



TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number 5766 Submission Date 11/8/22 Official Receipt Date 11/10/22
FEE: 110 DATE PAID 11/8/22 RECEIPT # 402774

Applicant/Agent Tom Drill of 1550 route 12 LLC
(Please Print Legibly)

Signature: Thomas Drill

Address: 1550 Route 12 Gales Ferry Telephone 860-271-3285

E-Mail Address: 1550rt12gf@gmail.com

Owner Name (if different): Thomas Drill

Address of Owner: 483 Pendleton Hill Rd, North Stonington Telephone -

Location of Work (Street Address) _____

Tax Assessor's Map. 107 Block 2120 Lot 1550 Zone 6FDD

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

Existing Use Mixed use com/Res CAM Exempt Y N

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

☐ CAM Review ☐ Other: Change of use to Multi-family

Details:
Current use lower floor commercial & upper floor apartments.
Would like approval for 4 efficiency apartments on upper
floor & convert lower floor commercial space into two
two-bedroom apartments

Approved by _____ Date _____

Denied by _____ Date _____



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
healthy
communities

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: 8/1/22 Property Address: 1550 Route 12 Town: Gales Ferry
Applicant Name: Tom Dill of 1550 Route 12 Phone: 860 271 385
Email: 1550RT12GFA@gmail.com
Applicant Address (if different from above): 483 Pendleton Hill Rd, North Stonington CT
06359

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: want to convert current 3x 1BR
apts plus commercial space on ground floor to 4x 1BR apartments
plus 2x 2BR apts on ground floor

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

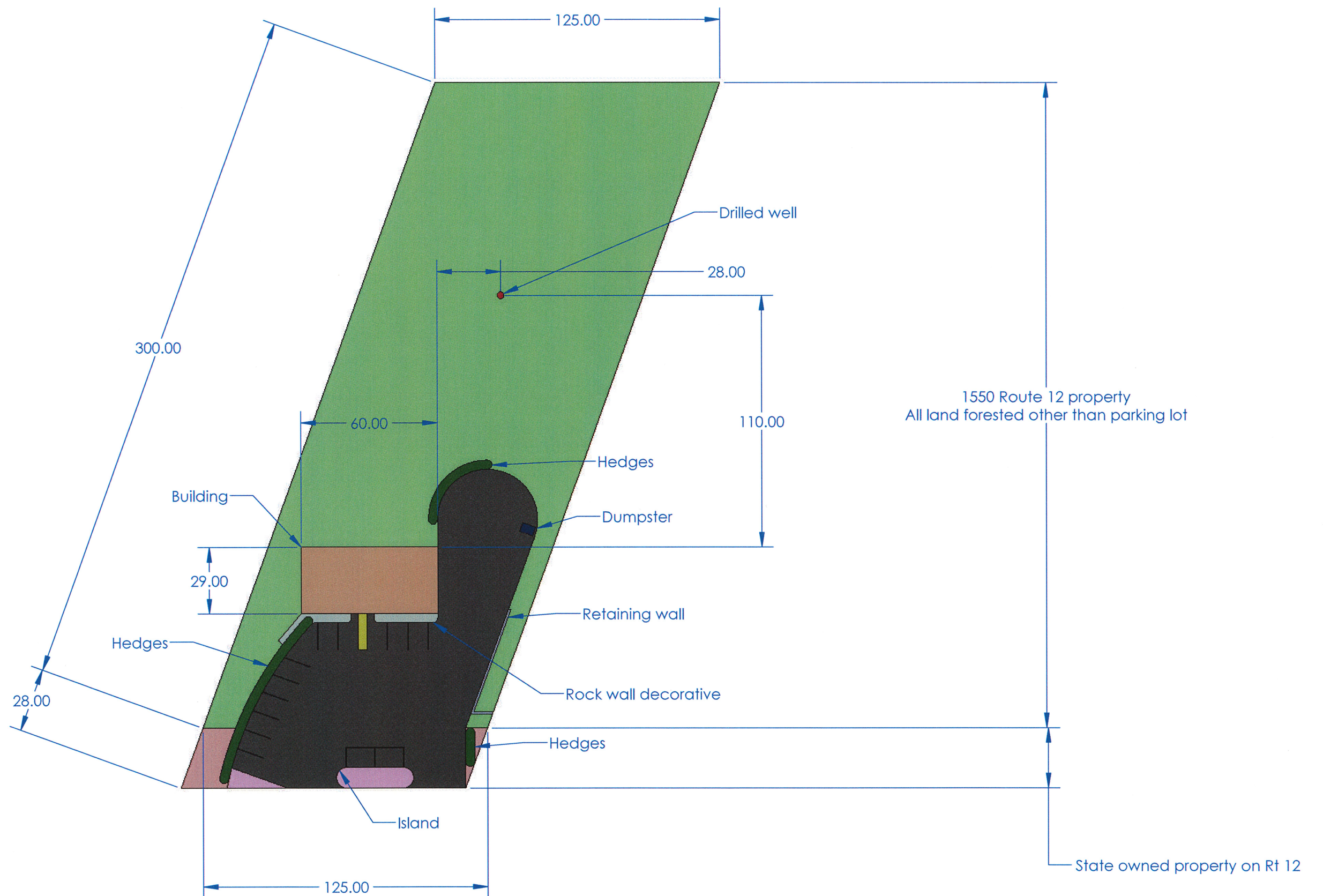
Reviewed by: Joseph Blanchard Title: REHS/RS ☒ Approved ☐ Denied

