

PZC APPLICATION CHECKLIST

Application Number _____ Type _____ Project Name _____

Applicant: _____ Email: _____

Date Received in Office: _____ Official Date of Receipt by PZC: _____

APPLICATION WITH PUBLIC HEARING

Terminal Date for a Holding PH: _____ Date of Opening of PH: _____

Terminal Date for Close of PH: _____ Date of Close of PH: _____

Terminal Date for Decision: _____ Decision Rendered: _____

Public Hearing Publication Dates:

1st Notice must be published 10-15 days before PH

2nd Notice must be published @ least 2 days after the first & @ least 2 days before the PH

First Notice Publication Date: _____ Second Notice Publication Date: _____

Request Sent to The Day On: _____

Conditions of Approval: Y/N? If "Yes" attach to this document.

Bond Required? Y/N If "Yes": Attach detail and proof of submission

APPLICATION WITHOUT PH

Application Official Receipt Date: _____

Extensions (if any) (1) _____ (2) _____

Terminal Date for Decision: _____ Decision Rendered: _____

Date: _____

DECISION and POST APPROVAL

NOD Published _____ (Attach Copy) APPEAL PERIOD ENDS: _____

Mylars Signed and Filed: Date _____ Map# _____

NOD Filed on the Land Records: Date: _____ Vol/Pg _____

Deeds, Conveyances, Easements, Agreements, etc. Filed. (Open Space, Shared Drive, Shed.A)

Type: _____ Date: _____ Vol/Pg _____ (Attach Copies of All SIGNED &

Type: _____ Date: _____ Vol/Pg _____ FILED Documents)

Type: _____ Date: _____ Vol/Pg _____

Type: _____ Date: _____ Vol/Pg _____

FILO Open Space Paid (If Applicable) Amount _____ Date _____ Check# _____
(Attach copy of the check)

All Conditions Met: ___Y___N All Required Monuments Installed _____ (Attach Certification)

Entire Application material, exhibits, correspondence, staff reports, etc. and Maps scanned
and electronically and physically filed in the appropriate street file(s). _____ (Initial)



RECEIVED

JUL - 5 2022

TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW AND USE DEPARTMENT

Application Number PZC116008 Submission Date 7/5/22 Official Receipt Date 7/14/22

FEE: \$500.00 DATE PAID 7/5/22 RECEIPT # 575034
(\$1939)

Applicant/Agent JEANNE C BRYANT
(Please Print Legibly)

Signature: Jeanne C Bryant

Address: 1899 Route 12, Galloperry CT 06335 Telephone 303-881-4091

E-Mail Address: jeannecbryant@gmail.com

Owner Name (if different): _____

Address of Owner: 1899 Route 12, Galloperry CT Telephone 303-881-4091

Location of Work (Street Address) _____

Tax Assessor's Map. 35 Block 2120 Lot 1899 Zone R-60

Is this property within 500 feet of another municipality? Y (N) CAM Zone Y N

Existing Use Primary Residence plus apartment for STR CAM Exempt Y N

☒ Special Permit ☐ Site Plan Review ☐ Regulation Change ☐ Zone Map Change

☐ CAM Review ☐ Other: _____

Details: Request renewal of STR license/permit

Fee: \$500.

Note: Renovations to primary residence will not impact the STR space.

Approved by _____ Date _____

Denied by _____ Date _____

Jeanne C. Bryant

1899 Route 12, Gales Ferry, CT 06335 303.881.4091

July 1, 2022

Mr. John Herring
Zoning Officer
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339

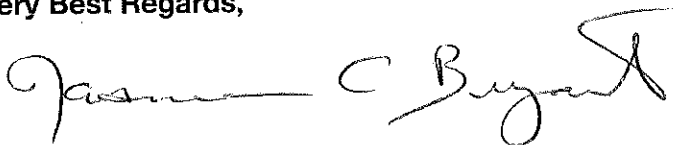
Dear John,

I am submitting the application for the renewal of my short term rental permit for the unit at 1899 Route 12 in Gales Ferry, CT 06335. Enclosed is a check for the established one-time fee of \$500.00.

I have endeavored to organize the material in such a way that it will be easy to pinpoint errors and/or omissions which I am happy to correct. My husband, Arch, and I will answer any questions or concerns that you or your department may have.

I look forward to hearing from you, completing the application process and receiving the STR permit which will then be laminated and posted in the STR unit.

Very Best Regards,

A handwritten signature in black ink, appearing to read "Jeanne C. Bryant". The signature is fluid and cursive, with the first name "Jeanne" written in a larger, more prominent script than the last name "Bryant".

Jeanne C Bryant
Property Owner
1899 Route 12
Gales Ferry, CT 06335
Tel: 303.881.4092
eMail: jeannecbryant@gmail.com

o

July 5, 2022

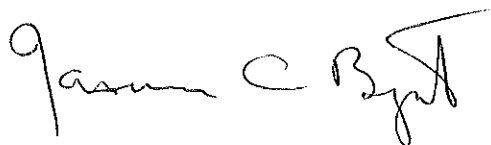
Contents of This Folder Include:

- A letter to Mr. John Herring and a check to The Town of Ledyard for \$500.00, the renewal fee for licensing the STR apartment in the primary residence located at 1899 Route 12, Gales Ferry 06335. With the letter are Business Cards for STR owner Jeanne Bryant as required for renewal.
- The filled out Application for renewal of the STR License as required by Town of Ledyard.
- A copy of Section 8 and Supplemental Regulations with marginal notes and a copy of the Application Submittal Requirements which are met in this folder.
- A Copy of the Connecticut Driver's Licenses of property owners Archer and Jeanne Bryant showing the primary residence to be located at the same address as the STR .
- A Copy of the Town of Ledyard Property Summary Report showing the same address as applicant's Driver's License.
- Paper clipped pages with a detailed floor plan of the STR Apartment, photos of the STR unit, a copy of the House Rules which are posted with the license in the STR and are featured both in the Airbnb listing and in the Booklet which is provided to each guest at check-in. Also a copy of the Booklet is here.
- Paper clipped pages detailing the property and house which is the Primary Residence Of Archer and Jeanne Bryant and in which is located the STR apartment. An extensive Renovation of the upper story is underway and there are photos here showing this. The STR is at the opposite end and on the lower floor of the house and so the STR space is not impacted by this work. However, while the exterior work continues, we do not plan to have guests in the STR.
- The taxpayer copy from the Ledyard Tax Collector noting the check # and date paid.
- A copy of the Insurance policy in force and an explanation of Sharing Economy Endorsement .
- A laminated copy of last year's permit which was posted in the STR

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Please contact me with any and all questions or concerns and please feel free to drop by to see our STR Apartment.

