

**JJ Manning**  
AUCTIONEERS



**PROPERTY INFORMATION PACKAGE #25-2168**

## REAL ESTATE AUCTION

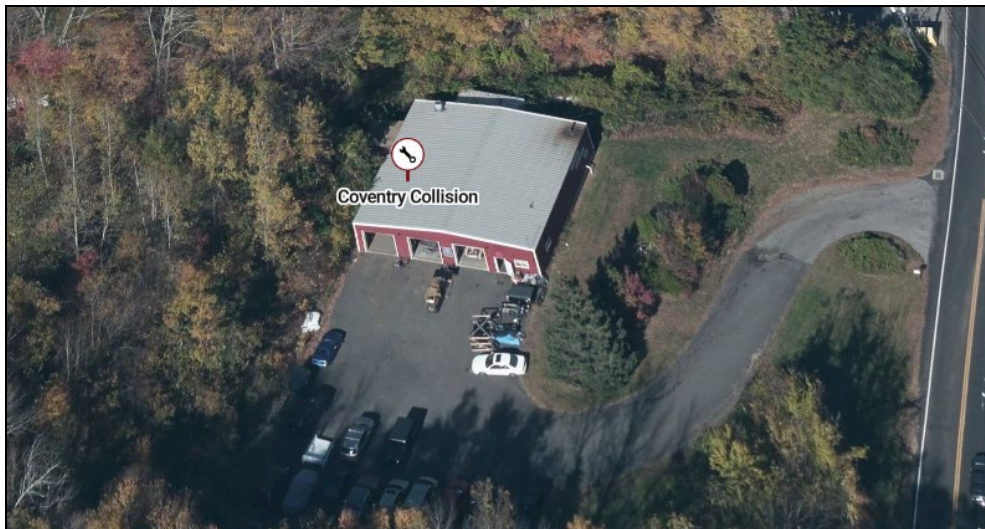
**3,540+/- SF AUTO BODY COLLISION REPAIR FACILITY  
2.07+/- ACRES ~ MANY POTENTIAL USES**

**24 DALY RD., COVENTRY, CT**

**Thursday, December 11 at 12pm On-site**

**Property Preview: Friday, December 5 (11am-1pm)**

CT Lic. #REB.0790057



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# **JJ Manning** AUCTIONEERS **AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



October 29, 2025

Dear Prospective Bidder:

JJManning Auctioneers in cooperation with Lyman Real Estate is pleased to offer this 3,540+/- sf auto body collision repair facility on 2.07+/- acres located at 24 Daly Rd., Coventry, CT. The sale will include a full equipment inventory list (see "Exhibit A" attached to the Purchase & Sale Agreement within the Property Info Package). The property is Zoned NC and offers an array of potential uses. It's conveniently located off Main St. (Rt. 31) with easy access to US-44.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, December 11, 2025 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at [auctions@jjmanning.com](mailto:auctions@jjmanning.com) or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE  
President



## **TERMS & CONDITIONS**

### **REAL ESTATE AUCTION**

**3,540+/- SF AUTO BODY COLLISION REPAIR FACILITY  
2.07+/- ACRES ~ MANY POTENTIAL USES**

**24 DALY RD., COVENTRY, CT**

**Thursday, December 11 at 12pm On-site**

**Property Preview: Friday, December 5 (11am-1pm)**

CT Lic. #REB.0790057

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, December 12, 2025 Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, January 9, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

# JJ Manning

AUCTIONEERS

## BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

*EXAMPLE:*

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00
	-----
Contract sales price:	<b>\$110,000.00</b>

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials: \_\_\_\_\_

AUCTION PURCHASE AND SALE AGREEMENT  
(CT Lic# REB.0790057)

This 11th day of December 2025

**1. PARTIES AND MAILING ADDRESSES**

Bruce E. Hussey & Franca Hussey hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

**2. DESCRIPTION**

The land with the buildings thereon known as 24 Daly Rd., Coventry, CT as well as the inventory shown on Exhibit A.

**3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES**

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

**4. TITLE DEED**

Said premises are to be conveyed by a good and sufficient Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;
- (e) Provisions of existing building and zoning laws;

**5. PLANS**

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

**6. PURCHASE PRICE**

The agreed purchase price for said premises is \_\_\_\_\_ dollars, of which

\$ \_\_\_\_\_ have been paid as a deposit this day and

\$ \_\_\_\_\_ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by  
4:00 pm ET on Friday, December 12, 2025 as the additional deposit

\$ \_\_\_\_\_ are to be paid at the time of delivery of the deed in cash, or by certified,  
cashier's, treasurer's or bank check(s)

\$ \_\_\_\_\_ TOTAL

**7. TIME FOR PERFORMANCE DELIVERY DEED**

Such deed is to be delivered on or before Friday, January 9, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

**8. POSSESSION AND CONDITION OF PREMISES**

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

**9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM**

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

**10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.**

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

**11. BUYER'S ELECTION TO ACCEPT TITLE**

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

**12. ACCEPTANCE OF DEED**

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

**13. USE OF SELLER MONEY TO CLEAR TITLE**

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

**14. INSURANCE**

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

**15. ADJUSTMENTS**

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

**16. ADJUSTMENT OF UNASSESSED TAXES**

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

**17. BROKER**

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

#### 18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

#### 19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

#### 20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

#### 21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

#### 22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Connecticut contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

#### 23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

#### 24. ENVIRONMENTAL

Following the sale of the building the buyer would assume responsibility for any environmental requirements, if any. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the environmental information in the Property Information Package.