Signed: Joe Ehlman Date: 10/14/22

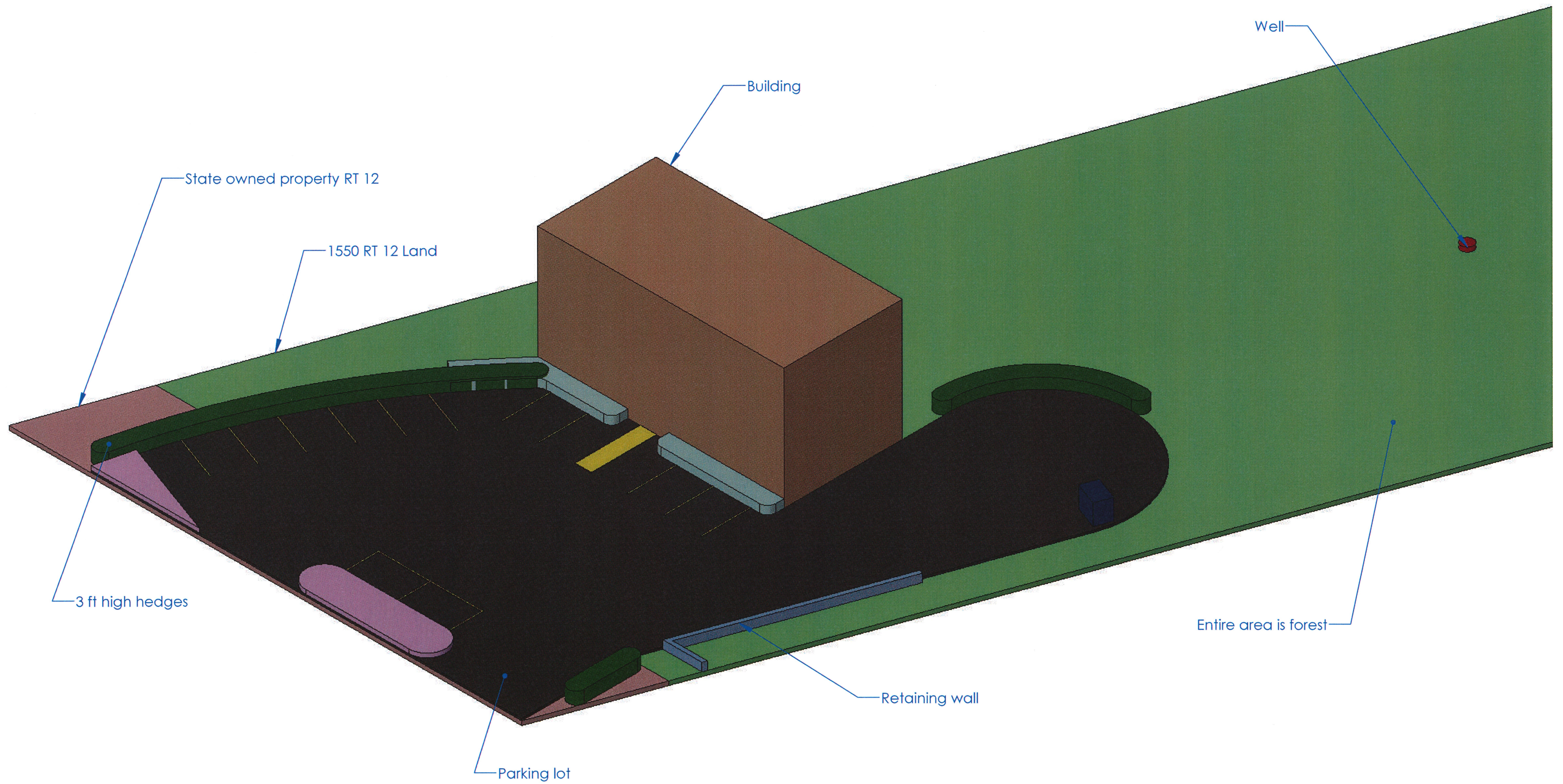
Comments: Previously 4 efficiency units & 1658 ft² dental office space
converting to 8 bedrooms of apartments, this proposal shall increase
design flow by 29%. Upon existing system failure, existing
well shall be properly abandoned & public water tied in to

