

ED #5

Elizabeth Burdick

RECEIVED

From: Odalys Reyes Morales <oreyes@llhd.org>
Sent: Thursday, August 14, 2025 1:44 PM
To: George Koutouzis
Cc: Elizabeth Burdick; Seumas Quinn; Rosanne Kotowski
Subject: 1598 RT 12 - B100a
Attachments: 1598 RT 12 B100a.pdf; 1598 RT 12 Septic system.pdf

AUG 14 2025

Land Use Department

Good afternoon,
Attached is the approved B100a to convert the second floor to (3) 1 bedroom apartment.
This is approved using the design flow per day without both hair dressers on the second floor. Let me know if you have any questions.
I will be out of the office August 18-20

Regards,

Odalys Reyes Morales

Environmental Health Specialist I
main phone. 860.448.4882 ext. 1383
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f. 860.448.4885
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PAY Now

Promoting healthy communities





Ledge Light Health District



PAID
GSM

App No. _____
Check No. _____
Receipt No. _____
REVIEW FEE: \$25.00 w/site visit or soil test: \$50.00 Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting
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COMMUNITIES

JUL 29 2025

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/well (s), and proposed building addition or accessory structure.
2. For additions of living space: existing and proposed floor plans.
3. Soil testing information, if available.

Date: 7-29-25 Property Address: 1598 FT RD Town: Gales Ferry

Applicant Name: George Koutsoukis Phone: 860-418-4970

Email: georgekoutsoukis61@gmail.com

Applicant Address (if different from above): Gales Ferry Plaza P.O. Box 9431 Berlin CT 06243

Property Water Supply: Well (s) Public Water Both

Type of Application:

Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms _____

Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)

Accessory Structure (Garage, Shed, Deck, Pool, etc.)

Lot Line Change

Please provide a brief description of the proposed project: Change from 3 Bedr S/Unit

to (3) 1 Bedr aptments on Second Level

Signed: Odalys Reyes Morales * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

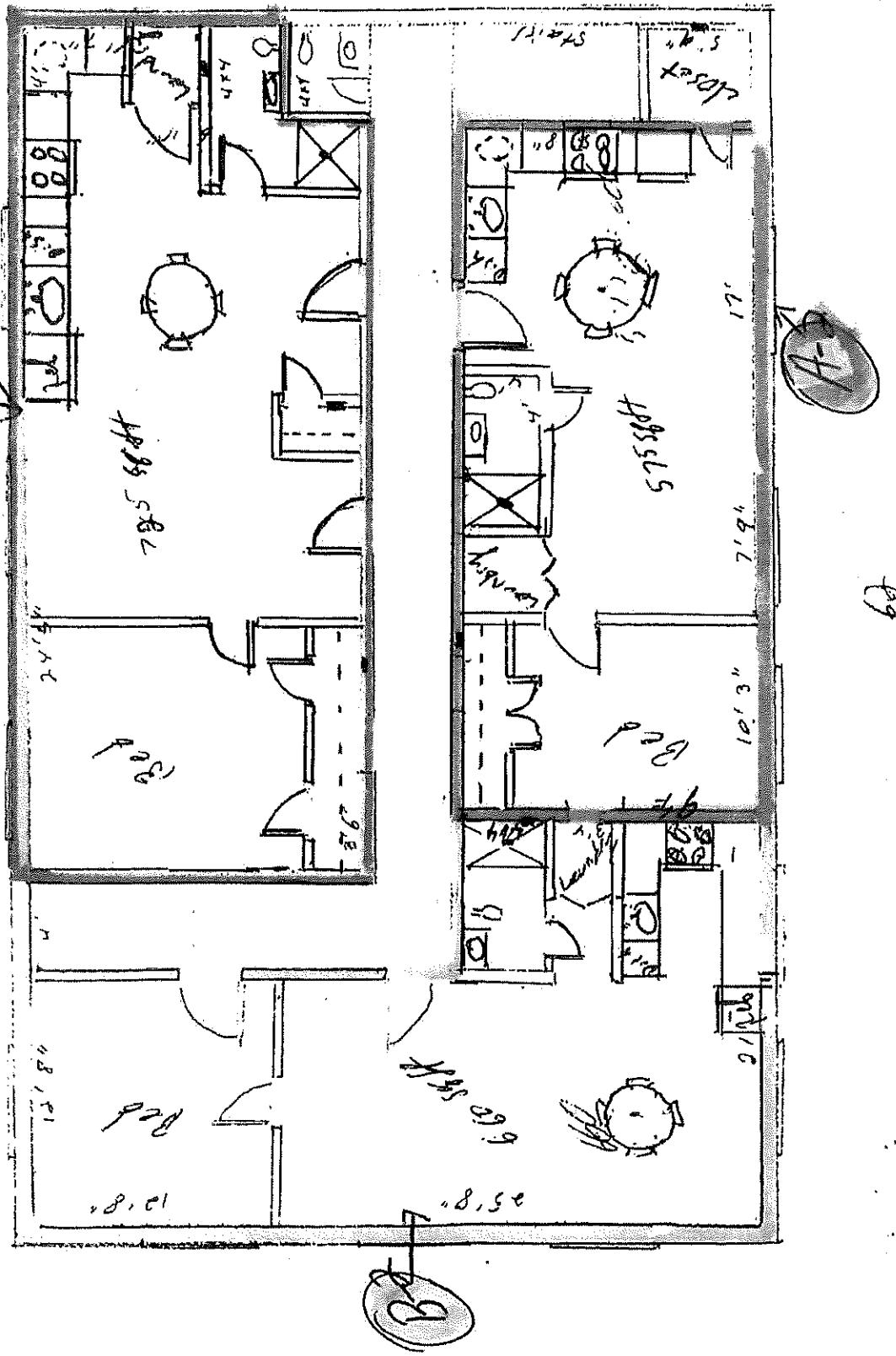
Reviewed by: Odalys Reyes Morales Title: EHS I Approved Denied

