



RECEIVED

JUL - 5 2022

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW
LAND USE DEPARTMENTApplication Number P2C#1150P Submission Date 7/5/22 Official Receipt Date _____FEE: \$ 500.00 DATE PAID 7/5/22 RECEIPT # 595033Applicant/Agent Stephanie Ma
(Please Print Legibly)Signature: [Signature]Address: 15 Autumn Way Ledyard CT 06339 Telephone 860-367-4681E-Mail Address: Maline4784@gmail.com

Owner Name (if different): _____

Address of Owner: _____ Telephone _____

Location of Work (Street Address) _____

Tax Assessor's Map. 100 Block 96 Lot 15 Zone R40Is this property within 500 feet of another municipality? Y ☒ N CAM Zone Y NExisting Use Single Family home & STR CAM Exempt Y N☒ Special Permit _____ Site Plan Review _____ Regulation Change _____ Zone Map Change☐ CAM Review _____ Other: _____Details: Short term Rental request for financial benefit
4 Bedrooms may rent out of 5 Bedrooms house.
I as the owner use 1 Bedroom

Approved by _____ Date _____

Denied by _____ Date _____

Connecticut
Nadine E. Gagliardi
COMMISSIONER

USA
DRIVER LICENSE
NOT FOR FEDERAL IDENTIFICATION



116382076
11/05/1963
11/05/2023

CLASS D
ENDORSEMENTS NONE
RESTRICTIONS B

EXPIRATION DATE 10/10/2017 SEX F
HEIGHT 5'-02" EYES BRO
DOB 12/10/1963 14601MVG

1 MA
2 STEPHANIE LIU
3 15 AUTUMN WAY
4 LEDYARD, CT 06339

11/10/2021

11/10/2021

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RECEIVED

11-5 2021

LAND USE DEPARTMENT

Rules of Regulations

— NO SMOKE —

— NO Pets —

— NO Party —

— Keep Quiet —

— Keep Clean —

Cars only Can Park on The
Driveway in designated areas

Do not Park on the street

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 03					
Model: 01		Colonial			
Grade: 06		Residential			
Stories: 2		Good			
Occupancy: 1		2 Stories			
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asphalt Shingl			
Roof Cover: 05		Drywall/Sheet			
Interior Wall 1: 12		Hardwood			
Interior Wall 2: 11		Ceram Clay Ttl			
Interior Fir 1: 02		Oil			
Interior Fir 2: 10		Hydro			
Heat Fuel: 03		Central			
Heat Type: 05		5 Bedrooms			
AC Type: 02					
Total Bedrooms: 2					
Total Bathrooms: 1					
Total Half Baths: 9		9 Rooms			
Total Xtra Fixts: 02		Average			
Total Rooms: 02		Modern			
Bath Style: 02					
Kitchen Style: 02					