216 Broad Street • New London, CT 06320 • phone. 860.448.4882 • fax. 860.448.4885 • www.llhd.org

to accommodate new septic in back.



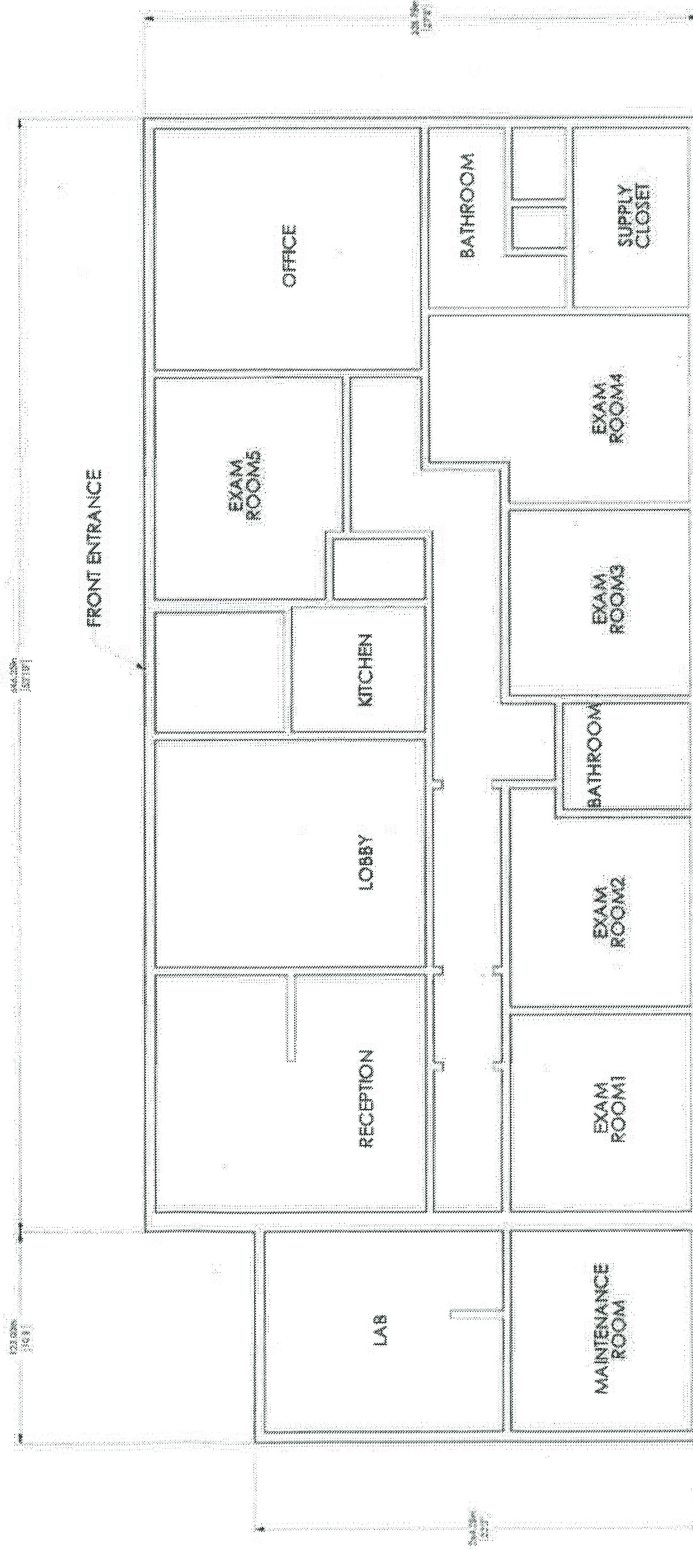
Layout as of 11/8/22
 All dims are approximate and for reference only. Units: FT
 Submitted by Tom Drill of 1550 Route 12 LLC - 860.271.3285