#### 25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: \_\_\_\_\_

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Bruce E. Hussey & Franca Hussey, Seller

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By:

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By:

\_\_\_\_\_  
Buyer's Mailing Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Attorney (Name)

\_\_\_\_\_  
Buyer's Mailing Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney (Firm)

\_\_\_\_\_  
Buyer's Daytime Phone

\_\_\_\_\_  
Buyer's Attorney's Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Evening Phone

\_\_\_\_\_  
Buyer's Attorney's Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney's Phone

\_\_\_\_\_  
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

**"EXHIBIT A"**

**24 Daly Rd, Coventry Equipment Inventory**

Used Car Dealer License  
2 Desks, 2 file cabinets,  
lockable key box  
4 Repair Order Racks,  
Flammable Liquid Storage Cabinet  
Commercial Zee first aid cabinet  
Parts & sandpaper cabinet  
White Industries R-12 AC Recharge machine  
Pro Spot Resistance Welding Machine  
Pro Spot aluminum, bronze and steel Mig Welder  
Portable heat lamp  
Eagle 2000 Dent Puller  
Air operated gun washer  
Red Devil electric paint shaker  
Spitznagel dent puller  
Time Clock  
Towel dispensers  
Hot & Cold water cooler  
Bench grinder on stand  
2 Continental measuring Systems  
Lincoln SP 170t Mig Welder  
Continental Flat Rack Frame machine  
Continental Versa rack Frame Machine  
2 Master Accessory unibody tool boards  
Victor Thermal Dynamics Cutmaster 42 plasma cutter  
Various 10 & 4 ton porta powers  
2 Air jacks  
Shark computerized measuring systems  
Vices & drill press  
Hunter R611 Alignment machine w/rack  
Track full frame tie down clamp system  
1-T30 Ingersoll Rand Compressor 10 HP 3 phase  
1-NAPA Compressor 10 HP 3 phase  
CAM Air Dryer System  
150,000 BTU hot water boiler  
6 fire extinguishers  
Branick Strut Compressor  
Devilbiss semi downdraft galvanized paint booth  
936,000 BTU propane furnace for paint booth  
Various jack stands- 4 sets  
3 2 ton floor jacks  
Small sand blast cabinet  
Hien Werner press 12 ton  
Battery Charger

24 DALY RD

Location	24 DALY RD	Mblu	28-2/ / 229/ /
Acct#	R02628	Owner	HUSSEY BRUCE E +
Assessment	\$199,900	Appraisal	\$285,600
PID	2514	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$174,200	\$111,400	\$285,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$121,900	\$78,000	\$199,900

Owner of Record

Owner	HUSSEY BRUCE E +	Sale Price	\$0
Co-Owner	HUSSEY FRANCA	Book & Page	0538/0096
Address	500 MANSFIELD AVE MANSFIELD, CT 06250	Sale Date	04/13/1995

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
HUSSEY BRUCE E +	\$0	0538/0096	04/13/1995

Building Information

Building 1 : Section 1	
Year Built:	1986
Living Area:	3,540
Building Attributes	
Field	Description
Style:	Auto Service
Model	Comm/Ind

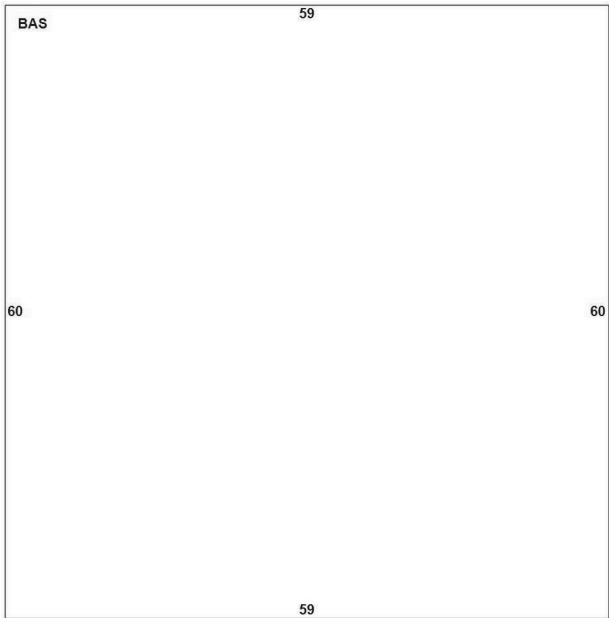
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Cement
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Air-Blower
AC Type	None/partial
Heat/AC	HEAT ONLY
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE

### Building Photo



(<https://images.vgsi.com/photos/coventryctPhotos/A00\00\66\69.jpg>)

### Building Layout



([ParcelSketch.ashx?pid=2514&bid=2514](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	3,540	3,540
		3,540	3,540

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Parcel Information

Use Code	201
Description	Commercial Improv

Land

Land Use		Land Line Valuation	
Use Code	201	Size (Acres)	2.07
Description	Commercial Improv	Land	\$78,000
Zone	NC	Appraised Value	\$111,400