Thank You,
Jeanne C Bryant
303.881.4091
jeannecbryant@gmail.com



8.28 SHORT-TERM RENTALS:

- A. PURPOSE:** To permit the public use of a furnished single-family or duplex dwelling or accessory apartment in a residential district, or in a legally existing single-family or duplex residence or accessory apartment in a non-residential district, as a short-term rental, in accordance with the requirements of this section.
- B. GENERAL REQUIREMENTS:** In addition to compliance with the Special Permit Standards in §7.4, the following requirements must be satisfied:
- ✓ (1) An STR must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the single-family dwelling. Its owner, the STR Host, may (a) occupy his single-family residence as his primary residence and use its accessory apartment as an STR, or (b) occupy the accessory apartment as his primary residence and use the single-family dwelling as an STR. The single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs.
 - ✓ (2) Apartments and condominiums in multi-family dwellings, shall not be used as STRs.
 - ✓ (3) The applicant must be current on all municipal taxes at the time of application, and for the duration of time the dwelling is utilized as an STR.
 - ✓ (4) The proposed STR shall not have Zoning, Building, Fire, or Health Code violations, and shall not be blighted under the Town's Blight Ordinance.
 - ✓ (5) The STR shall not constitute or create a risk to public health, safety, convenience, and/or general welfare.
 - See House Rules ✓ (6) STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STR's property card (in the tax assessor's office), less the number of bedrooms reserved for use by its host.
 - ✓ (7) Unaccompanied minors are not permitted in an STR.
 - House Rules Posted in space on Auburton ✓ (8) Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, pet rules, and a declaration the host is the owner of and has his primary residence in the STR (or its accessory apartment, as appropriate).
 - ✓ (9) An STR "use" must (a) be essentially invisible to the neighborhood; (b) not create a nuisance (i.e. noise, odors, trespass, lighting, etc.); (c) not be detrimental to the aesthetic quality of the residence or its neighborhood; and (d) not interfere with the quality of life in the neighborhood.
 - ✓ (10) Non-lodging uses by STR guests, such as weddings, receptions, banquets, and corporate retreats, are prohibited.
 - ✓ (11) There shall be no signage, lighting, or other indication the dwelling is an STR.
 - ✓ (12) The Host is responsible for the conduct of his guests.
 - (13) The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department.
 - included here (14) A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an STR if it is serviced by a shared driveway.
 - (15) A dwelling used as an STR without a special permit is prohibited.

C. APPLICATION SUBMITTAL REQUIREMENTS:

- (1) A copy of the LLHD approval of the proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval.)
- (2) A copy of the applicant's official Connecticut photo ID or Connecticut Driver's License showing their primary residence (domicile) is the same as the address of their proposed STR.
- (3) A copy of the property card showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License.
- (4) A detailed floor plan, drawn to scale, of the single-family or duplex dwelling or accessory apartment to be used as an STR, showing room dimensions, bedrooms that will be used by guests, and bedroom(s) reserved for the host.
- (5) A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed and sealed A-2 survey, but must satisfy site plan requirements listed in §6.6.A; §6.6.B-(1)-(a), -(c) [proposed use description], -(e), -(f), -(g), -(m); §6.6.B-(2)-(b) [location and building footprint, including decks, overhangs, pools, gazebos, tennis courts, fences, fire pits, etc.], -(g), -(h), -(j); and §6.6.B-(3)-(b) [location of parking spaces and driveway], and -(e) [surface treatment of parking areas].
- (6) A copy of the STR Host/Guest Agreement and the STR Rules and Regulations adequate for the protection of nearby properties from the risks of potential deleterious effects of the proposed STR use.

D. PARKING:

- (1) Suitable off-street parking space(s) for the STR owner/host and his STR guests shall be provided.
- (2) On-street parking, and parking on non-designated spaces, is prohibited.
- (3) Covered parking (garages & carports) may be used for STR guest parking.
- (4) All parking spaces shall have an all-weather surface.

E. LIGHTING:

Exterior permanent and temporary site lighting shall comply with applicable Zoning Regulations and be of a design that does not illuminate or create glare on nearby properties.

F. REFUSE AND RECYCLING:

All garbage and recyclables shall be fully contained within the standard durable, insect-proof, and rodent-proof wheeled containers provided by the Town's refuse service provider.

G. CHANGE OF OWNERSHIP:

In the event ownership of an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit the documents listed in §3-(A) – §3-(F) for the Planning and Zoning Commission to review and approve as a minor amendment to its Special Permit.

Connecticut **DRIVER LICENSE** USA

Stefangeli Magubane
COMMISSIONER

DL

4a LIC # **069075010** 9 CLASS **D**
3 DOB **06/07/1945** 9a END **NONE**
4b EXP **06/07/2025** 12 REST **B**
10 ISS **06/04/2019** 15 SEX **F** DONOR
16 HGT **5'-04"** 18 EYES **GRN**
5 DD **19060413104401MMVG1**
1 **BRYANT**
2 **JEANNE CARPENTER**
3 **1899 RTE 12**
4 **GALES FERRY, CT 06335-1030**

James C. Bryant

Connecticut **DRIVER LICENSE** USA

Stefangeli Magubane
COMMISSIONER

DL

4a LIC # **109075008** 9 CLASS **D**
3 DOB **10/12/1949** 9a END **M**
4b EXP **10/12/2025** 12 REST **NONE**
10 ISS **09/18/2019** 15 SEX **M** DONOR
16 HGT **5'-08"** 18 EYES **BLU**
5 DD **19091810520301MMVG1**
1 **BRYANT**
2 **ARCHER GOODNEY**
3 **1899 RTE 12**
4 **GALES FERRY, CT 06335-1030**

Archer Goodney

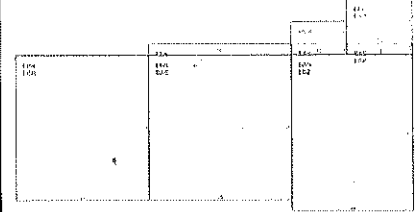
Town of Ledyard Property Summary Report

1899 ROUTE 12

PARCEL ID:	35-2120-1899
LOCATION:	1899 ROUTE 12
OWNER NAME:	BRYANT ARCHER G + JEANNE C



OWNER OF RECORD
BRYANT ARCHER G + JEANNE C
1899 ROUTE 12
GALES FERRY, CT 06335



LIVING AREA:	2438	ZONING:	R60	ACREAGE:	2.76
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
BRYANT ARCHER G + JEANNE C	565/ 277	26-Apr-2018	\$310,000.00
JORDAN GILBERT F + BARBARA J	502/ 658	28-Sep-2012	\$300,000.00
STODDARDS WHARF LLC % MANCINI MARY	482/ 163	29-Nov-2010	\$0.00
MCBRIDE KENNETH W TRUSTEE	00232/0385	06-Aug-1993	\$0.00
MCBRIDE KENNETH W + C ANN	00049/0437	26-Nov-1963	\$0.00