MIXED USE

Code	Description	Percentage
1010	Single Fam M01	100
		0
		0

COST / MARKET VALUATION

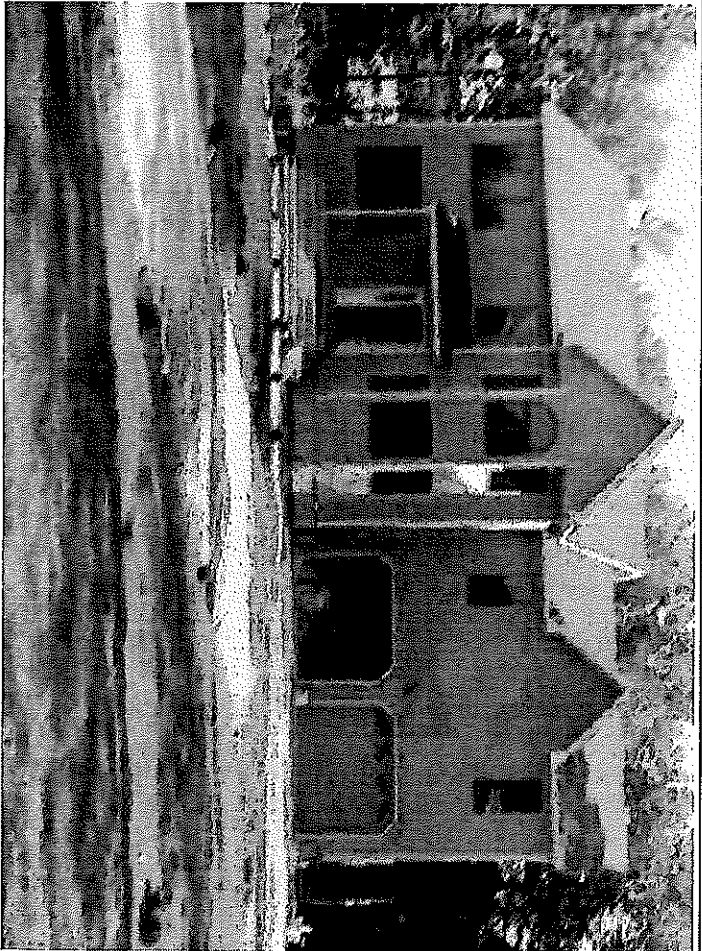
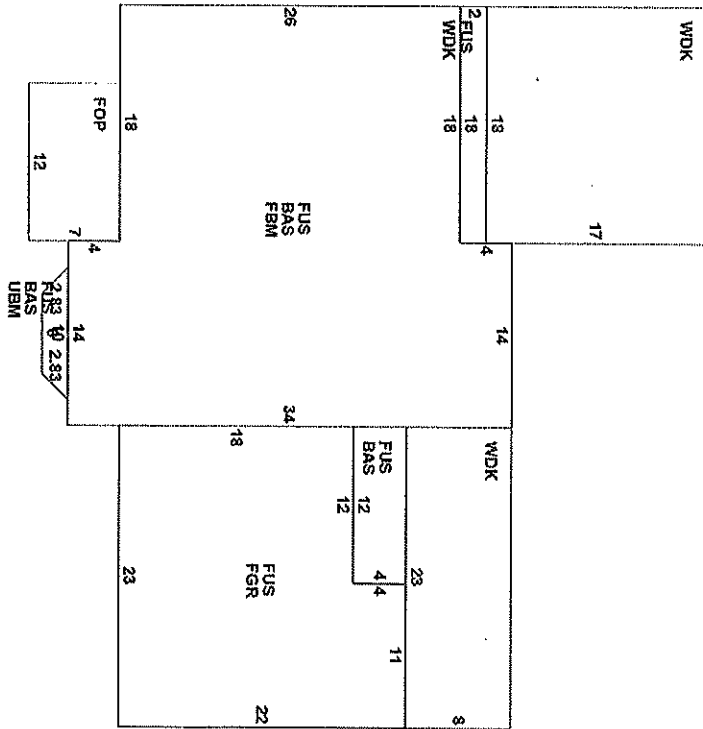
Building Value New	308,597
Adjusted Base Rate	94.74
Year Built	2001
Effective Year Built	2012
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	283,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	1400.00	2006			92		0.00	1,300
PAT2	Patio-Concrete	L	360	3.00	2002			100		0.00	1,100
PAT2	Patio-Concrete	L	160	3.00	2002			100		0.00	500
SHD1	Shed	L	200	12.00	2021			100		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	Main Floor	1,008	1,008	1,008	94.74	95,494
FBM	Finished Bsmt	0	944	330	33.12	31,263
FGF	Finished Garage	0	458	183	37.85	17,337
FOP	Finished Open Porch	0	84	17	19.17	1,611
FUS	Finished Upper Story	1,502	1,502	1,502	94.74	142,293
UBM	Unfinished Basement	0	16	3	17.76	284
WDK	Wood Deck	0	526	53	9.55	5,021
TH Gross Liv / Lease Area		2,510	4,538	3,096		293,303



[illegible]