Outbuildings

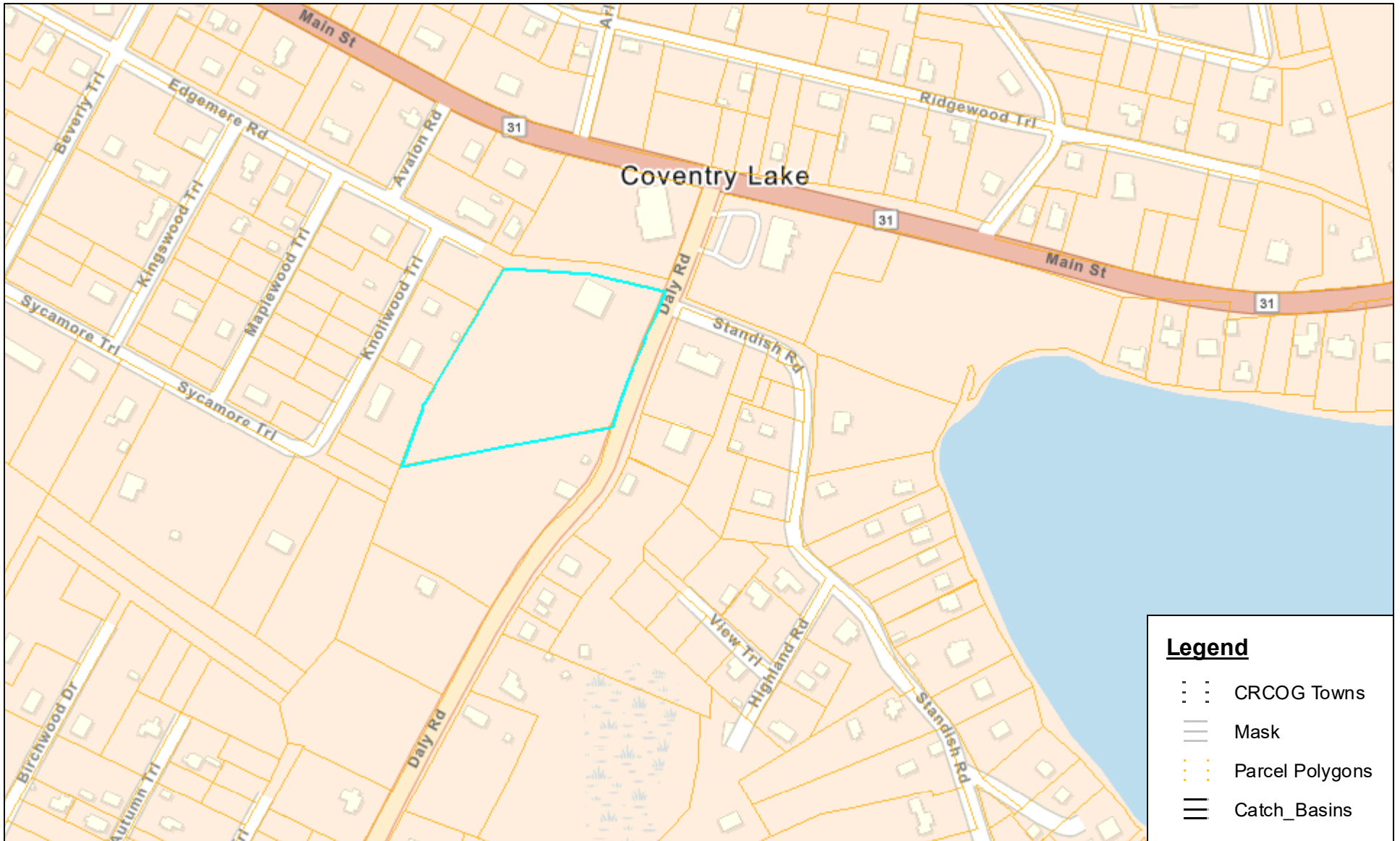
Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
PAV1	Paving	7850.00 S.F.	\$3,900	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$117,600	\$108,600	\$226,200	
2022	\$117,600	\$108,600	\$226,200	
2021	\$117,600	\$108,600	\$226,200	

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$82,300	\$76,000	\$158,300	
2022	\$82,300	\$76,000	\$158,300	
2021	\$82,300	\$76,000	\$158,300	