[illegible]

Current use 2nd floor 8/1/2022

FRONT OF BUILDING



Property 1550 Route 12
Gales Ferry CT 06335
Tom Drill @ 1550 Route 12 LLC
860.271.3285

REAR OF BUILDING

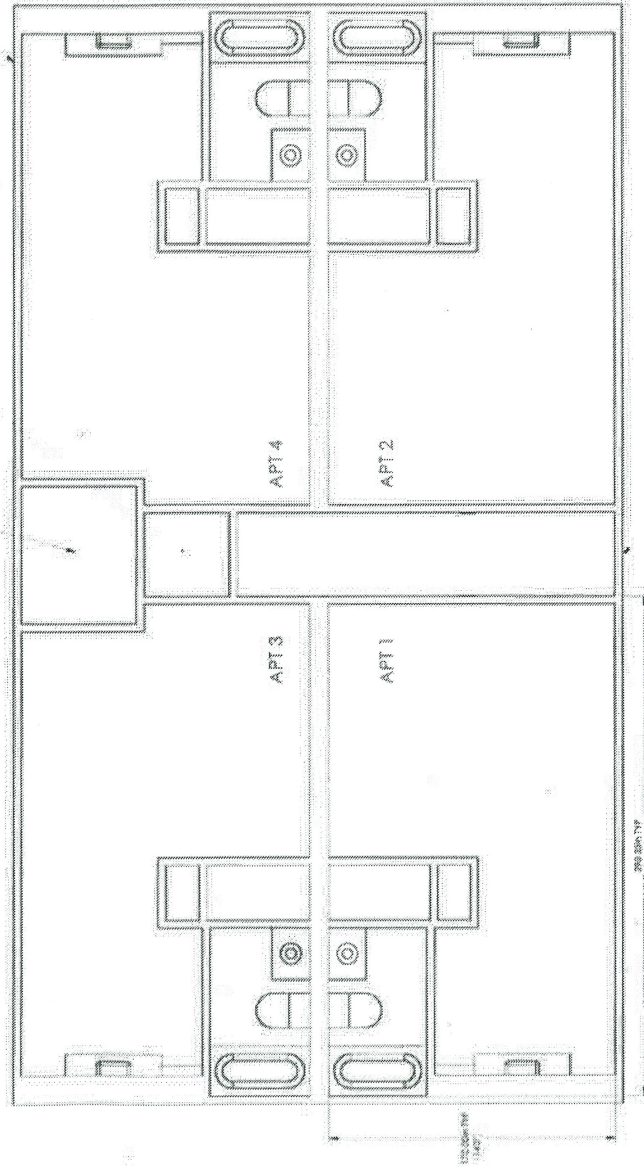
Current use 1st floor - Commercial 8/1/2022

FRONT OF BUILDING

- APT 4 - New use: Rented
efficiency apartment

- AREA OPEN TO LOWER FLOOR

- CLOSET



- REAR ENTRANCE TO COMMON HALLWAY

REAR OF BUILDING

Property 1550 Route 12
Gales Ferry CT 06335
Tom Dril @ 1550 Route 12 LLC
860.271.3285

Proposed new usage 2nd Floor
Apt 4 approved efficiency apartment

{1550 Route 12}

Previously: $1658 \text{ ft}^2 \text{ (dental office space)} \times 0.2 = 331.6 \text{ GPD}$
 $4 \text{ efficiency units} \times 150 = 600 \text{ GPD}$

931.6 GPD

$\times 1.5$

1397.4 GPD
(50% increase)

Proposed: $4 \text{ efficiency units} \times 150 = 1200 \text{ GPD}$
 $2 \times 2 \text{ bedroom apartments}$

$\approx 29\%$

increase
in design flow

Code Complying Area:

required: $47 + 65/2 = 56 \text{ Avg RL}$

20.6% slope

HF = 10

FF = 4

PF = 1.0

provided: 80LF (2 rows of 40LF)

