection of Monahan Drive with Dennis Drive in the Town of Montville, County of New London and State of Connecticut, which real property is more particularly shown and designated on three (3) certain maps or plans entitled: (i) "Corrective Geometry Record Subdivision Map 9R Burlake LLC Gay Hill Road Montville, Connecticut Tarbell, Heintz & Assoc., Inc. Civil Engineers – Land Surveyors 1227 Burnside Ave., Suite 31 East Hartford, CT (860) 528-1810 Job No. 1455.31 Date: 8-27-10 Scale: 1" = 40' Drawn By M.L.T. Sheet No: 1 of 3" (ii) "Corrective Geometry Record Subdivision Map 9R Burlake LLC Gay Hill Road Montville, Connecticut Tarbell, Heintz & Assoc., Inc. Civil Engineers – Land Surveyors 1227 Burnside Ave., Suite 31 East Hartford, CT (860) 528-1810 Job No. 1455.31 Date: 8-27-10 Scale: 1" = 40' Drawn By M.L.T. Sheet No: 2 of 3" and (iii) "Corrective Geometry Record Subdivision Map 9R Burlake LLC Gay Hill Road Montville, Connecticut Tarbell, Heintz & Assoc., Inc. Civil Engineers – Land Surveyors 1227 Burnside Ave., Suite 31 East Hartford, CT (860) 528-1810 Job No. 1455.31 Date: 8-27-10 Scale: 1" = 40' Drawn By M.L.T. Sheet No: 3 of 3" which premises is more particularly bounded and described as follows:

Beginning at a monument to be set in the easterly line of Monahan Drive at the northwesterly corner of Lot 32 as shown on the first above referenced plan; thence running South $02^{\circ}56'22''$ East for a distance of 123.90 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 600.00 feet a central angle of $04^{\circ}42'46''$ for a distance of 49.35 feet to an iron pin to be set, the last two courses being bounded easterly by Lot 32 as shown on the above referenced plans; thence running North $85^{\circ}01'49''$ East for a distance of 123.46 feet bounded northwesterly by Lot 32 as shown on the above referenced plan to an iron pin to be set; thence running North $86^{\circ}39'09''$ East for a distance of 116.85 feet bounded northwesterly by lot 33 as shown on the above referenced plans to an iron pin to be set; thence continuing North $86^{\circ}39'09''$ East for a distance of 21.82 feet to an iron pin to be set; thence running South $80^{\circ}03'44''$ East for a distance of 96.33 feet to an iron pin to be set, the last two courses being bounded generally northerly by Lot 34 as shown on the above referenced plans; thence running South $80^{\circ}03'44''$ East for a distance of 91.76 feet to an iron pin to be set; thence running North $66^{\circ}27'40''$ East for a distance of 361.60 feet to an iron pin to be set, the last two courses being bounded northeasterly and northwesterly by Lot 35 as shown on the above referenced plans; thence running South $27^{\circ}31'22''$ East for a distance of 67.04 feet bounded northeasterly by land now or formerly of Elizabeth Evans as shown on the above referenced plans to an iron pin to be set; thence running South $31^{\circ}07'23''$ East for a distance of 57.19 feet bounded northeasterly by land now or formerly of Hector Martinez as shown on the above referenced plans to an iron pin to be set; thence running South $55^{\circ}08'10''$ West for a distance of 113.24 feet to an iron pin to be set; thence running South $28^{\circ}07'21''$ East for a distance of 49.18 feet to an iron pin to be set; thence running South $31^{\circ}32'09''$ East for a distance of 35.19 feet to an iron pin to be set; thence running South $28^{\circ}35'27''$ East for a distance of 79.29 feet to an iron pin to be set; thence running South $29^{\circ}26'32''$ East for a distance of 55.90 feet to an iron pin to be set; thence running South $27^{\circ}53'28''$ East for a distance of 136.71 feet to an iron pin to be set; thence running South $29^{\circ}44'14''$ East for a distance of 67.18 feet to an iron pin to be set, the last seven courses being bounded by land now or formerly of Joan Sousa as shown on the above referenced plans; thence running South $14^{\circ}26'05''$ West for a distance of 43.97 feet to an iron pin to be set; thence running South $11^{\circ}04'30''$ West for a distance of 65.88 feet to an iron pin to be set; thence running South $13^{\circ}35'43''$ West for a distance of 118.39 feet to an iron pin to be set; thence running South $15^{\circ}23'17''$ West for a distance of 31.67 feet to an iron pin to be set; thence running South $14^{\circ}04'59''$ West for a distance of 66.04 feet to an iron pin to be set; thence running South $15^{\circ}24'43''$ West for a distance of 113.19 feet to an iron pin to be set; thence running South $13^{\circ}54'01''$ West for a distance of 93.02 feet to an iron pin to be set, the last seven courses being bounded southeasterly by land now or formerly of Jensens, Inc. as shown on the above referenced plans; thence running South $71^{\circ}36'51''$ West for a distance of 819.47 feet to an iron pin to be set; thence running North $30^{\circ}17'29''$ West for a distance of 218.97 feet to an iron pin to be set; thence running North $30^{\circ}17'29''$ West for a distance of 249.51 feet to an iron pin to be set in the southeasterly streetline of Swanty Johnson Road as shown on the above referenced plans, the last three courses being bounded by land now or formerly of Nancy Marsala and Ricky Kiggans as shown on the above referenced plans; thence running North $49^{\circ}47'17''$ East for a distance of 33.40 feet to an iron pin to be set; thence running North $31^{\circ}23'24''$ West for a distance of 55.63 feet to an iron pin to be set, the last two courses being bounded by Swanty Johnson Road as shown on the above referenced plans; thence running North $33^{\circ}40'31''$ East for a distance of 235.00 feet to an iron pin to be set; thence running North $31^{\circ}23'24''$ West for a distance of 80.92 feet to an iron pin to be set; thence running North $31^{\circ}23'24''$ West for a distance of 126.32 feet to an iron pin to be set; thence running North $31^{\circ}23'24''$ West for a distance of 105.26 feet to an iron pin to be set, the last four courses being bounded by land now or formerly of Patrick Rodigou and Gina Rodigou as shown on the above referenced plans; thence running North $31^{\circ}23'24''$ West for a distance of 175.39 feet to