# ArcGIS Web Map

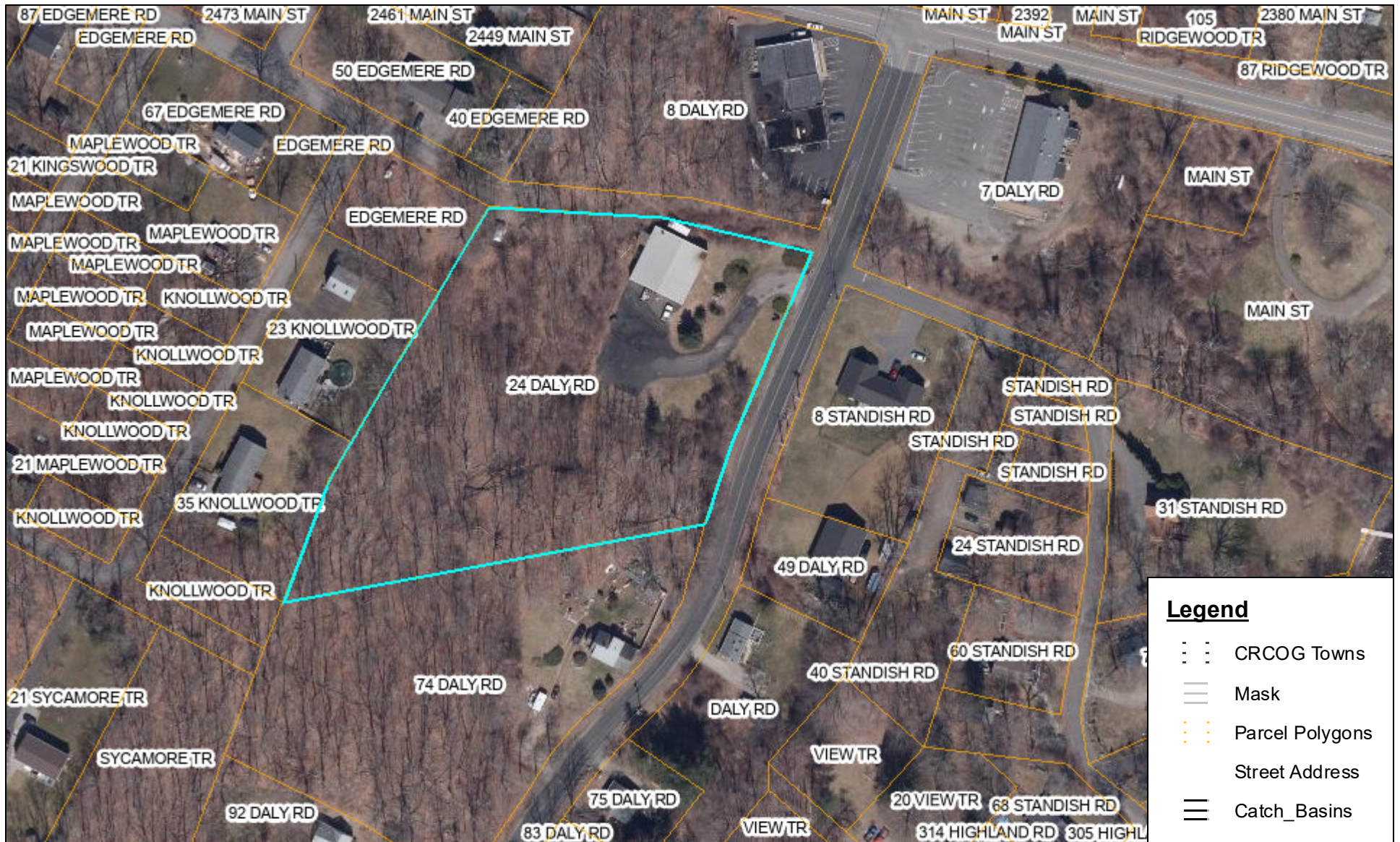


**CRCOG** **CAPITOL REGION**  
**COUNCIL OF GOVERNMENTS**  
*Working together for a better region.*

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale  
1:4,514  
Created: 10/1/2025

# ArcGIS Web Map



## Legend

- CRCOG Towns
- Mask
- Parcel Polygons
- Street Address
- Catch\_Basins



**CRCOG** CAPITAL REGION  
COUNCIL OF GOVERNMENTS  
*Working together for a better region.*

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale  
1:2,257  
Created: 10/1/2025

# 3,540+/- sf Auto Body Collision Repair Facility

## 24 Daly Road, Coventry, CT

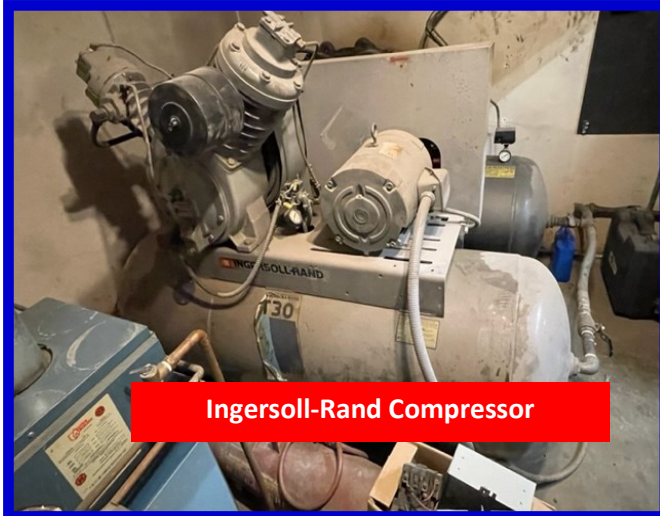


**3,540 SF**  
**Acres: 2.07**  
**Heating: Oil**  
**Well Water & Sewer**  
**200 Amp, 3 Phase**  
**Frontage: 289 Ft.**  
**Zoning: NC**  
**Taxes: \$4,934**  
**Year Built: 1986**  
**1,000 gal. propane tank**  
**Inventory Included**



**JJ Manning**  
AUCTIONEERS

**LYMAN**  
**REAL ESTATE**  
BROKERAGE & DEVELOPMENT



**Ingersoll-Rand Compressor**



**Versa-Rack Frame Straightening**



**Devilbiss Paint booth**

## **Section 6.12 Neighborhood Commercial Zone (NC) Zone**

### **Section 6.12.01 Generally Permitted Uses**

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Neighborhood Commercial Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Single-family dwellings
2. Family Child Care Home or Group Child Care Home

- b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Neighborhood Commercial Zone upon the issuance of site plan approval by the Commission:

1. Retail trade, with less than 5,000 square feet of gross building floor area per lot
2. Personal services

### **Section 6.12.02 Specially Permitted Uses**

The following uses are allowed by special permit in the Neighborhood Commercial Zone:

1. Retail trade, with 5,000 or more square feet of gross building floor area per lot
2. Professional services
3. Offices
4. Restaurants
5. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts, but without artistic instruction or lectures
6. Public Utility Stations and Buildings essential to Public Convenience or Welfare.

