

**TOWN OF LEDYARD  
APPLICATION FOR SUBDIVISION OF LAND**

Application # PZ#22-8SUB

Receipt Date 6/7/22

Submitted \_\_\_\_\_

Receipt # 402713  
Check # 189

Name of Subdivision or Modification Eagles Landing, An Open Space Subdivision

Dated \_\_\_\_\_, 2022

Total Acreage of Proposed Subdivision 170.16 Acres\* Zoning District R-60

Number of Lots After Subdivision 24 building lots  
(2 open space parcels previously conveyed to the Town of Ledyard)

Applicant Mr. G. I., LLC Owner of Record Mr. G. I., LLC

Address 55 Trumbull Road Address 55 Trumbull Road  
Waterford, Connecticut 06385 Waterford, Connecticut 06385

Telephone (508) 326-4807 Telephone (508) 326-4807

- If applicant and owner of record are not the same, attach written proof of authority to act for owner.
- If applicant or owner of record IS a corporation, attach list of corporate officers and designated authority of individuals to sign legal documents.

LOCATION:	Assessor's Map #	Lot #	Street Name
RECEIVED	<u>94</u>	<u>2540-79</u>	<u>79 Vinegar Hill Road</u>
JUN 07 2022	_____	_____	_____
	_____	_____	_____

**LAND USE DEPARTMENT**

Surveyor Dieter & Gardner, Inc. Engineer LBM Engineering, LLC

Address 1641 Connecticut Route 12 Address P.O. Box 44  
Gales Ferry, CT 06335 Colchester, CT 06415

Telephone (860) 464-7455 Telephone (860) 633-9401

\*Of which 102.25 acres has previously been conveyed to the Town of Ledyard as open space by Deed dated November 26, 2019 and recorded in Volume 584, Page 207

Exhibit # 1

- Is open space proposed? Yes  No 
  - Acreage 102.25 (previously conveyed to the Town of Ledyard in conjunction with the prior approval of the subdivision and approved to be applied to the open space requirements with respect to any future open space subdivision of this property by Action of the Ledyard Planning and Zoning Commission at its October 8, 2020 meeting)
- Does this subdivision involve new streets or improvements to any existing street?
  - Yes  No
  - Linear feet of new street 873

List of existing structures and/or easements: No structures. Connecticut Light and Power Company d/b/a Eversource Energy transmission line easement.

Proposed utility systems to serve building lots:

Water: On-Site Well  Community Supply   
 Sewage: On-Site Septic  Community Sewage

List existing or potential hazards existing within or contiguous to parcel to be subdivided (steep cliffs, high pressure gas lines, power transmission lines, buried utilities, land subject to flooding, oil storage, weapons storage bunkers, etc.):

None

Is this application a resubdivision? If yes, indicate date(s) of earlier subdivision(s): No

**CERTIFICATION:**

I hereby certify that I have read and fully understand all provisions of the Regulations Governing the Subdivision of Land for Ledyard, Connecticut, and, if applicable, the Ledyard Zoning Regulations, the Town Road Ordinance (Ordinance #45), or Town Stormwater Management Ordinance (#44), and that, to the best of my knowledge, the proposal contained herein is in compliance with these Regulations and Ordinances.

Mr. G. J. LLC

[Signature]  
 Signature of Applicant By: Harry B. Heller, its Authorized Agent

May 31, 2022

Month/Day/Year

IWWC Application # \_\_\_\_\_

IWWC Application Date: \_\_\_\_\_

Public Hearing Date(s) \_\_\_\_\_

Final Decision Date: \_\_\_\_\_

Action: Approved

Approved with Modifications

Denied

FEE: \_\_\_\_\_ + \$60.00 State Fee: \_\_\_\_\_

DATE PAID: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

EAGLES LANDING SUBDIVISION  
**SUBDIVISION / RESUBDIVISION CHECKLIST**

Application # 9222-8540

Requirements For All Applications:

- Written Application
- Fee
- Legal Description (copy of property deed)
- Key Map (1"=1000' and streets and property lines within a half mile)
- Boundary Survey Map (1"=100') showing:
  - a)  Title, date, North arrow, scale, signature blocks
  - b)  Layout of lots in subdivided / resubdivided tract
  - c)  Lot numbers assigned by assessor, street names
  - d)  Land dedicated as open space, parks or playgrounds
- Detailed Layout Map (1"=40' unless requested otherwise by Commission), showing:
  - a)  Title, date, North arrow, scale, signature blocks
  - b)  Zoning district
  - c)  Lot lines, including dimensions, bearings, or angles
  - d)  Building setback lines
  - e)  Existing and proposed easements with stated purpose
  - f)  Existing building and structures
  - g)  Names of abutting streets and abutting property owners
  - h)  Contour lines not less than 5' intervals
  - i)  Inland wetlands, water bodies, and stream courses
  - j)  Exposed ledge outcrops
  - k)  Archaeological sites, historic and natural features
  - l)  Deep observation pits for septic systems
  - m)  Location of proposed buildings, wells, and septic systems
  - n)  Existing or proposed open space parcels
  - o)  Existing or proposed hiking trails
  - p)  Existing DOT or USGS monuments and benchmarks
  - q)  Location of "reverse frontage" driveways
  - r)  Existing and proposed boundary monuments and lot markers
  - s)  Special Flood Hazard Areas (100-year flood zones)
  - t)  Existing or potential hazards (ESQD arcs, power lines, etc.)
  - u)  Energy report (letter stating passive solar energy techniques have been used; 4.6 Regs)
- Written approval of activity in wetlands from the IWWC
- Written approval for water and septic from Ledge Light Health District

If applicable:

- N/A  Written proof allowing applicant to act on behalf of landowner
- N/A  List of corporate officers with authority to act
- Drainage plans/cross-sections, as per Road Ordinance
- Hydrologic models used to size drainage system (e.g., TR55)
- Road plans/cross-sections, as per Road Ordinance
- Written approval of drainage and roads from Public Works Director
- Length of proposed street(s) in General Notes (cul-de-sacs measured to farthest edge of bulb)
- N/A  DOT permit to connect to State highway
- N/A  Traffic study prepared by Certified Traffic Engineer
- Erosion and sedimentation control plan
- N/A  Written authorization to connect to public water supply
- Evidence of notification to abutting property owners
- N/A  Statement of intended use for undeveloped portions of tract
- Statement of disposition of open spaces, parks, and playgrounds
- N/A  Coastal Area Site Plan review
- N/A  Written request for waiver of subdivision regulations
- N/A  Evidence of variance granted by Zoning Board Appeals
- Referral to DPH & Groton Utilities if project falls within watershed boundary on Map #2491

## AUTHORIZATION

**MR. G. 1., LLC**, a limited liability company and the owner of property located at 79 Vinegar Hill Road, Ledyard, Connecticut, hereby authorizes the law firm of Heller, Heller & McCoy to file an application on its behalf with the Town of Ledyard Planning and Zoning Commission for the subdivision of said real property into twenty-four (24) residential building lots, together with associated infrastructure areas in accordance with a plan entitled "Plan Showing Eagles Landing An Open Space Subdivision Property of Mr G 1 LLC 79 Vinegar Hill Road Ledyard, Connecticut Scales as Shown June, 2022 Sheets 1 of 15 to 15 of 15 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Route 12 Gales Ferry, CT. 06335 (860) 464-7455 Fax (860) 464-5028 Email: [dieter.gardner@snet.net](mailto:dieter.gardner@snet.net)".

Mr. G. 1., LLC hereby further authorizes the law firm of Heller, Heller & McCoy, the surveying firm of Dieter & Gardner, Inc. and the engineering firm of LBM Engineering, LLC to represent its interests in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to said open space subdivision application.

Dated at Waterford, Connecticut this 27<sup>th</sup> day of May, 2022.

**MR. G. 1., LLC**

By:  (L.S.)  
Amy Gottesdiener, its Member