GST6224

$80 \times 18.1 = 1448 \text{ ft}^2$

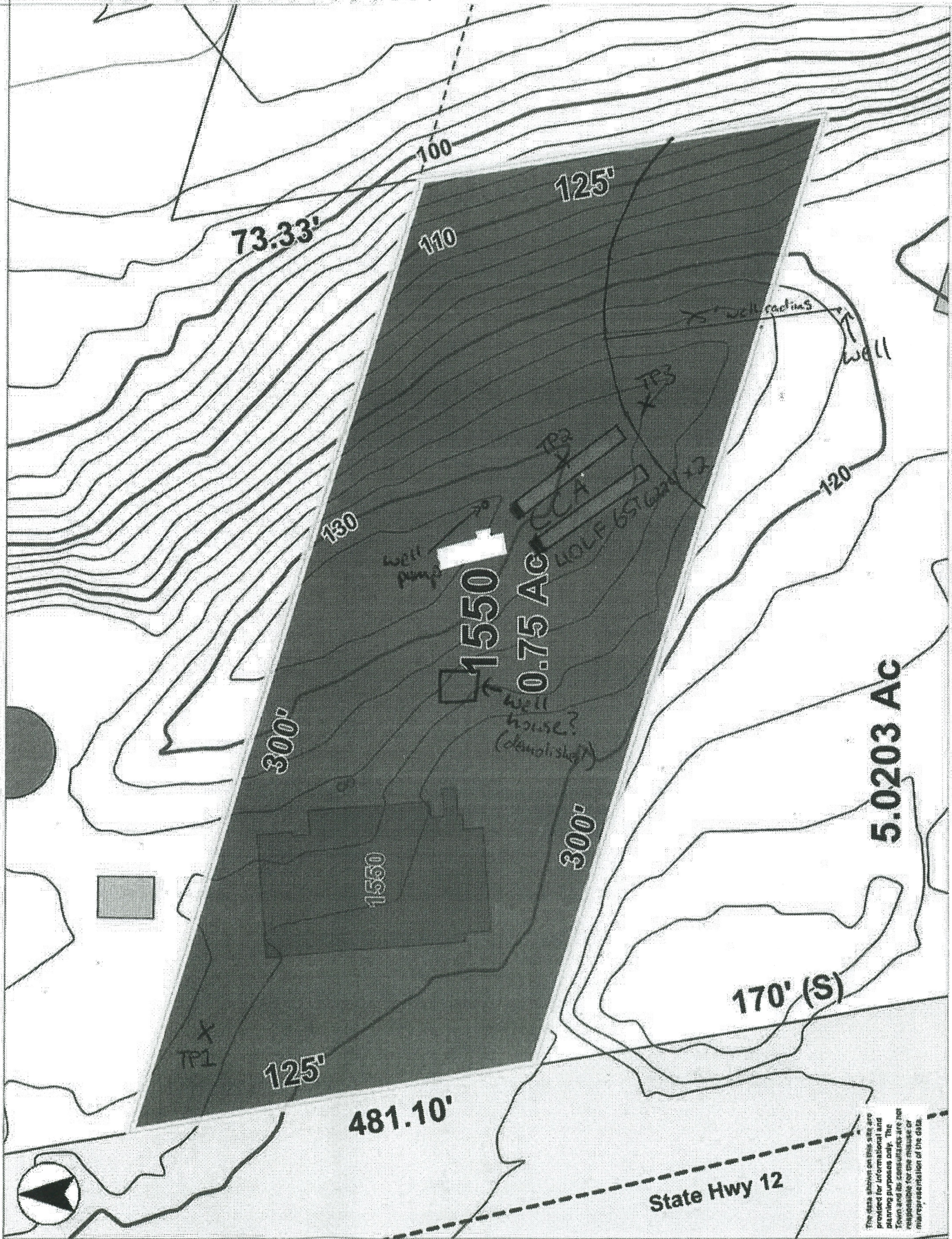
MLSS = 40LF

ELA = 1320 ft^2 8 bedroom multifamily

Code Complying Area 10/14/0



- Permits
- Water Lines
- Topography
- 10' Contour
- 2' Contour
- CT Highways
- US Highway
- State Highway
- Town Boundary
- Open Fields
- Railroad
- ROWs
- Streets
- Paved
- Streams
- Essements
- Open Water
- Buildings
- CT Communities
- Thames River



Ledyard, CT MapsOnline

Printed on 09/22/2022 at 10:02 AM

0 40 80 ft

The data shown on this site are provided for informational and planning purposes only. The user assumes all liability for any use of the data, and the user agrees to hold the provider of the data harmless from any and all claims, damages, losses, or expenses, including reasonable attorneys' fees, arising from or due to the use of the data.