**(Added – Effective 08/14/19)**

### **Section 6.12.03 Design Guidelines (Added – Effective 10/12/10)**

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Neighborhood Commercial Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering it’s decision on an application for either (i) new construction; (ii) modifications to an existing building that

would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

## **Section 6.13 Professional Office (PO) Zone**

### **Section 6.13.01 Generally Permitted Uses**

#### **a. Uses Not Requiring Site Plan Review by the Commission**

The following uses are permitted in the Professional Office Zone upon the issuance of a zoning permit by the Zoning Agent:

1. One single-family dwelling or two-family dwelling, provided it is on the same lot as a professional office
2. Accessory structures for single-family dwellings that exist as nonconforming uses
3. Family Child Care Home or Group Child Care Home

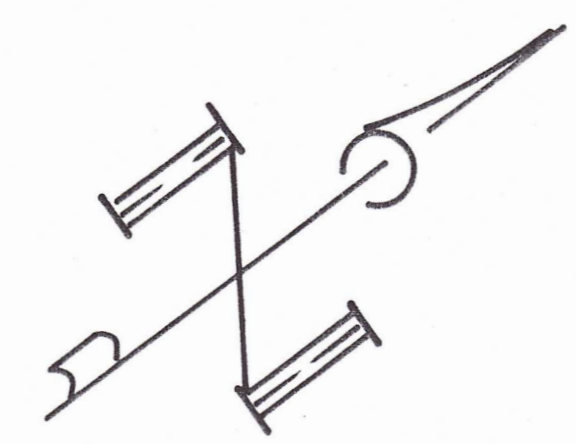
#### **b. Uses Requiring Site Plan Review by the Commission**

The following uses are permitted in the Professional Office Zone upon the issuance of site plan approval by the Commission:

1. Offices

DONALD W. DORMAN  
68° 05'  
300.00'  
N/F KIM JOSEPH & LINDA R. GILBERT  
N/F ANTHONY & GRACE R. DIMUGO  
N/F DAVID R. & THELMA M. BROWN

N/F ROBERT A. & BETTY W. BURNETT



LOCATION MAP  
1" = 2,000'

PARCEL AREA: 2.377 Ac.



N/F DANTE A. SACCOCIO, JR.

CONN. ROUTE 31

DALY ROAD

STANDISH ROAD

- NOTES
1. Zone: C 1
  2. Tract boundary is from map titled "Estate of Lillian Ayer" Daly Road Coventry, Conn. Scale: 1"=100' July 19, 1958 Hayden L. Griswold, L.S."
  3. Owner: Albert J. Stevenson, Est. Applicant: Richard Lavigne
  4. Soil Data April 12, 1985
- | Test Pit No. 1                    | Test Pit No. 2             | Test Pit No. 3             |
|-----------------------------------|----------------------------|----------------------------|
| 0 - 10" Topsoil                   | 0 - 9" Topsoil             | 0 - 9" Topsoil             |
| 10" - 26" Silty loam              | 9" - 22" Silty loam        | 9" - 23" Silty loose loam  |
| 26" - 60" Gray packed silt & sand | 22" - 69" Gray packed sand | 23" - 46" Med. sand, loose |
| GW @ 38"; Mottling @ 28"          | GW @ 36"; Mottling @ 22"   | No GW; Mottling @ 28"      |
| Ledge @ 60"                       | Ledge @ 69"                | Ledge @ 46"                |
| 15 Min./Inch                      |                            |                            |
- Design Daily Flow: 150 Gal./Day (Max.)  
150 Gal./Day / 0.7 Gal./Day/S.F. = 214 Sq.Ft. Req'd.  
Install 2 trenches 50' long x 3' wide = 300 Sq.Ft.  
Area of leach field to be stripped of topsoil and bank run gravel placed in 6" compacted lifts.  
Compacted fill to extend a minimum of 15' beyond existing leach field limits with the outer 10' consisting of clay, silt or other semi-impervious material with compaction as above.
5. Soil at site: Crc Charlton very stony fine sandy loam

I hereby certify to Coventry Collision, Inc. and to Tolland Bank that the existing building is located as shown hereon and that there are no zoning violations with respect to said building location. *Richard F. Mihok*

I HEREBY CERTIFY TO *Coventry Collision, Inc.* THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. *Richard F. Mihok*

Sheet 1 OF 1  
Scale 1" = 20'  
Date 05-17-85  
Revised 10-01-85  
06-23-86  
As Built 06/09/86  
10-31-94

**RICHARD F. MIHOK**  
CONSULTING ENGINEER  
MARLBOROUGH, CONNECTICUT

SITE PLAN  
For  
**COVENTRY COLLISION, INC.**  
PROPOSED AUTO BODY SHOP  
DALY ROAD  
COVENTRY, CONNECTICUT

# **PHASE I Environmental Site Assessment**

**Coventry Collision, Inc.  
24 Daly Road  
Coventry, Connecticut**

**Former Coventry Collision Repair, Inc.  
CTDEEP Remediation I.D. #1491**

Prepared by:

***LES***

Logical Environmental Solutions, LLC  
354 South River Road  
Tolland, Connecticut

Prepared for:

Mr. Bruce Hussey  
Coventry Collision, Inc.  
Coventry, Connecticut

July 15, 2022

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## **EXECUTIVE SUMMARY**

Logical Environmental Solutions, LLC (LES) was retained by Bruce Hussey of Coventry Collision, Inc. to complete a Phase I Environmental Site Assessment for the property located at 24 Daly Road in Coventry, Connecticut. The Phase I determined that the Site is a 2.07-acre parcel containing a one-story, 3,540 square-foot, metal auto body repair garage that was constructed in 1986, and currently owned by Bruce and Franca Hussey. The current building has housed an auto body repair garage since its construction. The Site appeared to be vacant from approximately 1970 to 1985 and appeared to contain a residential-type structure prior to the mid-1960's.