an iron pin to be set; thence running North 31°23'24" West for a distance of 144.11 feet to an iron pin to be set, the last two courses being bounded southwesterly by land now or formerly of Robin St. Pierre and Dana St. Pierre as shown on the above referenced plans; thence running North 34°33'51" East for a distance of 173.33 feet bounded northwesterly by land now or formerly of Ronald Gibson and Monica Gibson as shown on the above referenced plans to an iron to be set; thence running North 87°03'38" East for a distance of 235.38 feet bounded northwesterly by Lot 1 as shown on the above referenced plans to an iron pin to be set at the southwesterly corner of Monahan Drive; thence running in a general easterly direction along the southerly terminus of Monahan Drive for a distance of 50 feet, more or less, to the monument to be set at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, public or private law and taxes to the Town of Montville, Connecticut on the List of October 1, 2021 and thereafter coming due.

Said premises is conveyed together with a right-of-way for all purposes over and across a strip of land lying southeasterly of the existing southeasterly streetline of Gay Hill Road and northwesterly of Monahan Drive, which right-of-way shall terminate at such time as said strip of land is conveyed to the Town of Montville for highway purposes.

Said premises is conveyed together with a right-of-way for all purposes over and across Monahan Drive to and from Gay Hill Road, which right-of-way shall terminate at such time as Monahan Drive is conveyed to the Town of Montville for highway purposes.

Reference is further made to a Warranty Deed from Terry L. Konrad to 9R Burlake, LLC, dated September 17, 2012 and recorded in Volume 575, Page 1164 of the Montville Land Records.



ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify and obtain complete zoning information.

Additional zoning information is available on the Town of Montville's website at <https://www.townofmontville.org/departments-services/planning-department/zoning-regulations/>.

SECTION 8: R-40 DISTRICT

8.1 PURPOSE

The areas provide an opportunity for medium to high density residential development. These areas generally contain good building land generally serviceable by existing and planned public utilities. The major portion of future residential growth should be directed towards these areas.

8.2 PERMITTED USES

The following uses shall be permitted within this district.

- 8.2.1 Single family dwelling
- 8.2.2 Two-family dwelling
- 8.2.3 Farm as defined in these Regulations
- 8.2.4 Seasonal roadside stands for farm product
- 8.2.5 Parks and playgrounds
- 8.2.6 Governmental offices, libraries, schools, public safety facilities and public utilities
- 8.2.7 Accessory buildings and uses
- 8.2.8 Nursery schools, family child care home and group child care home facilities
- 8.2.9 Home occupations in accordance with Section 4.11.2 of these Regulations
- 8.2.10 Telecommunication tower in accordance with Section 4.11.6 of these Regulations
- 8.2.11 Interior lots in accordance with Section 4.11.4 of these Regulations
- 8.2.12 Temporary gatherings such as fairs or outings
- 8.2.13 Cemeteries. New Cemeteries shall contain a minimum of five (5) acres
- 8.2.14 Churches and other places of worship
- 8.2.15 Senior housing in accordance with Section 16.11 of these Regulations
- 8.2.16 Active adult housing community in accordance with Section 16.12 of these Regulations
- 8.2.17 Multi – family dwelling
- 8.2.18 Water Dependent Uses

8.3 SPECIAL PERMITS

The following uses may be permitted if approved by the Commission in accordance with the provisions of Section 16 of these Regulations.

- 8.3.1 This section left intentionally blank.
- 8.3.2 Cluster development
- 8.3.3 Manufactured Home Park in accordance with Section 16.9 of these Regulations, but only if the project site interconnects to the Montville municipal sewer system and obtains a potable water supply from a municipal or community water system.

8.4 MINIMUM LOT SIZE

The minimum lot size in this district is 40,000 square feet. Cluster Developments shall conform to the provisions of Section 16.10 of these Regulations. For senior housing developments, the minimum lot area shall be 4,000 square feet per dwelling unit.

8.5 MINIMUM LOT FRONTAGE

Each residential lot shall have at least one hundred fifty feet (150') of frontage on a street. Cemeteries are not required to have frontage but shall have a deeded access.

8.6 MINIMUM SETBACKS

- | | | | | |
|-------|--|---------|--------------|---------|
| 8.6.1 | FRONT YARD | 40 FEET | MULTI-FAMILY | 40 FEET |
| 8.6.2 | SIDE YARD | 15 FEET | MULTI-FAMILY | 20 FEET |
| 8.6.3 | REAR YARD | 40 FEET | MULTI-FAMILY | 40 FEET |
| 8.6.4 | No farm building or manure pit may be located within one hundred fifty feet (150') | | | |

8.7 MAXIMUM BUILDING HEIGHT

No residential building shall exceed thirty five-feet (35') in height.

8.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

8.9 OFF STREET PARKING

Off-street parking shall be provided for each lot in this district in accordance with the provisions of Section 18 of these Regulations.

8.10 SIGNS

All signs in this district shall conform to the provision of Section 19 of these Regulations.