Town of Ledyard Property Summary Report

15 AUTUMN WAY

PARCEL ID:	100-96-15
LOCATION:	15 AUTUMN WAY
OWNER NAME:	MA STEPHANIE

BUILDING # 1

YEAR BUILT	2001	ROOF STRUCTURE	Gable/Hip
STYLE	Colonial	ROOF COVER	Asphalt Shingl
MODEL	Residential	FLOOR COVER 1	Hardwood
GRADE	Good	FLOOR COVER 2	Ceram Clay Til
STORIES	2	HEAT FUEL	Oil
OCCUPANCY	Single Fam M01	HEAT TYPE	Hydro
EXT WALL 1	Vinyl Siding	AC TYPE	Central
EXT WALL 2	NULL	BEDROOMS	5 Bedrooms
INT WALLS 1	Drywall/Sheet	FULL BATHS	2
INT WALLS 2	NULL	HALF BATHS	1
		TOT ROOMS	9



EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Fireplace	FPL	NULLxNULL (1.00 UNITS)

EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Patio-Concrete	PAT2	NULLxNULL (360.00 S.F.)
Patio-Concrete	PAT2	NULLxNULL (160.00 S.F.)
Shed	SHD1	10x20 (200.00 S.F.)

Town of Ledyard Property Summary Report

15 AUTUMN WAY

PARCEL ID: 100-96-15
LOCATION: 15 AUTUMN WAY
OWNER NAME: MA STEPHANIE

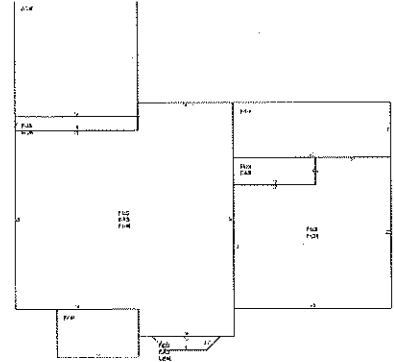


OWNER OF RECORD

MA STEPHANIE

15 AUTUMN WAY

LEDYARD, CT 06339



LIVING AREA:	2510	ZONING:	R40	ACREAGE:	0.95
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
MA STEPHANIE	305/ 70	19-Sep-2000	\$50,000.00
BRENMOR PROPERTIES LLC	290/ 452	19-May-1999	\$0.00

CURRENT ASSESSED VALUE

TOTAL:	\$259,700.00	IMPROVEMENTS:	\$202,440.00	LAND:	\$57,260.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$259,700.00	\$202,440.00	\$57,260.00
2020	\$258,020.00	\$200,760.00	\$57,260.00
2019	\$248,640.00	\$183,890.00	\$64,750.00
2018	\$248,640.00	\$183,890.00	\$64,750.00
2017	\$248,640.00	\$183,890.00	\$64,750.00

Terms of Service - Airbnb Help Center

<https://www.airbnb.com/help/article/2908/terms-of-service>

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Schedule 1 - Contracting Entities

Guest Terms

1. Our Mission.

Our mission is to create a world where you can belong anywhere. From cabins to castles to cooking classes, browse through millions of Listings to find the ones that fit the way you like to travel. Learn more about a Listing by reviewing the description and photos, the Host profile, and Guest reviews. If you have questions, just message the Host.

2. Searching and Booking on Airbnb.

2.1 Searching. You can search for Host Services by using criteria like the type of Host Service, travel destination, travel dates, and number of guests. You can also use filters to refine your search results. Search results are based on their relevance to your search and other criteria. Relevance considers factors like price, availability, Reviews, customer service and cancellation history, popularity, previous trips and saved Listings, Host requirements (e.g. minimum or maximum nights), and more. Learn more about search results in our [Help Center](#).

2.2 Booking. When you book a Listing, you are agreeing to pay all charges for your booking including the Listing price, applicable fees like [Airbnb's service fee](#), [offline fees](#), [taxes](#), and any other items identified during checkout (collectively, "**Total Price**"). You are also agreeing that Airbnb via Airbnb Payments may charge the Payment Method (as defined in the Payment Terms) used to book the Listing in order to collect Damage Claim (as defined in Section 15) amounts. When you receive the booking confirmation, a contract for Host Services (a "**Reservation**") is formed directly between you and the Host. In addition to these Terms, you will be subject to, and responsible for complying with, all terms of the Reservation, including without limitation, the cancellation policy and any other rules, standards, policies, or requirements identified in the Listing or during checkout that apply to the Reservation. It is your responsibility to read and understand these rules, standards, policies, and requirements prior to booking a Listing. Be aware that some Hosts work with a co-host or as part of a team to provide their Host Services.