CURRENT ASSESSED VALUE

TOTAL:	\$226,296.00	IMPROVEMENTS:	\$126,350.00	LAND:	\$99,946.00
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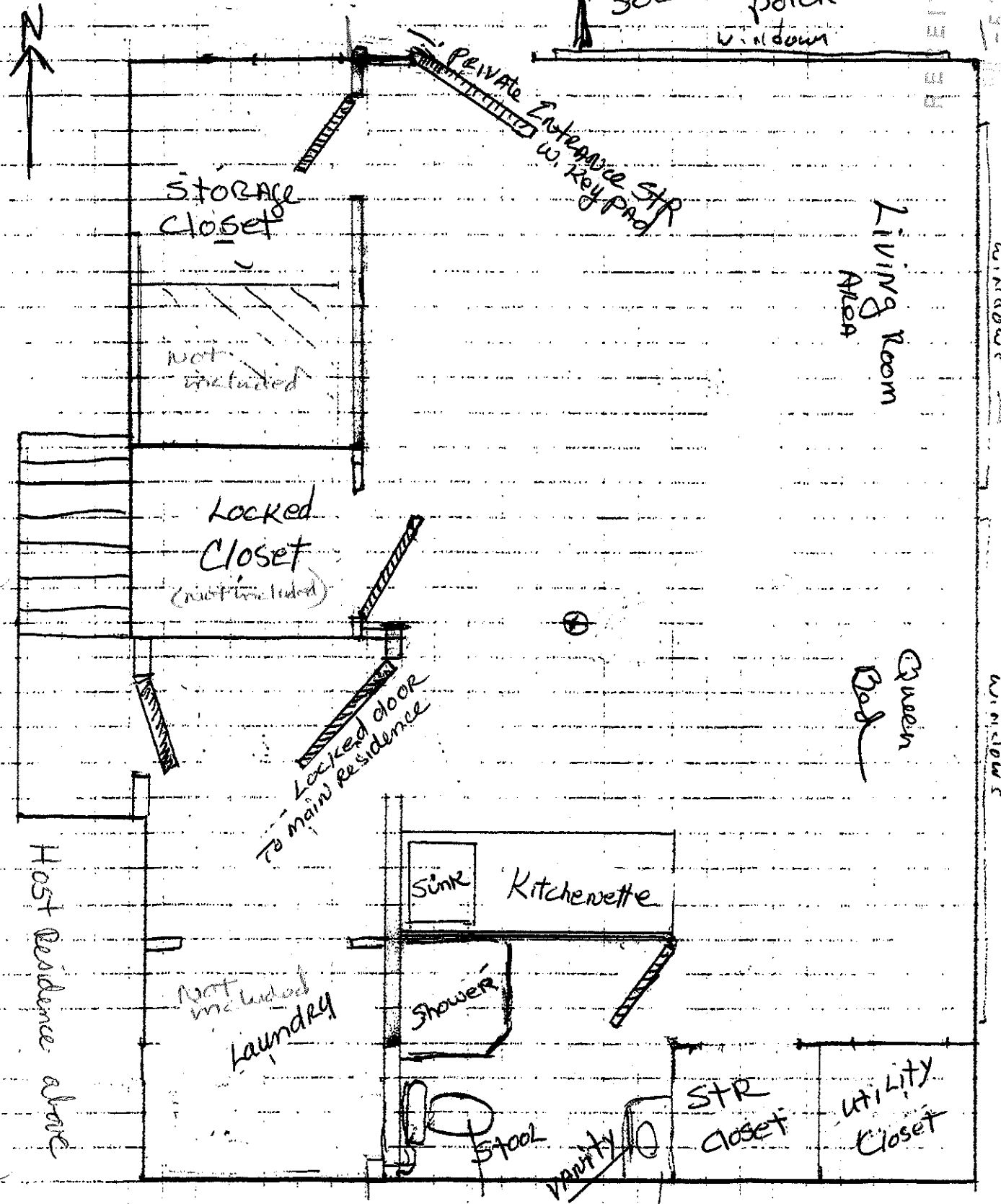
ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$226,296.00	\$126,350.00	\$99,946.00
2020	\$226,296.00	\$126,350.00	\$99,946.00
2019	\$214,620.00	\$120,260.00	\$94,360.00
2018	\$214,620.00	\$120,260.00	\$94,360.00
2017	\$214,620.00	\$120,260.00	\$94,360.00

Stoddards Cove State Park

Apartment - STR Unit
 1899 Route 12 - Gales Ferry
 Floor Plan

LAWN



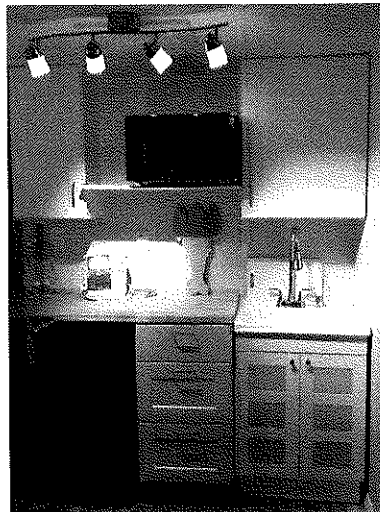
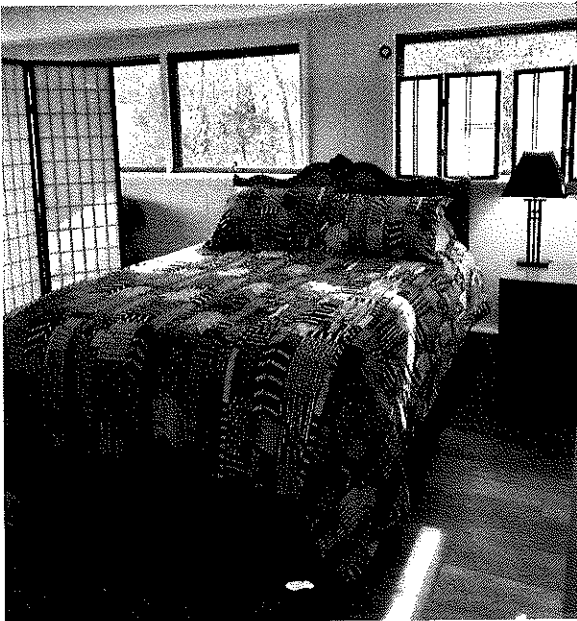
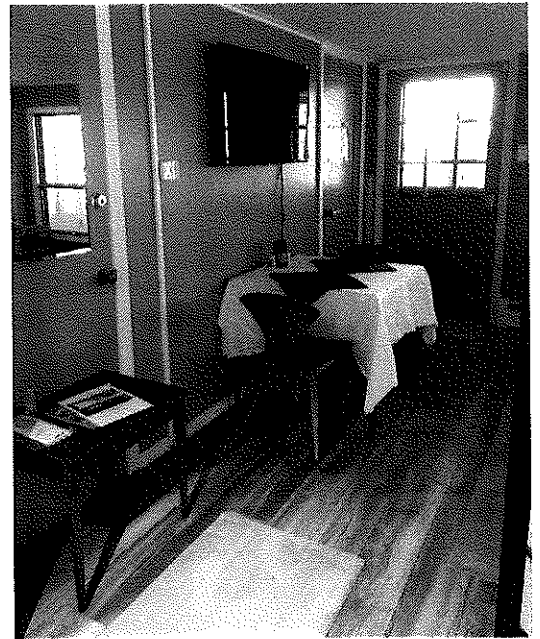
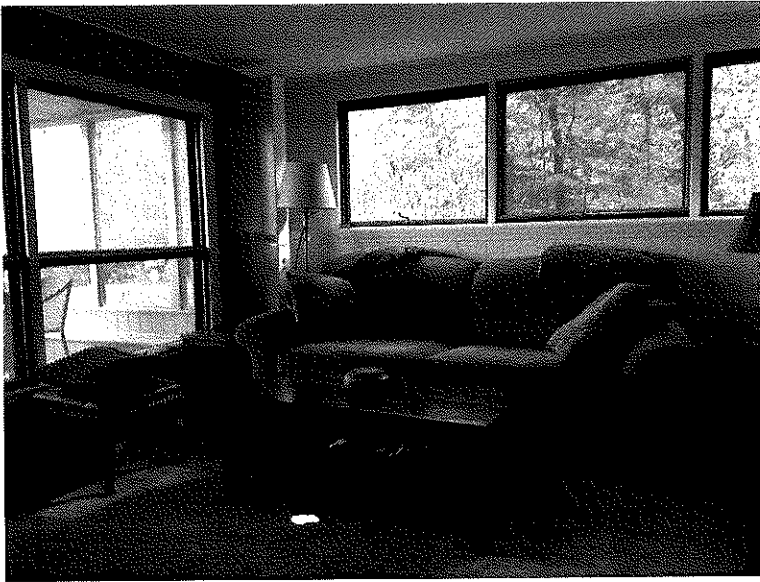
RECEIVED

2022-5-2022

LAND USE DEPARTMENT

width of STR = 15.5 feet
 NOTE: Laundry, kitchen, storage closets not included in STR

STR Apartment at 1899 Route 12, Gales Ferry 06335



The Riverhouse Apartment

1899 Route 12, Gales Ferry, CT 06335

HOUSE RULES

Please be aware that each Guest is responsible for complying with the Town of Ledyard Ordinance #300-030 and may be cited by the town for violating any of its provisions. Thank you in advance for your compliance.

- Maximum Occupancy Two (2) Adults
- No Children or Infants
- No Pets
- No Smoking
- Access to water from property prohibited.
 - ie. No swimming or boat launching directly from property
- Parking allowed to left of garage area
- No parties or events
- No loud noise after 9pm or before 9am

Fire Extinguisher: To the left of the refrigerator on wall.

