



TOWN OF LEDYARD
 APPLICATION FOR
 PLANNING & ZONING COMMISSION REVIEW

Application Number PZ #22-19 Submission Date 10/25 Official Receipt Date 11/10/22

FEE: \$560 DATE PAID 10/25 RECEIPT # 760143

Applicant/Agent Daniel Parke
 (Please Print Legibly)

Signature: Daniel Parke

Address: 1591 Route 12 Gales Ferry CT Telephone 401-932-4056

E-Mail Address: dparke1591@gmail.com

Owner Name (if different): _____

Address of Owner: _____ Telephone _____

Location of Work (Street Address) 1591 Route 12 Gales Ferry CT

Tax Assessor's Map. 106 Block 2120 Lot 1591 Zone GFDD

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

Existing Use SINGLE FAMILY RESIDENTIAL CAM Exempt Y N

Special Permit _____ Site Plan Review _____ Regulation Change _____ Zone Map Change
 CAM Review _____ Other: _____

Details:

Page attached.

RECEIVED

OCT 25 2022

LAND USE DEPARTMENT

Approved by _____ Date _____

Denied by _____ Date _____

I am looking to start a lawn care business called Parke Lawn Care LLC. This business would be based out of my home that I own, located at 1591 route 12 Gales Ferry, CT.

- I will be the sole owner and employee of the business and my clients will be in various local locations in which I will drive to each day, not exceeding 4 trips to/from my residence per day. I plan to leave my residence in the morning and return in the evening, taking care of my clients one by one while I'm on the road.
- I will be using my truck, a GMC Sierra 1500 (GVW 6,500lb). At times, I anticipate towing my 5x10 enclosed trailer or 5x9 open wire mesh utility trailer with my GMC Sierra 1500.
- My truck and all equipment will be out of site from the main road and neighboring structures.
- I will not have any semi-trailers or special handling equipment at my residence.
- No visitors anticipated at my residence.
- No business will be conducted at my residence, except by computer, email, or telephone.
- I will not create any objectionable noise, odor, vibration, or unsightly condition noticeable from my property line.
- My equipment, lawn mower, hedge trimmer, weedwhacker, etc. will either be stored in my detached shed (non-heated) or my enclosed trailer, mentioned above.
- My enclosed and open trailer will be outside of the view of others and neatly placed into a wooded area on my property, when not in use.
- I will be the only person conducting my business at this time and do not anticipate anyone else parking on my premise.
- I do not anticipate generating any waste materials.
- I do not anticipate putting up a sign on my property.
- I will not be occupying any of the home's heated areas for my business.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
PARKE DANIEL A + DUPLISEA HEATH		6 Private Septic		RES LAND	1-1	60,700	42,490
1591 ROUTE 12				RES EXCES	1-2	4,000	2,800
GALES FERRY CT 06335				DWELLING	1-3	128,600	90,020
Alt Prcl ID 106-2120-1591 Sub-div Solar Pane Generator Dev/Lot Forest Survey# Farm Elderly MPT SB Census GIS ID 4670 Assoc Pld#						Total	193,300

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	PREVIOUS ASSESSMENT (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Year	Code	Assessed
		PARKE DANIEL A + DUPLISEA HEATHER L	0496 0964	Q	11-27-2012	1	2020	1-1	42,490
		REIMER LOIS J - EX	0491 0819	U	03-20-1997	1	2021	1-2	2,800
		CHAPMAN BARBARA N	0267 0559	U	03-04-1997	1		1-3	90,020
		CHAPMAN BARBARA N	0267 0102	U	08-14-1957	1			
		CHAPMAN CARROLL W + BARBARA N	00024 0431						
Total			0.00					Total	135,310

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Batch	
0050	B	Tracing	

BUILDING PERMIT RECORD		APPRAISED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
15-409	10-12-2015	RE	Remodel
10381	03-30-1995	RE	ATT GARAGE
Total Appraised Parcel Value			193,300

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Date	Id	Type	Is
07-08-2020	DM		
03-14-2001	SR		
03-14-2001	SR		
05-11-1992	KS	X	
05-11-1992	KS	X	
08-27-1991	CM		
08-27-1991	CM		

Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	1010 Single Farm M01	GFD	AC	0.920	72,000	1.07185	1	0.95	0040	0.900	SHARED DRIVE	1.0000	65,980.8	60,700
1	1010 Single Farm M01	GFD	AC	0.890	4,700	1.00000	0	0.95	0050	1.000	TOPO	1.0000	4,465	4,000
Total Card Land Units				1.810	AC									
Parcel Total Land Area				1.8100										64,700