The building currently houses Coventry Collision, Inc., which is an auto body repair shop. Three garage bay doors along the southern face of the building provide vehicular access to the garage. The northwest corner of the building contains a paint spray booth that is heated by forced hot air fueled by a 1,000-gallon aboveground propane tank situated to the north of the building. The remaining portion of the garage is heated by an oil-fired furnace that is fueled by heating oil stored in a 1,000-gallon underground storage tank situated to the southeast of the building. The tank was installed when the building was constructed in 1986. The furnace is situated within the mechanical room located in the northeast corner of the building.

Paint storage and mixing activities are completed in the eastern portion of the garage. A sink with a sump is utilized to contain paint cleaning solvents and discarded paint. The sump is emptied on a monthly basis into a 275-gallon aboveground storage tank situated in the southern portion of the garage. The tank is periodically emptied for transport to Tradebe in Meriden, Connecticut for recycling.

The Site is situated within a GA-impaired classified groundwater area and all surrounding properties have potable drinking water wells. The Site and all surrounding properties are connected to the public sewer system. Prior to 2013, the Site had a septic system with a 1,000-gallon underground septic tank located to the southeast of the building. The septic tank was pumped and taken out of service when the Site connected to the public sewer. Based upon the Site setting, the estimated direction of groundwater flow is towards the east. The Site is situated within a commercial and residential area of Coventry, and abutting parcels include a commercial plaza that houses a liquor store and a mini-mart, and a residential property situated on Edgemere Road to the north; two residential properties to the east; an undeveloped lot on Edgemere Road, and residential properties on Knollwood Trail to the west; and a residence to the south.

# **PHASE II Environmental Site Assessment**

**Former Coventry Collision, Inc.  
24 Daly Road  
Coventry, Connecticut**

**Former Coventry Collision Repair, Inc.  
CTDEEP Remediation I.D. #1491**

Prepared by:

Logical Environmental Solutions, LLC  
354 South River Road  
Tolland, Connecticut



Prepared for:

Mr. Bruce Hussey  
Coventry Collision, Inc.  
Coventry, Connecticut

August 31, 2024

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### **Figures**

Figure 1 - Site Location

Figure 2 - Areas of Concern

Figure 3 – Sample Locations

### **Appendices**

Appendix A – Soil Boring Logs

Appendix B – Laboratory Reports

## **EXECUTIVE SUMMARY**

Logical Environmental Solutions, LLC (LES) was retained by Bruce Hussey of Coventry Collision, Inc. to complete a Phase II Environmental Site Assessment for the property located at 24 Daly Road in Coventry, Connecticut. The 24 Daly Road Site is a 2.07-acre parcel containing a one-story, 3,540 square-foot, metal auto body repair garage that was constructed in 1986, and currently owned by Bruce and Franca Hussey. The current building has housed an auto body repair garage since its construction until 2023 prior to the initiation of this Phase II. The Site appeared to be vacant from approximately 1970 to 1985 and contained a residential-type structure prior to the mid-1960's.

The building formerly housed Coventry Collision, Inc., which is an auto body repair shop. Three garage bay doors along the southern face of the building provide vehicular access to the garage. The northwest corner of the building contains a paint spray booth that is heated by forced hot air fueled by a 1,000-gallon aboveground propane tank situated to the north of the building. The remaining portion of the garage is heated by an oil-fired furnace that is fueled by heating oil currently stored in a 275-gallon AST. The site formerly contained a 1,000-gallon heating oil UST situated to the southeast of the building. The tank was installed when the building was constructed in 1986 and was removed/closed as part of the Phase II sampling efforts. The furnace is situated within the mechanical room located in the northeast corner of the building.

Paint storage and mixing activities were completed in the eastern portion of the garage. A sink with a sump was utilized to contain paint cleaning solvents and discarded paint. The sump was emptied on a monthly basis into a 275-gallon aboveground storage tank situated in the southern portion of the garage. The tank was periodically emptied for transport to Tradebe in Meriden, Connecticut for recycling. The garage also contained numerous containers of paints, lacquers, and other paint-related fluids. In April 2024, Environmental Services, Inc. (ESI) was retained to remove all paint wastes for transport to a permitted disposal facility.

The Site is situated within a GA-impaired classified groundwater area and all surrounding properties have potable drinking water wells. The depth to groundwater at the Site is approximately 30 feet below grade within the bedrock aquifer. The depth to bedrock ranges from approximately 5 to 20 feet below grade and there is no overburden aquifer. Based upon the Site setting, the estimated direction of groundwater flow is towards the east.

The Site and all surrounding properties are connected to the public sewer system. Prior to 2013, the Site had a septic system with a 1,000-gallon underground septic tank located to the southeast of the building. The septic tank was pumped and taken out of service when the Site connected to the public sewer.

The garage does not have any inground lifts or drains within the interior of the building. A frame straightening machine and aboveground electric lifts are present in the garage.

The Site is situated within a commercial and residential area of Coventry, and abutting parcels include a commercial plaza that houses a liquor store and a mini-mart, and a residential property situated on Edgemere Road to the north; two residential properties to the east; an undeveloped lot on Edgemere Road, and residential properties on Knollwood Trail to the west; and a residence to the south. The topography of the Site and surrounding properties slopes downward steeply to the east.