Important Numbers: On a separate sheet in your information packet

Thank you not tracking dirt into the apartment and leaving shoes at the door and for not being really loud after 9pm. TV is, of course, OK

Please also let us know if you have concerns of any kind. We are new hosts with Airbnb and aim to please.

Thank You so Much for Choosing our Riverhouse Apartment!

We are resident hosts ~~of the~~ at 1899 Route 12 ,
Jeanne Bryant 303.881.4091
Arch Bryant 303.881.1049

The Riverhouse Apartment

1899 Route 12, Gales Ferry, CT 06335



Area and General Information For Guests

Hosts: Jeanne Bryant 303.881.4091
Arch Bryant 303.881.1049

The Riverhouse Apartment

1899 Route 12, Gales Ferry, CT 06335

Unit Information

Please charge all devices at plugs behind the dining table.

WiFi Access- Gales Ferry is the Network

Password: 3038811049

Kitchenette: Griddle is on top of Microwave

Hotplate, frying pan, sauce pan in bottom drawer cabinet

Dishware and glasses in upper cabinet above sink.

Coffee, tea, spices, napkins in upper cabinet to left of sink.

Recycling: Yes we do. But we don't need to separate items. Use tall black trash can for glass, plastic, paper products.

Garbage: Goes in black & silver receptacle to left of refrigerator. If need to dispose of, put full trash bag around corner of house in black trash bin. Extra trash bags are under the sink in Kitchenette.

Towels and Personal Supplies are in the bathroom wall cabinet and/or in the personal closet.

Please let us know if you need additional items....toilet paper, shampoo, soap etc. I hope I put enough of these essentials out for you.

Fire Extinguisher: To the left of the refrigerator on wall.

Important Numbers: On a separate sheet in your information packet

Please leave shoes by the door to avoid tracking dirt through apartment

Thank You so Much for Choosing our Riverhouse Apartment!

Jeanne Bryant 303.881.4091

Arch Bryant 303.881.1049

Riverhouse Apartment

1899 Route 12

Gales Ferry, CT 06335

All Restaurants should be called first to check hours and compliance with CT reopening protocols .

Area Restaurants - Personal Favorites

Ledyard/ Gales Ferry

Parke's Place - 678 Colonel Ledyard Hwy. Ledyard, C860.381.5778

Valentinos - 725 Colonel Ledyard Hwy, Ledyard ,CT 860.464.8584

The Mohegan Sun & Foxwoods have many fine restaurants.

Groton Noank/Mystic/Stonington

Red 36 - 2 Washington St., Mystic, CT 860.536.3604

S&P Oyster House - 1 Holmes St., Mystic, CT 860.536.2674

The Shipwright's Daughter-20 E Main St.,Mystic CT 860.536.7605

Ford's Lobster - 15 Riverview Ave. Noank, CT 860 536.2842

Abbott's Lobster in the Rough- 117 Pearl St., Noank,CT 860.536.7719

The Fisherman-937 Groton Long Point Rd., Noank CT 860.536.1111

Breakwater- 66 Water St. Stonington, CT 860.415.8123

The Dog Watch Cafe - 194 Water St., Stonington, CT 860.415.4510

Dog Watch BBQ - 20 Old Stonington Rd. ,Stonington CT860.245.4911

Special Merchandise at Wonderful Prices

FUN COMPANY - 71 Cutler St., Stonington, CT 860.535.9355

Owned & Operated by our niece Kyle Anderson.

The Riverhouse Apartment

1899 Route 12, Gales Ferry, CT 06335

HOUSE RULES

Please be aware that each Guest is responsible for complying with the Town of Ledyard Ordinance #300-030 and may be cited by the town for violating any of its provisions. Thank you in advance for your compliance.

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- No Children or Infants
- No Pets
- No Smoking
- Access to water from property prohibited.
 - ie. No swimming or boat launching directly from property
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Please also let us know if you have concerns of any kind. We are new hosts with Airbnb and aim to please.

Thank You so Much for Choosing our Riverhouse Apartment!

Jeanne Bryant 303.881.4091
Arch Bryant 303.881.1049

Riverhouse Apartment

1899 Route 12

Gales Ferry, CT 06335

Important Area Information & Phone numbers

Hosts

Jeanne Bryant 303.881.4091

Arch Bryant 303.881.1049

Ledyard Police (Ledyard is the main town of the area & Police serve Gales Ferry)

737 Colonel Ledyard Hwy., Ledyard, CT

860.464.6400

Directions to Ledyard Police Department:

- Turn right from driveway onto Route 12 heading south
- Turn left at the light onto Stoddards Wharf Road
- In 2.9 miles turn right onto Colonel Ledyard Hwy
- In .3 miles the destination is on your right, Ledyard Police Department

Gales Ferry Fire Company

1772 Route 12, Gales Ferry, CT

860.464.7228

Medical Care For All Emergencies, Please Dial 911

PhysicianOne Urgent Care

607 W. Main St., Norwich, CT 06360 (7 minutes away)

860.892-9000

Directions to PhysicianOne:

- Turn left from the driveway onto route 12 heading north
- In 5miles turn left onto Water St.
- In .4 mile turn left onto RT-32
- In 1.2 Mi turn right onto Main St. and the destination is on your left,

Emergency Rooms and Trauma Centers

Backus Hospital

326 Washington St., Norwich, CT 06360

860.823-6389 (15 minutes away)

Directions to Backus Hospital:

- Turn left from Driveway onto Route 12 heading north
- In 5 Miles Turn left onto Water St.
- In 1.6 miles turn left onto Lafayette St.
- In 250 feet turn right into parking lot

(Over)

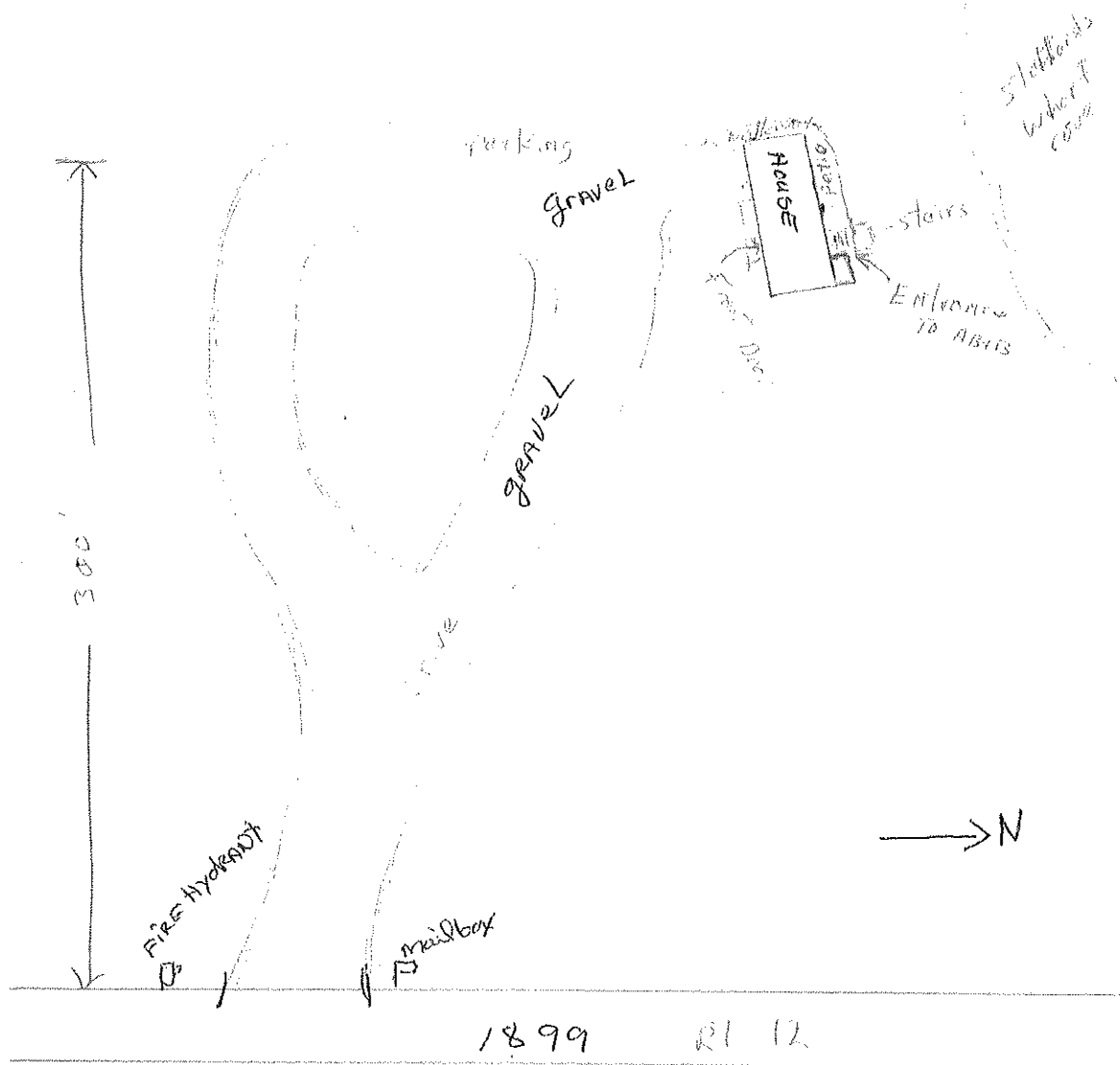
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Printed on 06/18/2022 at 02:35 PM