2.3 Accommodation Reservations. An Accommodation Reservation is a limited license to enter, occupy, and use the Accommodation. The Host retains the right to re-enter the Accommodation during your stay, to the extent: (i) it is reasonably necessary, (ii) permitted by your contract with the Host, and (iii) consistent with applicable law. If you stay past checkout, the Host has the right to make you leave in a manner consistent with applicable law, including by imposing reasonable overstay penalties. You may not exceed the maximum number of allowed Guests.

2.4 Reservations for Experiences and Other Host Services. An Experience or other Host Service Reservation entitles you to participate in, attend, or use that Host Service. You are responsible for confirming that you, and anyone you invite, meet minimum age, proficiency, fitness, or other requirements. You are responsible for informing the Host of any medical or physical conditions, or other circumstances that may impact your ability to participate, attend, or use the Host Service. Except where expressly authorized, you may not allow any person to join a Host Service unless they are included as an additional guest during the booking process.

3. Cancellations, Travel Issues, Refunds and Booking Modifications.

3.1 Cancellations, Travel Issues, and Refunds. In general, if as a Guest you cancel a Reservation, the amount refunded to you is determined by the [cancellation policy](#) that applies to that Reservation. But, in certain situations, other policies take precedence and determine what amount is refunded to you. If something outside your control forces you to cancel a Reservation, you may be eligible for a partial or full refund under our [Extenuating Circumstances Policy](#). If the Host cancels, or you experience a Travel Issue (as defined in our [Guest Refund Policy](#)), you may be eligible for rebooking assistance or a partial or full refund under the [Guest Refund Policy](#). Different policies apply to certain categories of Listings; for example Experiences Reservations are governed by the [Experiences Guest Refund Policy](#). See each [Additional Legal](#)

Term or Policy for details about what is covered, and what refund applies in each situation.

3.2 Booking Modifications. Guests and Hosts are responsible for any booking modifications they agree to make via the Airbnb Platform or direct Airbnb customer service to make on their behalf ("**Booking Modifications**"), and agree to pay any additional amounts, fees, or taxes associated with any Booking Modification.

4. Your Responsibilities and Assumption of Risk.

4.1 Your Responsibilities. You are responsible and liable for your own acts and omissions and are also responsible for the acts and omissions of anyone you invite to join or provide access to any Accommodation, Experience or other Host Service. For example, this means: (i) you are responsible for leaving an Accommodation (and related personal property) in the condition it was in when you arrived, (ii) you are responsible for paying all reasonable Damage Claim amounts necessary to cover damage that you, your guest(s), or your pet(s) cause to an Accommodation, and (iii) you must act with integrity, treat others with respect, and comply with applicable laws at all times. If you are booking for an additional guest who is a minor or if you bring a minor to a Host Service, you must be legally authorized to act on behalf of the minor and you are solely responsible for the supervision of that minor.

Host Terms

5. Hosting on Airbnb.

5.1 Host. As a Host, Airbnb offers you the right to use the Airbnb Platform to share your Accommodation, Experience, or other Host Service with our vibrant community of Guests - and earn money doing it. It's easy to create a Listing and you are in control of how you host - set your price, availability, and rules for each Listing.

5.2 Contracting with Guests. When you accept a booking request, or receive a booking confirmation through the Airbnb Platform, you are entering into a contract directly with the Guest, and are responsible for delivering your Host Service under the terms and at the price specified in your Listing. You are also agreeing to pay applicable fees like Airbnb's service fee (and applicable taxes) for each booking. Airbnb Payments will deduct amounts you owe from your payout unless we and you agree to a different method. Any terms, policies or conditions that you include in any supplemental contract with Guests must: (i) be consistent with these Terms, our Additional Legal Terms, Policies, and the information provided in your Listing, and (ii) be prominently disclosed in your Listing description.