SCHEDULE A

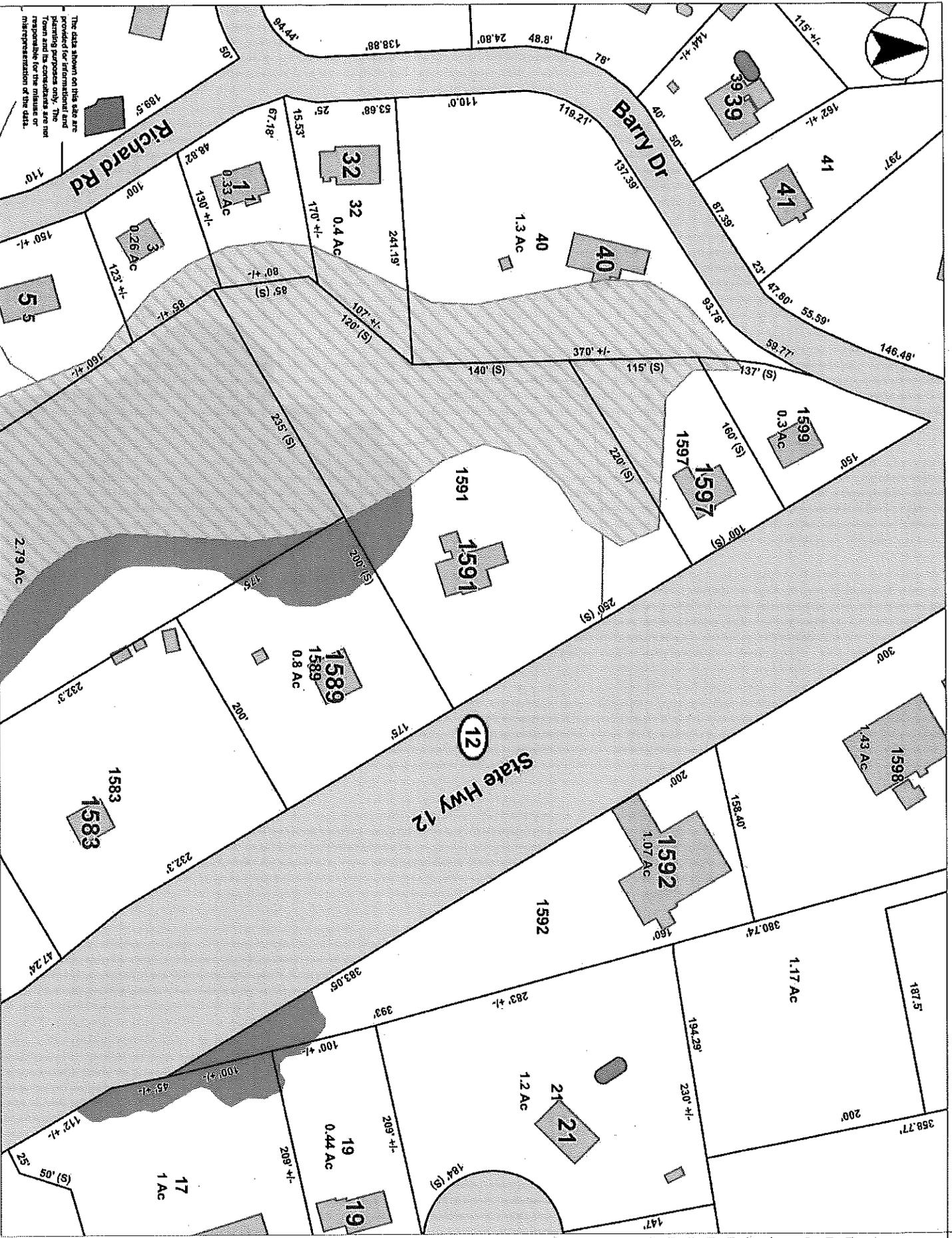
Beginning at an iron pin in the westerly highway line of Route 12, said pin being 253.91 feet southerly of a Connecticut State Highway Department Monument (said monument being at the northerly corner of land now or formerly of Luman H. Hayden and Edward S. Hayden and also in the easterly line of land now or formerly of Irving Norman) and running thence S 33° 20' E along the westerly line of Route 12 for a distance of 250 feet to an iron pin, said pin being at the northeasterly corner of land now or formerly of James W. and Frieda E. Irvin; thence S 64° 17' W by said Irvin land and remaining land of said Luman H. Hayden and Edward S. Hayden, a total distance of about 412.13 feet (said line passing through a drill hole in a boulder 43.22 feet from the beginning of the line and through another drill hole in a boulder 33.91 feet westerly of the first mentioned drill hole) to said Norman land; thence by said Norman land first N 5° 13' W about 34 feet, then N 36° 47' E about 121 feet to a wall corner, and then N 7° 13' W by a stone wall about 166 feet to a drill hole in a stone wall and remaining land of Luman H. Hayden and Edward S. Hayden; and thence N 64° 17' E by said remaining land of Luman H. Hayden and Edward S. Hayden about 205 feet to the point and place of beginning.

Being the same premises conveyed to Carroll W. Chapman and Barbara N. Chapman by deed of Luman H. Hayden and Edward S. Hayden, dated August 14, 1957 and recorded August 15, 1957 in Ledyard Land Records, volume 24, Page 431.

Said premises are conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Ledyard, public or private law and taxes to the Town of Ledyard, Connecticut on the October, 2011 list, hereafter coming due.



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The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



- Parcels
- DEP Wetland Soils
- CT Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Sports Fields
- Railroad
- ROADS
- Streets
- Pools
- Streams
- Easements
- Open Water
- Buildings
- CT Communities
- Thames River