Ledyard, CT MapOnline

Thames River
RAILROAD TRACKS

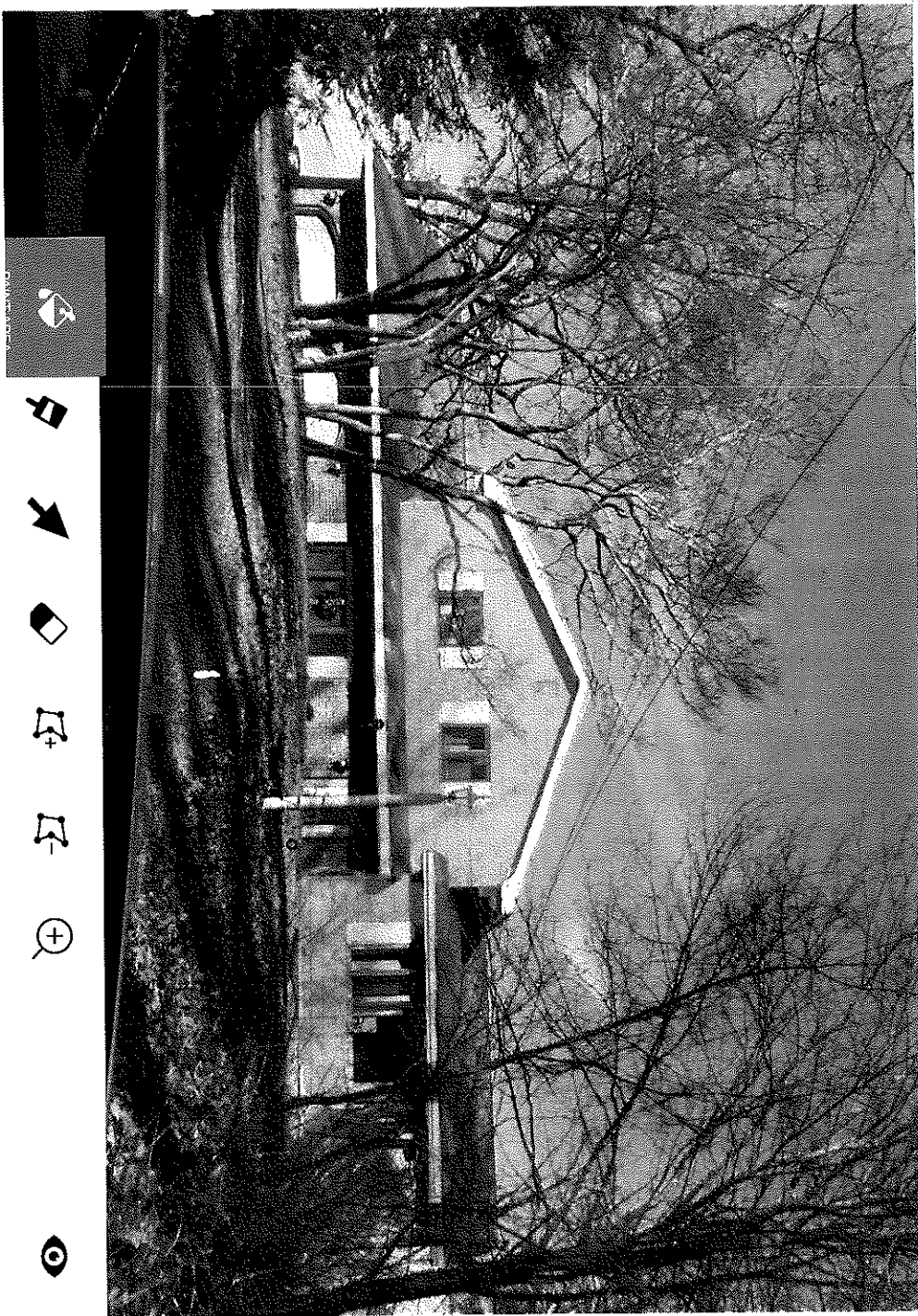
1899 Route 12
Gales Ferry Ct 06335





SHERWIN-WILLIAMS.

