

Kathleen Gallagher

From: Brian L. McCann <bmccann@zslawct.com>
Sent: Thursday, July 17, 2025 1:39 PM
To: Kathleen Gallagher; flieto@goldmangruderwoods.com
Subject: RE: Letter to Ms. Gallagher re Sentro LLC Open Space

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Kathleen,

Thank you for the email. I've also drafted a memo regarding the special permit criteria for the daycare SEP – that I will be submitting shortly. I will also plan on discussing this so the Commission members do not have to review it beforehand.

The 2 Victoria property (and the new property along Main Street, which is being created through the resubdivision) ("Sentro LLC Properties") will both have access rights over Victoria Drive through the easement – as well as all tenants, and lawful occupants of those properties (including the public if the open space easement is granted).

The reason that the Sentro LLC Properties have rights over Victoria Drive, and others may not, is because the Amazon Property and the Sentro LLC Properties were owned by an affiliate of O&G Industries (Gen IV, LLC). When FSI DY05 LLC purchased the now Amazon property from Gen IV LLC, Gen IV LLC reserved for itself, its successors and assigns, the right for the now Sentro Properties to use the private road (Victoria Drive). I would presume the one reason that 10 and 36 Main Street do not have easement rights to Victoria Drive is because they were not previously owned by Gen IV, LLC (that owned the land beneath the roadway).

Title histories copied below.

I hope this answers your questions.

Regards,
Brian

Title History 2 Victoria Drive

| Owner | Ownership History | | | |
|------------|-------------------|-------------|-------------|------|
| | Sale Price | Certificate | Book & Page | Inst |
| SENTRO LLC | \$750,000 | | 2227/0165 | |
| GEN IV LLC | \$0 | | 2026/0001 | |

| | | | | |
|---------------------------------------|-------------|--|-----------|--|
| KIMBALL DEVELOPMENT LLC + | \$1,000,000 | | 1982/0237 | |
| THIRTY EIGHT - FORTY FOUR MAIN ST LLC | \$509,695 | | 1902/0307 | |
| KIMBALL DEV LLC + | \$509,695 | | 1902/0291 | |

Title History 36 Main Street

| Ownership History | | | | |
|---------------------|-------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument |
| 10 & 36 MAIN ST LLC | \$0 | | 2216/0609 | 25 |
| 1036 MAIN ST LLC | \$1,000,000 | | 2170/0158 | 25 |
| VISHAY SPRAGUE INC | \$3,434,866 | | 1987/0113 | 18 |
| TEN MAIN ST LLC | \$3,500,000 | 1 | 1830/0093 | 24 |
| VISHAY SPRAGUE INC | \$3,500,000 | 2 | 1830/0091 | 24 |

Title History 10 Main Street

| Ownership History | | | | |
|-------------------------|-------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument |
| 10 & 36 MAIN STREET LLC | \$0 | | 2216/0609 | 25 |
| 1036 MAIN ST LLC | \$1,000,000 | | 2170/0158 | 25 |
| VISHAY SPRAGUE INC | \$3,434,866 | | 1987/0113 | 18 |
| TEN MAIN ST LLC | \$3,500,000 | 1 | 1830/0093 | 24 |
| VISHAY SPRAGUE INC | \$0 | 2 | 1830/0091 | 24 |

From: Kathleen Gallagher <kgallagher@monroect.gov>
Sent: Thursday, July 17, 2025 12:12 PM
To: Brian L. McCann <bmccann@zslawct.com>; flieto@goldmangruderwoods.com
Subject: RE: Letter to Ms. Gallagher re Sentro LLC Open Space

Thank you Brian.

I am just coming back from vacation and getting caught up. I believe this answer the question related to open space on my end. The other question the commission had was just verification that 2 Victoria could be access in general from Victoria Drive since there were issues with 10 & 36 Main Street not being able to be accessed from Victoria Drive.

Were you able to find any more information clarify that item?

Regards,

Kathleen Gallagher, PLA
Planning and Zoning Administrator
Monroe Town Hall
7 Fan Hill Road/Monroe, CT 06468
Office: 203 452 2386

From: Brian L. McCann <bmccann@zslawct.com>
Sent: Wednesday, July 9, 2025 5:11 PM
To: Kathleen Gallagher <kgallagher@monroect.gov>; flieto@goldmangruderwoods.com
Subject: Letter to Ms. Gallagher re Sentro LLC Open Space

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Kathleen/Frank-

Please review the attached which we intend to submit for the record in our resubdivision application. Please let me know if you have any questions or comments.

Thank you!

Regards,
Brian

Brian L. McCann
Of Counsel



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