Signed: Odalys Reyes Date: 8/13/25

Comments: Two building Commercial property. Soil testing in 2022, which CCA could not be identified.

Building shall not surpass original design flow of 1800 GPD. Proposed 3 (1) Bedroom apartment shall increase design flow by 435 GPD, for a total of 1585 GPD for both building. 215 GPD left over. these number are all based not including hair dresser or sauna.

1320.4

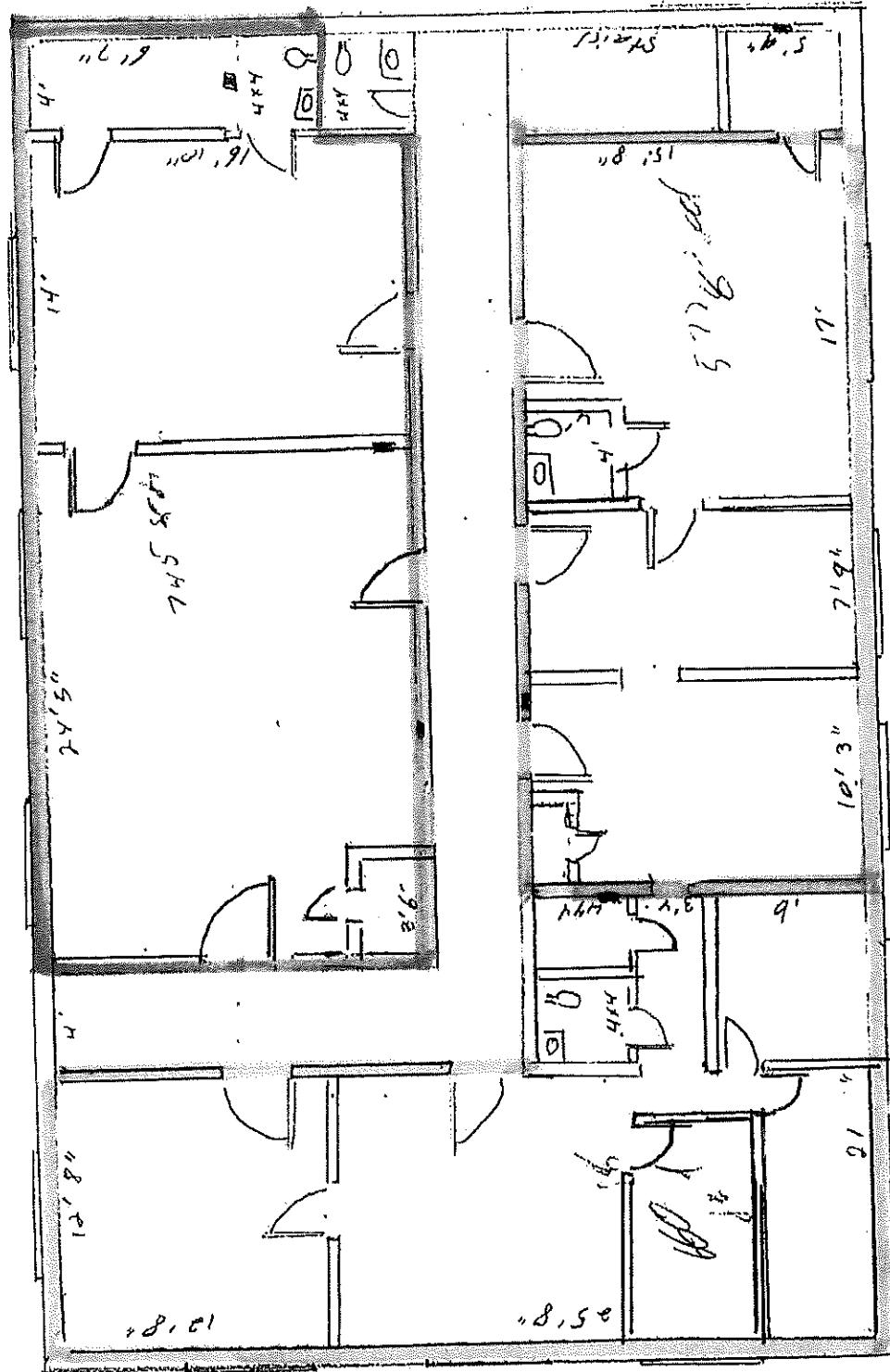


front

(3)

(3)

Back & Existing Floor Plan



60

front

**Re: 1598 RT 12 - B100a**

From George Koutouzis <georgekoutouzis61@gmail.com>

Date Tue 8/5/2025 10:18 AM

To Odalys Reyes Morales <oreyes@llhd.org>

Hello Ms Morales,

In regard to the property 1598 rt 12 Gales Ferry, in building 1 single story the tenants are, A package store the African grocery store and Yoko Loko restaurant.

Second 2 store building first floor is the protein shack shop and a vacant space.

Second floor will be the new proposed 3 apartments currently unit 2A has Venessa hair salon, unit 2B has Bailey's hair salon and 2C unit is vacant.

Please keep in mind that the apartments will take the place of the salons when they become vacant.

Please call me if you have any questions or concerns.

Thank you George

860-918-4970

On Fri, Aug 1, 2025, 12:11 PM Odalys Reyes Morales <oreyes@llhd.org> wrote:

: Hello George,

: If you can please send me a description of who is currently renting the units in both buildings.

I will be out of the office August 4, and August 18-20

Thank you,

Odalys Reyes Morales

Environmental Health Specialist I

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oreyes@llhd.org

<https://link.edgeplot.com/s/c5d8892f/8f6JAZEQLkyva3wwOlGccg?u=http://www.llhd.org/g>

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Building One.

40K0 1000 - 456.1 GPD

Liquor Store - 38.90 GPD

Grocery - 360 GPD

855 GPD.

1598 RT 12

Both Buildings

Building Two.

Protein Shack - 280 GPD

3 BR Apartment - $150 \times 3 = 450 \text{ GPD}$

730 GPD

total: $730 + 855 = 1585 \text{ GPD proposed}$

< 1800 maximum

215 GPD left over