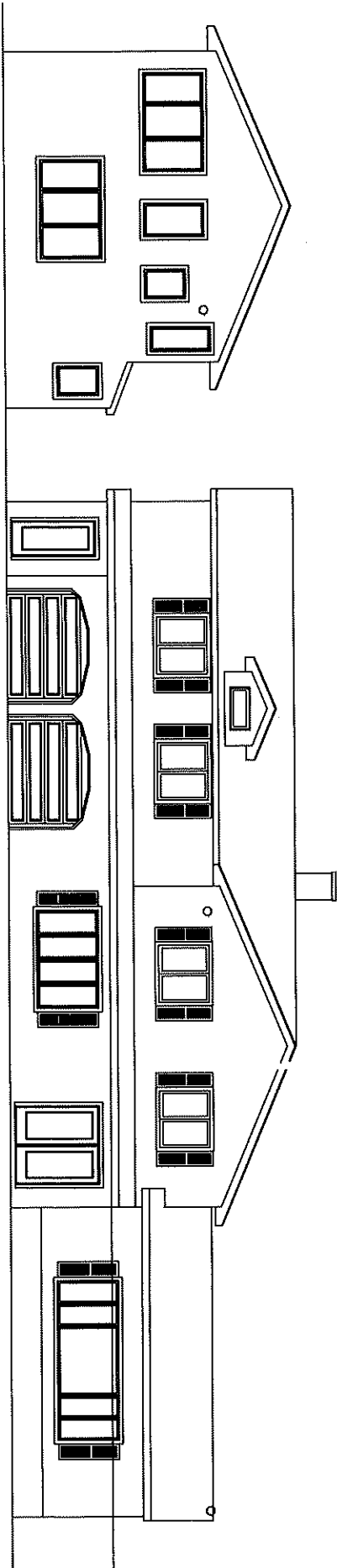
Original front of house



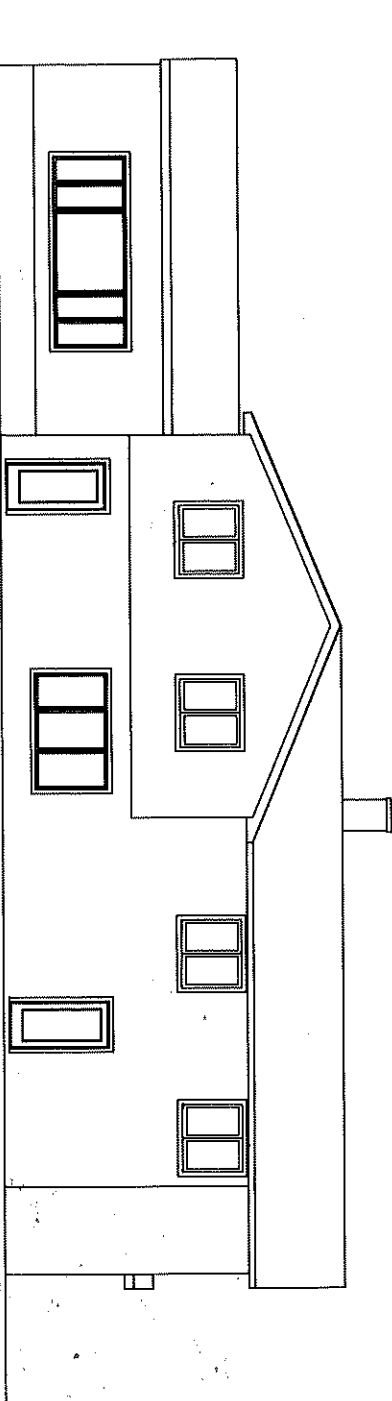
- ▼ The Following is information on
the primary residence undergoing
an upper story renovation
1899 Route 12, Gale Ferry 06335
(STR is at the opposite end accessed from
back and down stairs)

Renovations - 2022 To Bryant Residence

LEFT ELEVATION



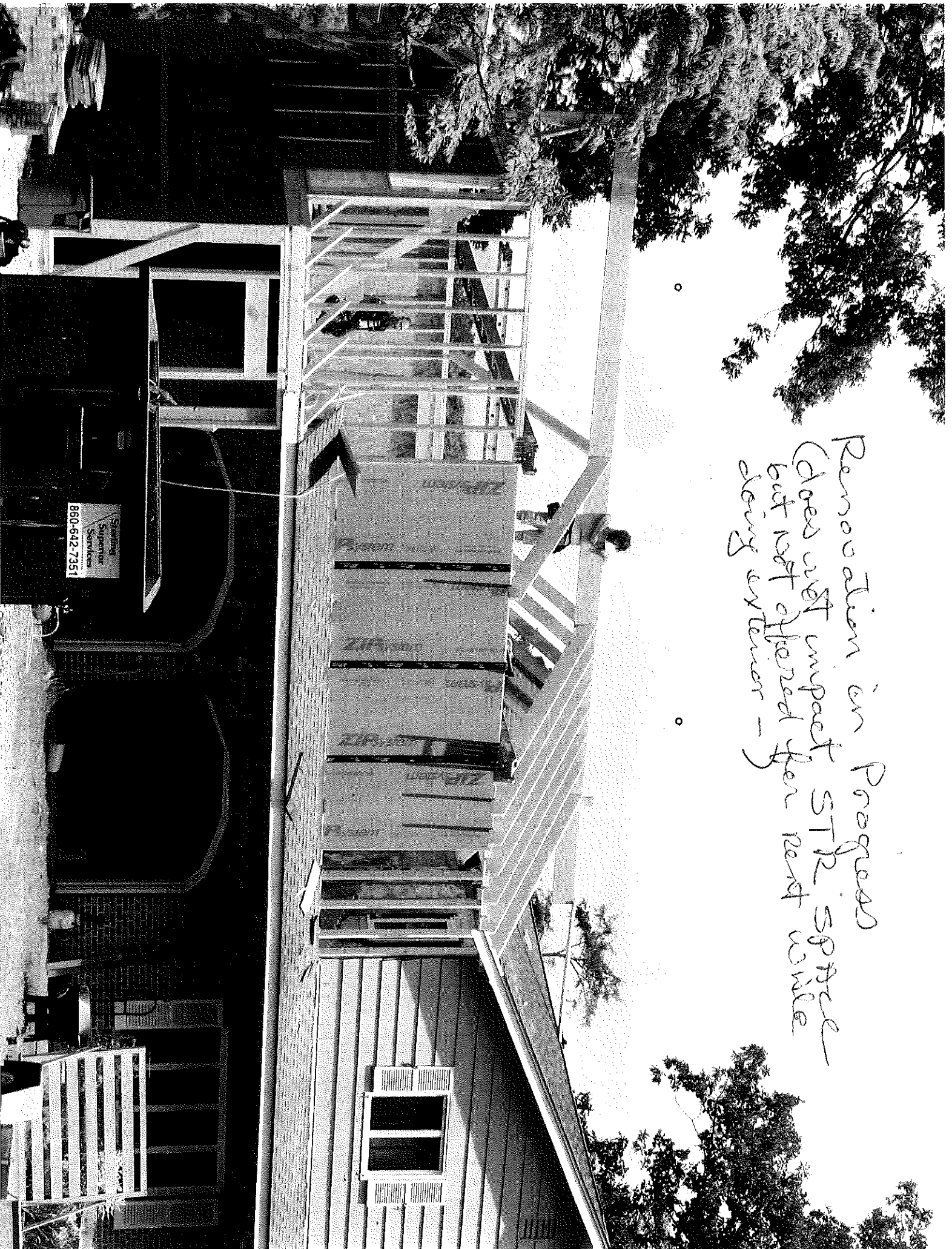
FRONT ELEVATION



REAR ELEVATION

ALICADD ARCHITECTURAL SERVICES P.O. BOX 63 VALHARTON CT 06264 (860) 944-5388	
DRAWING NO. 2022-01 SCALE 1/8"=1'-0" DATE 3-29-22 APPROVED RENOVATIONS TO BRYANT RESIDENCE CALES PERRY, CT ELEVATIONS	DRAWING NO. 2022-01 SCALE 1/8"=1'-0" DATE 3-29-22 APPROVED RENOVATIONS TO BRYANT RESIDENCE CALES PERRY, CT ELEVATIONS

Renovation in Progress
(does not impact STR space
but not offered for rent while
being exterior -)