LES's July 2022 Phase I ESA determined that the Site would be considered an "Establishment" as defined by the Connecticut Transfer Act per 22a-134 through 22a-134e. The Phase I identified seven (7) Areas of Concern or Recognized Environmental Conditions that required investigation under this Phase II. The AOCs include:

AOC-1: 1,000-Gallon Underground Fuel Oil Tank

AOC-2: Three Garage Bay Doors

AOC-3: Paint Room – Eastern Portion of Garage

AOC-4: Paint Booth - Northwest Portion of Garage

AOC-5: Former Septic Leachfield Area to the South of the Garage

AOC-6: Storage Areas to the North & West of Garage

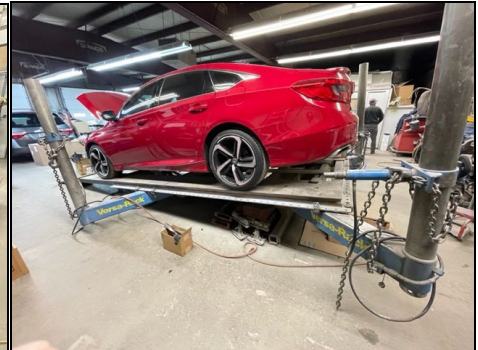
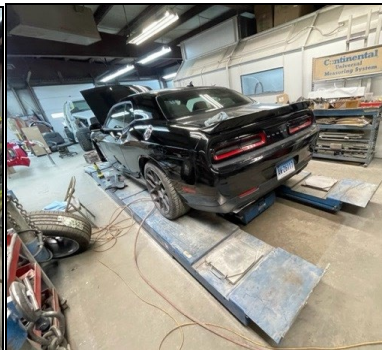
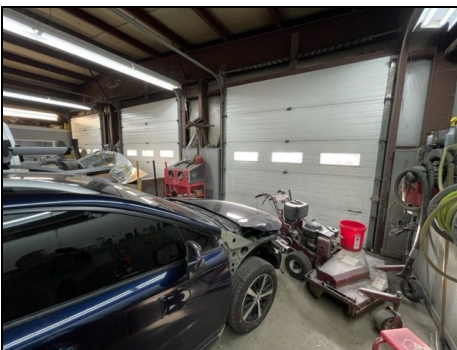
AOC-7: Storage Areas to the South of the Garage

LES's Phase II investigation involved the collection and analyses of thirty-three soil samples, six vapor samples, and a potable well sample for analyses of potential contaminants of concern. The identified contaminants of concern included petroleum hydrocarbons, VOCs, SVOCs, glycols, DEEP 15 metals, and PFAS. Samples were submitted for laboratory analyses at State-certified laboratories. In addition, the 1,000-gallon UST was excavated from the property by ESI and closure samples were collected.

The analytical results from all the samples collected indicate that metals are present at low concentrations not exceeding any CTDEEP criteria for soil and groundwater. In addition, the samples did not contain detectable concentrations of petroleum hydrocarbons, VOCs, SVOCs, glycols, and PFAS greater than the minimum laboratory detection limits. Based upon the results of the Phase II sampling investigation, a release did not occur. If an auto body repair facility, other type of “Establishment”, or other business that generated more than 100 kilograms per month of RCRA hazardous waste has not occupied the property since the completion of this Phase II, a Form II Property Transfer filing could be submitted to CTDEEP when the property is sold.