5.3 Independence of Hosts. Your relationship with Airbnb is that of an independent individual or entity and not an employee, agent, joint venturer, or partner of Airbnb, except that Airbnb Payments acts as a payment collection agent as described in the Payments Terms. Airbnb does not direct or control your Host Service, and you agree that you have complete discretion whether and when to provide Host Services, and at what price and on what terms to offer them.

6. Managing Your Listing.

6.1 Creating and Managing Your Listing. The Airbnb Platform provides tools that make it easy for you to set up and manage a Listing. Your Listing must include complete and accurate information about your Host Service, your price, other charges like cleaning fees, resort fees, offline fees, and any rules or requirements that apply to your Guests or Listing. You are responsible for keeping your Listing information (including calendar availability) and content (like photos) up-to-date and accurate at all times. We recommend that you obtain appropriate insurance for your Host Services and suggest you carefully review policy terms and conditions including coverage details and exclusions. You may only maintain one Listing per Accommodation, but may have multiple Listings for a single property if it has multiple places to stay. Any offer of an Experience is subject to our Additional Terms for Experience Hosts.

6.2 Know Your Legal Obligations. You are responsible for understanding and complying with any laws, rules, regulations, and contracts with third parties that apply to your Listing or Host Services. For example: Some landlords and leases, or homeowner and condominium association rules, restrict or prohibit subletting, short-term rentals and/or longer-term stays. Some cities have zoning or other laws that restrict the short-term rental of residential properties. Some jurisdictions require Hosts to register, get a permit, or obtain a license before providing certain Host Services (such as short-term rentals, longer-term stays, preparing food, serving alcohol for sale, guiding tours, or operating a vehicle). In some places, the Host Services you want to offer may be prohibited altogether. Some jurisdictions require that you register Guests who stay at your Accommodation. Some jurisdictions have laws that create tenancy rights for Guests and additional obligations for Hosts. For example, some places have landlord-tenant, rent control, and eviction laws that may apply to longer stays. Check your local rules to learn what rules apply to the Host Services you plan to offer. Information we provide regarding legal requirements is for informational purposes only and you should independently confirm your obligations. You are responsible for handling and using personal data of Guests and others in compliance with applicable privacy laws and these Terms, including our Host Privacy Standards. If you have questions about how local laws apply you should always seek legal advice.

6.3 Search Ranking. The ranking of Listings in search results on the Airbnb Platform depends on a variety of factors, including these main parameters:

- Guest search parameters (e.g. number of Guests, time and duration of the trip, price range),
- Listing characteristics (e.g. price, calendar availability, number and quality of images, Reviews, type of Host Service, Host status, age of the Listing, average Guest popularity),
- Guest booking experience (e.g. customer service and cancellation history of the Host, ease of booking),
- Host requirements (e.g. minimum or maximum nights, booking cut-off time), and

- Guest preferences (e.g. previous trips, saved Listings, location from where the Guest is searching).

Search results may appear different on our mobile application than they appear on our website. Airbnb may allow Hosts to promote their Listings in search or elsewhere on the Airbnb Platform by paying an additional fee. More information about the factors that determine how your Listing appears in search results, our current promotional programs (if any), and how we identify promoted Content can be found in our [Help Center](#).

6.4 Your Responsibilities. You are responsible and liable for your own acts and omissions and are also responsible for the acts and omissions of anyone you allow to participate in providing your Host Services. You are responsible for setting your price and establishing rules and requirements for your Listing. You must describe any and all fees and charges in your Listing description and may not collect any additional fees or charges outside the Airbnb Platform except those expressly authorized by our [Offline Fee Policy](#). Do not encourage Guests to create third-party accounts, submit reviews, provide their contact information, or take other actions outside the Airbnb Platform in violation of our [Off-Platform Policy](#).

