

**Vincent M. Marino, Esq.**

Email: [vmarino@mzslaw.com](mailto:vmarino@mzslaw.com)  
Direct: 203.864.4661  
Mobile: 203.556.1394

Gregory P. Muccilli, Esq.  
Shipman & Goodwin LLP  
Partner  
265 Church Street - Suite 1207  
New Haven, CT 06510-7013

September 14, 2022

**Re: Estate of Charles Edwards / IWWC Meeting**

***30 Lorraine Land Swap transaction concerning a portion of 21 Lorraine Drive Approved at Town Meeting dated July 6, 2022, and authorized by Board of Selectmen meeting July 11, 2022***

Dear Greg,

This will confirm that the Board of Selectmen authorized Michael A Krenesky to sign a Quit Claim Deed consisting of a portion of 21 portion of Lorraine Drive totaling about 6,367 sq. ft (0.146 acre) and ***any related documents prepared by Special Land Use Counsel associated with that certain land swap transaction*** between the Estate of Charles Edwards and the Town of Beacon Falls approved by the Town Meeting at a Special Town Meeting held on July 6, 2022 at 10 Maple Avenue in the Town of Beacon Falls." [2022-07-11 bos regular monthly meeting minutes.pdf \(beaconfalls-ct.org\)](#)

The Town Meeting approved the action as follows – Shall the 8-24 Land Swap transaction between the estate of Charles Edwards (the “Estate” and the Town of Beacon Falls (the “Town”) be approved? Information on this land swap can be found in the Town Clerk’s office, located at 10 Maple Ave. Beacon Falls, CT 06403. Dated at Beacon Falls, Connecticut, this 27th day of June 2022. 17 in favor 0 opposed [2022-07-06 special town meeting minutes.pdf \(beaconfalls-ct.org\)](#)



It is my understanding based on your discussion with Bryan Nesteriak that your office will prepare a lot line revision agreement with respect to the property to be added to the subdivision rather than a conveyance via deed given the fact that the property to be transferred does not yet (and will not) exist as a separate lot. This will also avoid title issues concerning the land swap.

You can proceed with preparing the lot line revision agreement, and any related documents.

Sincerely,



Vincent M. Marino

Cc: Mr. Michael Krenesky  
Inland Wetlands Commission