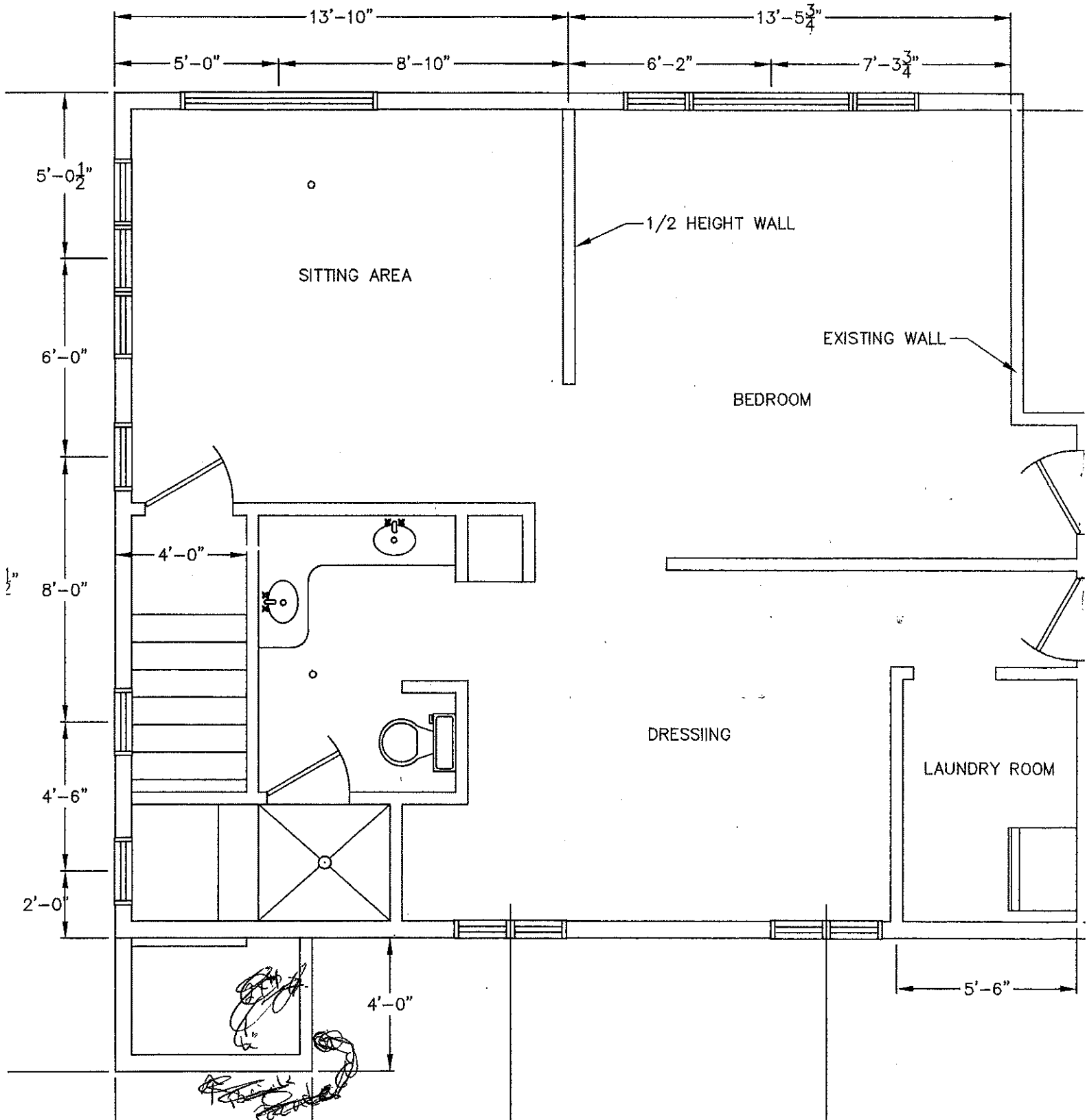




Back of house during Renovation (entrance to STR at opposite end, see Stowell door)



Renovation Interior Detail Main House - Residence
(Subject to change for laundry area only)





Make checks payable to: **LEDYARD TAX COLLECTOR**
P.O. BOX 150430
HARTFORD, CT 06115-0430
Phone: (860) 464-3232 or (860)-464-3233

**TAXPAYER COPY
REAL ESTATE BILL**



2021-2022 Estimated state money will be \$14,348,790. Without this the Mill Rate would be 50.39.

**PROPERTY
DESCRIPTION** 1899 ROUTE 12

See reverse side for important information

LIST NUMBER	BANK	TOWN BENE	ON GRAND LIST OCTOBER 1, 2020		1st PAYMENT DUE JULY 1, 2021	2nd PAYMENT DUE JANUARY 1, 2022	TOTAL TAX DUE
110921							
MILL RATE	GROSS ASSESSMENT		EXEMPTION	NET ASSESSMENT	3,801.78	3,801.78	7,603.56
33.600	226,296		0	226,296			

THIS IS THE ONLY BILL YOU WILL RECEIVE FOR THIS PROPERTY.
No separate mailing will be sent for January payment

1 *****SNGLP 060

BRYANT ARCHER G + JEANNE C
1899 ROUTE 12
GALES FERRY, CT 06335-1030

LAST DAY TO PAY
WITHOUT PENALTY
AUGUST 2, 2021

LAST DAY TO PAY
WITHOUT PENALTY
FEBRUARY 1, 2022

ALL BILLS \$100.00 OR LESS
ARE DUE IN FULL 8/2/2021

1st 1/2 Pd 7/20/2021 ck# 1875
2nd 1/2 Pd 1/19/2022 ck# 1909



07220200511109212000760356600038017842



Make checks payable to: **LEDYARD TAX COLLECTOR**
P.O. BOX 150430
HARTFORD, CT 06115-0430
Phone: (860) 464-3232 or (860)-464-3233

**TAXPAYER COPY
REAL ESTATE BILL**



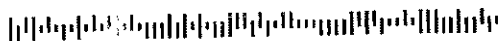
2021-2022 Estimated state money will be \$14,348,790. Without this the Mill Rate would be 50.39.

PROPERTY DESCRIPTION **1899 ROUTE 12**

See reverse side for important information

DESCRIPTION 1899 ROUTE 12					1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
LIST NUMBER	BANK	TOWN BENE	ON GRAND LIST		JULY 1, 2021	JANUARY 1, 2022	
110921		o	OCTOBER 1, 2020				
MILL RATE	GROSS ASSESSMENT		EXEMPTION	NET ASSESSMENT	3,801.78	3,801.78	7,603.56
33.600	226,296		0	226,296			
THIS IS THE ONLY BILL YOU WILL RECEIVE FOR THIS PROPERTY. No separate mailing will be sent for January payment					LAST DAY TO PAY WITHOUT PENALTY AUGUST 2, 2021	LAST DAY TO PAY WITHOUT PENALTY FEBRUARY 1, 2022	ALL BILLS \$100.00 OR LESS ARE DUE IN FULL 8/2/2021

1 *****SNGLP 060
BRYANT ARCHER G + JEANNE C
1899 ROUTE 12
GALES FERRY, CT 06335-1030



0 7220200511109212000760356600038017842

1st 1/2 Pd 7/20/2021 ck # 1875
2nd payment: 41909
Jan 19, 2022



Make checks payable to: **LEDYARD TAX COLLECTOR**
P.O. BOX 150430
HARTFORD, CT 06115-0430
Phone: (860) 464-3232 or (860)-464-3233

**TAXPAYER COPY
PERSONAL PROPERTY BILL**



2021-2022 Estimated state money will be \$14,348,790. Without this the Mill Rate would be 50.39.

PROPERTY DESCRIPTION **Furniture-Supplies-All Others-Penalty**

See reverse side for important information

LIST NUMBER 42704		ON GRAND LIST OCTOBER 1, 2020		1st PAYMENT DUE JULY 1, 2021	2nd PAYMENT DUE JANUARY 1, 2022	TOTAL TAX DUE
MILL RATE 33.600	GROSS ASSESSMENT 8,086	EXEMPTION 0	NET ASSESSMENT 8,086	135.85	135.85	271.70
THIS IS THE ONLY BILL YOU WILL RECEIVE FOR THIS PROPERTY. No separate mailing will be sent for January payment				LAST DAY TO PAY WITHOUT PENALTY AUGUST 2, 2021	LAST DAY TO PAY WITHOUT PENALTY FEBRUARY 1, 2022	ALL BILLS \$100.00 OR LESS ARE DUE IN FULL 8/2/2021

1 *****SNGLP 060
BRYANT ARCHER G + JEANNE C
1899 ROUTE 12
GALES FERRY, CT 06335-1030

LOC: 1899 ROUTE 12



0 7220200520427043000027170000001358559

Pd 271.70
7/20
218
paid in full:

note: not yet received next bill due July 2022

USAA CASUALTY INSURANCE COMPANY



9800 Fredericksburg Road - San Antonio, Texas 78288

RENEWAL DECLARATIONS PAGE

Named Insured and Residence Premises

Policy Number

ARCHER G BRYANT AND JEANNE CARPENTER BRYANT

CIC 00948 37 82 98A

1899 ROUTE 12

GALES FERRY, NEW LONDON, CT 06335-1030

Policy Period From: 04/26/22 To: 04/26/23
(12:01 A.M. standard time at location of the residence premises)**SECTION I - COVERAGES AND AMOUNTS OF INSURANCE**

COVERAGE A - DWELLING PROTECTION	\$592,000
COVERAGE B - OTHER STRUCTURES PROTECTION	\$59,200
COVERAGE C - PERSONAL PROPERTY PROTECTION	\$444,000
COVERAGE D - LOSS OF USE PROTECTION (UP TO 12 MONTHS)	UNLIMITED

SECTION II - COVERAGES AND LIMITS OF LIABILITY

Personal Liability - Each Occurrence	\$1,000,000
Medical Payments to Others	\$5,000

DEDUCTIBLES (Applies to SECTION I Coverages ONLY)

We cover only that part of the loss over the deductible stated.