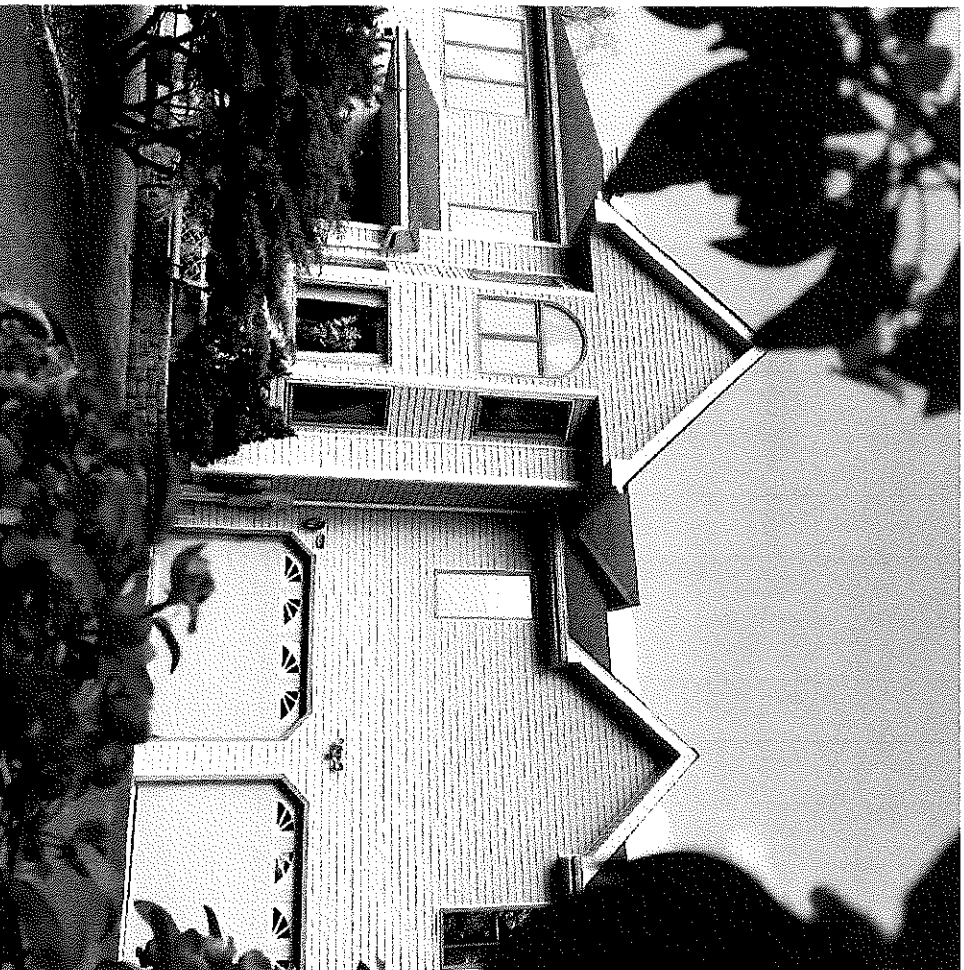
6.5 Hosting as a Team or Organization. If you work with a co-host or host as part of a team, business, or other organization, the entity and each individual who participates in providing Host Services is responsible and liable as a Host under these Terms. If you accept terms or enter into contracts, you represent and warrant that you are authorized to enter into contracts for and bind your team, business or other organization, and that each entity you use is in good standing under the laws of the place where it is established. If you perform other functions, you represent and warrant that you are authorized to perform those functions. If you instruct Airbnb to transfer a portion of your payout to a co-host or other Hosts, or to send payments to someone else, you must be authorized to do so, and are responsible and liable for the payment amounts and accuracy of any payout information you provide.

6.6 Your Assumption of Risk. You acknowledge that hosting carries inherent risks and agree that you assume the entire risk arising out of your access to and use of the Airbnb Platform, offering Host Services, or any interaction you have with other Members whether in person or online. You agree that you have had the opportunity to investigate the Airbnb Platform and any laws, rules, regulations, or obligations that may be applicable to your Listings or Host Services and that you are not relying upon any statement of law made by Airbnb.