# PHOTO GALLERY

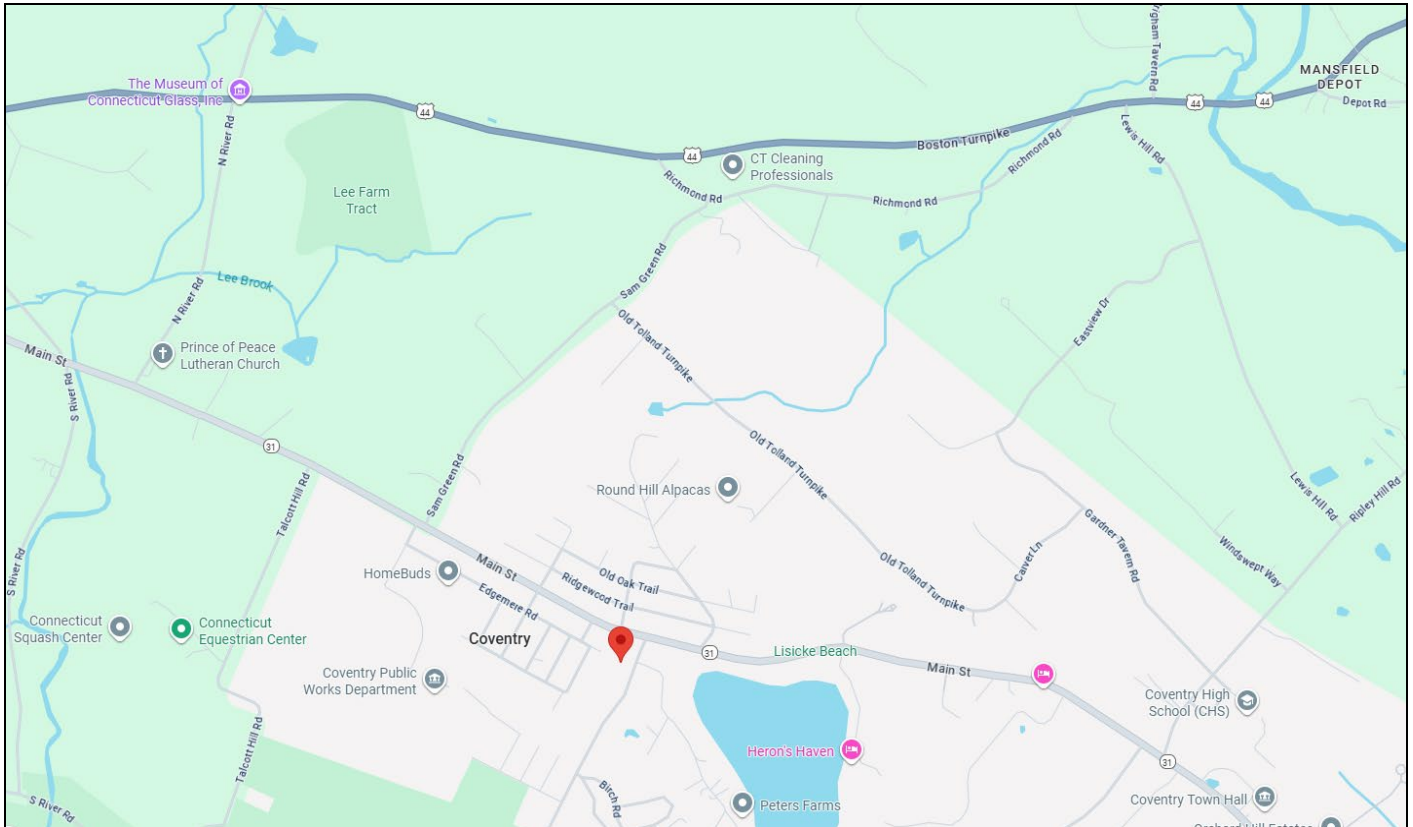
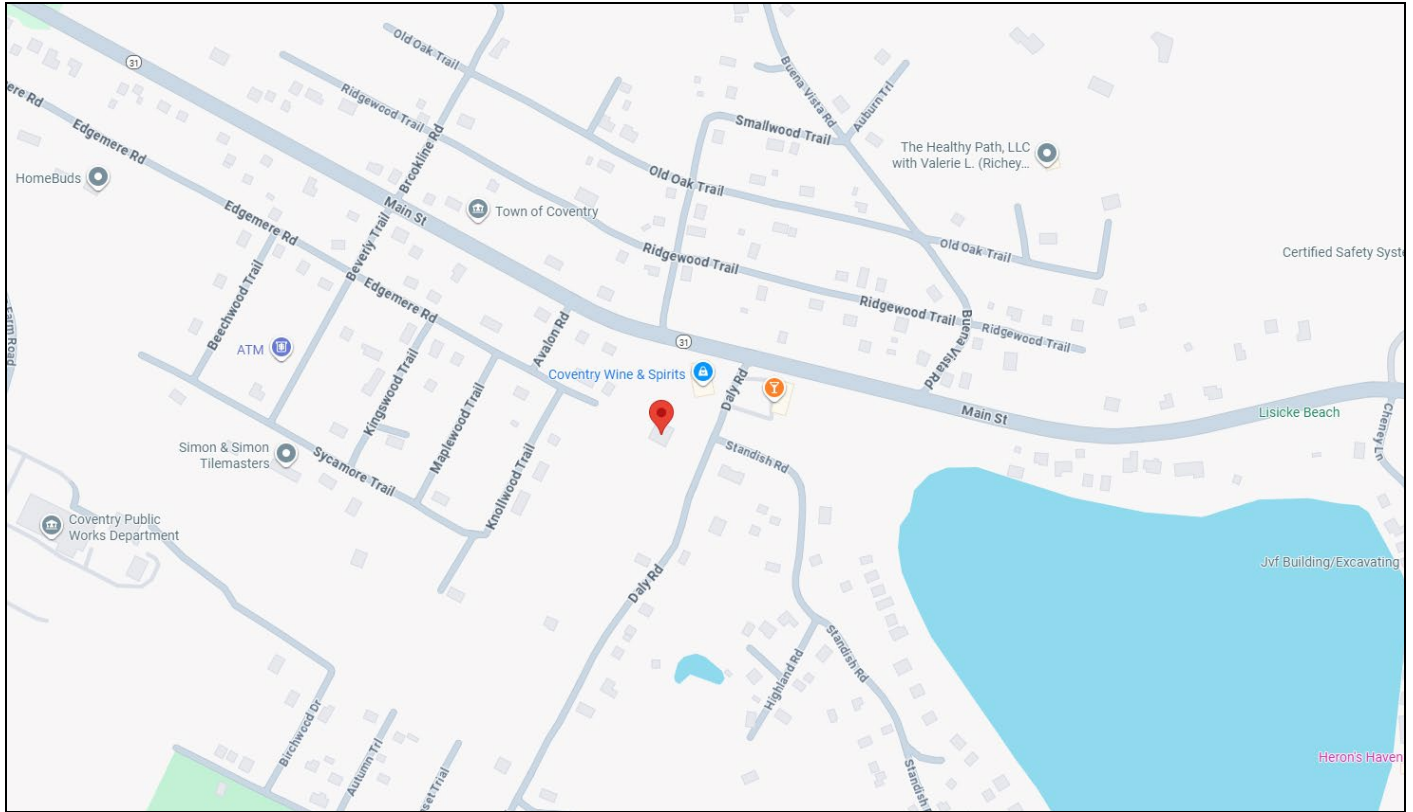
## 24 DALY RD., COVENTRY, CT





# MAP

## 24 DALY RD., COVENTRY, CT





**THANK YOU FOR REVIEWING THE ENTIRE  
PROPERTY INFORMATION PACKAGE. WE  
LOOK FORWARD TO SEEING YOU AT THE  
AUCTION. IF YOU HAVE ANY QUESTIONS  
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

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