ALL PERILS	\$1,000
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POLICY PREMIUM for Section I and Section II Coverages Above	\$2,399.65
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CREDITS AND DISCOUNTS (Included in policy premium above.)	\$762.62 CR
Details on the following page. (If applicable)	

OTHER COVERAGES AND ENDORSEMENTS

Forms and Endorsements are printed on the following page.

STATE SURCHARGES AND TAXES (Shown below if applicable)

CT SURCHARGES ARE PRINTED ON THE FOLLOWING PAGE.	\$12.00
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TOTAL POLICY PREMIUM

Including Credits, Discounts, Optional Coverages, Endorsements, State Surcharges and Taxes	\$2,411.65
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PREMIUM DUE AT INCEPTION. THIS IS NOT A BILL. STATEMENT TO FOLLOW.

In witness whereof, this policy is signed on 02/25/22

Karen Morris, Secretary
James Syring, President

REFER TO YOUR POLICY FOR OTHER COVERAGES, LIMITS AND EXCLUSIONS.



RENEWAL DECLARATIONS PAGE

CIC	Policy Number	Policy Term:	04/26/22	04/26/23
	00948 37 82 98A	Inception		Expiration

POLICY AND ENDORSEMENTS THAT ARE PART OF YOUR CONTRACT WITH US.

REMAIN IN EFFECT (Refer to prior Policy Packet(s) for documents not attached.):

QR9CIC	(07-08)	QUICK REFERENCE-PREFERRED PROTECTION
HO-9R (02)	(07-08)	PREFERRED PROTECTION PLAN
HO-ACPCT	(07-12)	AMENDMENT TO CONTRACT PROVISIONS
HO-CT	(08-16)	CONNECTICUT SPECIAL PROVISIONS
HO-HS	(04-18)	SHARING ECONOMY ENDORSEMENT
HOSLS9 (02)	(07-08)	SPECIAL LOSS SETTLEMENT
HO-208	(07-12)	WATER BACKUP OR SUMP PUMP OVERFLOW

YOUR PREMIUM HAS BEEN REDUCED BY THE FOLLOWING CREDITS AND DISCOUNTS:

AUTO AND HOME COMBINATION DISCOUNT	\$246.07 CR
CLAIMS FREE DISCOUNT	\$246.07 CR
INSURANCE-TO-VALUE DISCOUNT	\$116.56 CR
HOME AGE DISCOUNT	\$144.50 CR
PROTECTIVE DEVICE CREDIT	\$9.42 CR

SPECIFICALLY LISTED BELOW ARE SURCHARGES.

CT HEALTHY HOMES FUND SURCHARGE	\$12.00
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SHARING ECONOMY ENDORSEMENT

(Applies to HO-3R, HO-6R & HO-9R unless otherwise noted.)

DEFINITIONS

Item 4. **"Business"** is deleted and replaced by the following:

4. **"Business"** means any full or part-time activity arising out of or related to any trade, profession or occupation of any **"insured"**. **"Business"** does not include **"home exchange"** or **"home-sharing host activities"**.

The following definitions are added:

"Home-sharing host activities" means the rental or holding for rental of the **"residence premises,"** in whole or in part, by any **"insured"** or a **"home-sharing occupant"**. **"Home-sharing host activities"** include **"home exchange"**, but do not include a full-time bed and breakfast, hostel, or boarding house. **"Home-sharing host activities"** also do not include any group home, assisted living, nursing, or hospice care facility.

"Home-sharing occupant" means a person other than an **"insured"**, who has entered into an agreement or arrangement to compensate an **"insured"** for **"home-sharing host activities"** for a period of not more than thirty consecutive days. **"Home-sharing occupant"** also includes someone who is accompanying a person who has entered into such an agreement or arrangement.

"Home exchange" occurs when you and another person agree to exchange homes temporarily, either simultaneously or not, with or without monetary compensation. **"Home exchange"** applies only to the **"residence premises"**.

SECTION I - PROPERTY WE COVER

For form HO-6R, under COVERAGE A – Dwelling Protection, We Do Not Cover, item 2 is deleted and replaced by:

2. Structures rented or held for rental to any person not a tenant of the **"residence premises"**, unless used solely as a private garage. This exclusion does not apply to structures rented to, or held for rental to a **"home-sharing occupant"**.

For forms HO-3R and HO-9R under **Property We Do Not Cover** items 6. and 7. are deleted and replaced by the following:

6. Personal property of roomers, roommates, boarders, other tenants, **"home exchange"** participant other than an insured, or **"home-sharing occupants."** This does not apply to property of roomers, roommates, boarders or other tenants who qualify as **"insureds"**.
7. Personal property in an apartment regularly rented or held for rental to others by any **"insured"**, except as used for **"home-sharing host activities"** or as provided in ADDITIONAL COVERAGES, Landlord's Furnishings.

ADDITIONAL COVERAGES

For forms HO-3R and HO-9R item 13. **Landlord's Furnishings** is deleted and replaced by the following:

13. **Landlord's Furnishings.** We will pay up to \$10,000 for your appliances, your carpeting, and other household furnishings located in an apartment, room, or guest quarters on the **"residence premises"** regularly rented or held for rental to others by an **"insured"**, for loss caused by **"named peril(s)"**.

Contents of This Folder Include:

- A letter to Mr. John Herring and a check for \$500.00, the renewal fee for licensing the STR apartment in the primary residence located at 1899 Route 12, Gales Ferry 06335. With the letter are 6 Business Cards for STR Owner Jeanne Bryant as required for renewal.
- The filled out Application for renewal of the STR License as required by Town of Ledyard.
- A copy of Section 8 and Supplemental Regulations with marginal notes and a copy of the Application Submittal Requirements which are met in this folder.
- Copy of the Connecticut Driver's Licenses of property owners Archer and Jeanne Bryant showing the primary residence to be located at the same address as the STR.
- Copy of the Town of Ledyard Property Summary Report showing the same address as applicant's Driver's License.
- Paper clipped pages with a detailed floor plan of the STR Apartment, photos of the STR unit, a copy of the House Rules which are posted with the license in the STR and are featured both in the Airbnb listing and in the Booklet which is provided to each guest at check-in. Also a copy of the Booklet is here.
- Paper clipped pages detailing the property and house which is the Primary Residence Of Archer and Jeanne Bryant and in which is located the STR apartment. An extensive Renovation of the upper story is underway and there are photos here showing this. The STR is at the opposite end and on the lower floor of the house and so the STR space is not impacted by this work. However, while the exterior work continues, we do not plan to have guests in the STR.
- The taxpayer copy from the Ledyard Tax Collector noting the check # and date paid.
- A copy of the Insurance policy in force and an explanation of Sharing Economy Endorsement.
- A laminated copy of last year's permit which was posted in the STR

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Please contact me with any and all questions or concerns and please feel free to drop by to see our STR Apartment.

Thank You,
Jeanne C Bryant

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Thank You,
Jeanne C Bryant
303.881.4091
jeannecbryant@gmail.com