Beautiful Colonial Home in Ledyard

★ 4.65 · [26 reviews](#) · [Ledyard, Connecticut, United States](#)

[↗ Share](#) [♡ Save](#)



⋮ Show all photos

×

About this space

Large Colonial located in Ledyard, CT. 5 bedrooms- 2 with queen beds and 2 with double beds. (The owner uses 1 bedroom)

Large living room with tv and DVD player. Enjoy this country setting home but close to sub base, Mystic, Coastguard and casinos!

Please note there is a 4 night minimum stay the months of June thru August. 2 night minimum for the months of February and March

The space

Guests can have use of full kitchen, dishes, pots & pans. Clean up is easy with dishwasher. Cozy living room and formal dining room. Deck has a grill for summertime outdoor cooking. /

Entire home hosted by Stephanie



8 guests · 4 bedrooms · 4 beds
· 2 baths

\$257 night

★ 4.65 · [26 reviews](#)



Great location

94% of recent guests gave the location a 5-star rating.

CHECK-IN	CHECK...
Add d...	Add d...



Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.

GUESTS	
1 guest	✓

aircover



[Report this listing](#)

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like

trouble checking in.

[Learn more](#)

Large Colonial located in Ledyard, CT. 5 bedrooms- 2 with queen beds and 2 with double beds. (The owner uses 1 bedroom)

Large living room with tv and DVD player. Enjoy this country setting home but close to sub base, Mystic, Coastguard and casinos!...

[Show more](#) >

Where you'll sleep



Bedroom 1

1 queen bed



Bedroom 2

1 queen bed



What this place offers



Beach access



Kitchen



Wifi



Free parking on premises



TV

—



Air conditioning



Bath tub



Patio or balcony



Backyard



Hair dryer

Show all 51 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu **June 2022** Th Fr Sa

1 2 3 4

5 6 7 8 9 10 11

12 13 14 15 16 17 18

19 20 21 22 23 24 25

26 27 28 29 30



★ 4.65 · 26 reviews

Cleanliness	4.7
Accuracy	4.6
Communication	4.9
Location	5.0
Check-in	4.9
Value	4.8

Hayden

June 2022

Very nice house plenty of beds, beds are alittle stiff but over all great place

Kali

May 2022

Stephanie's home is beautiful, inviting, comfortable beds, and a lovely large garden outside with plenty of space to sit and relax, play, or enjoy the flowers. Location near casinos, highways, and gas/stores right at the corner street. Plenty of privac...

[Show more](#) ›

Zac

May 2022

The area is great, we have some privacy, which is amazing and just a beautiful house!

Ann

May 2022

The house has ample space for a large group. Everything was in working order and clean. The yard and gardens are very nice and welcoming. There is ample parking and the location was convenient for us to attend the horse show at MVHC. ...

[Show more](#) ›

Sergey

January 2022

Stephanie is on location.

Saw he a few times which was very convenient when we had questions.

Taylor

October 2021

Beautiful property, very nostalgic feeling house

Show all 26 reviews

Where you'll be

Ledyard, Connecticut, United States

House is on a cul de sac. Beautiful gardens to enjoy in spring time and throughout

summer.

[Show more](#) >

Hosted by Stephanie

Joined in October 2020

★ 27 Reviews

✔ Identity verified

During your stay

I will greet you upon check in.

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- 🕒 Check-in: After 3:00 PM
- 🕒 Checkout: 12:00 PM
- 🚭 No smoking
- 🐾 No pets

 No parties or events

Health & safety

 Airbnb's COVID-19 safety practices apply

 Carbon monoxide alarm

 Smoke alarm

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

Explore other options in and around **Ledyard**

Cape Cod

Cambridge

Montauk

Nantucket

New York

The Hamptons

Unique stays on Airbnb

Treehouse Rentals

Cabin Rentals

Tiny House Rentals

Lakehouse Rentals

Long Island

Martha's Vineyard

New Haven

Philadelphia

Montreal

Boston

Beach House Rentals

Glamping Rentals

Camper Rentals

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