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INSTR # 2022001674 VOL 622 PG 692
 RECORDED 06/07/2022 10:13:21 AM
 PATRICIA A. RILEY
 TOWN CLERK LEDYARD CT
 TOWN CONVEYANCE TAX \$525.00
 STATE CONVEYANCE TAX \$2,625.00

When recorded, return to:

Thomas D. Riley
483 Pendleton Hill Rd
N. Stonington, CT
06359

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Phyllis D. Farley**, of Hope Valley, Rhode Island, in my capacity as Executor of the ESTATE OF William R. Shiller, late of Westerly, Rhode Island deceased, hereinafter referred to as Grantor, by virtue of the power and authority granted under the provisions of the Last Will and Testament of said deceased, and by virtue of the order of the Southeastern Connecticut Regional Probate Court, dated November 16, 2020, and in consideration of the sum of TWO HUNDRED TEN THOUSAND (\$210,000.00) DOLLARS paid, grant to **1550 Route 12, LLC** a Connecticut Limited Liability Company, having the address of 483 Pendleton Hill Road, N. Stonington, CT, with WARRANTY COVENANTS:
 06359

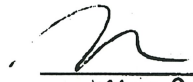
A certain piece or parcel of land known as 1550 Route 12, Gales Ferry, Connecticut, together with all buildings and improvements thereon, located in the, Town of Ledyard, County of New London, and State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof.

Being the same premises conveyed by Warranty Deed dated June 7, 1979, and recorded in Volume 114, at Page 399, of the Ledyard Land Records.

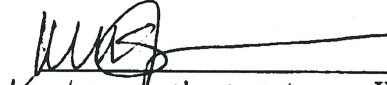
The premises are conveyed subject to:

- (1) Any and all provisions of any ordinance, municipal or other governmental regulation or public or private law.
- (2) Real Estate Taxes on the List of October 1, 2021 and thereafter due and payable to the Town of Ledyard, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

IN WITNESS WHEREOF, I as such Executor, have hereunto set my hand and seal, this 2nd day of June 2022.



Maria P. Fusaro, Esq., Witness



Kirsten M. Stackpole, Witness

ESTATE OF William R. Shiller

By Phyllis D. Farley (Executor)
Phyllis D. Farley, Executor

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Westerly, (town/city) in said county on this the ___ day of June, 2022, before me personally appeared, Phyllis D. Farley, Executor of the Estate of William R. Shiller, to me known, and known by me to be the person whose name is subscribed to the within instrument, and she acknowledged said instrument, by her executed, to be her free act and deed, individually, and in her capacity as Executor of the Estate of William R. Shiller, and the free act and deed of said Estate.



Maria P. Fusaro, Esq., Notary Public

My Commission Expires 1/11/24

Maria P. Fusaro ID # 61559
Notary Public, State of Rhode Island
My Commission Expires Jan. 11, 2024

PROPERTY ADDRESS: 1550 Route 12, Ledyard, CT 06339
(FOR REFERENCE PURPOSES ONLY)

SCHEDULE A

PROPERTY DESCRIPTION

That certain tract of land, with the buildings thereon, situated on the east side of the Norwich-Groton Highway, Connecticut Highway Route 12, in the Town of Ledyard, County of New London, State of Connecticut, bounded and described as follows:

Beginning at a stake in the ground in the easterly highway line of said highway, said stake being at the southwesterly corner of land now or formerly of Maria Imbriace, said stake also being 44.95 feet south of a Connecticut State Highway Department Monument in said highway line; thence S. $73^{\circ} 24'$ E. along the southerly line of lands of said Imbriace for a distance of 300 feet to a stake in the ground; thence S. $13^{\circ} 48'$ E. along lands now or formerly of Miriam Niederman for a distance of 125 feet to a stake in the ground; thence N. $73^{\circ} 24'$ W. along lands now or formerly of Miriam Niederman for a distance of 300 feet to a stake in the easterly line of said highway; thence in a northwesterly direction along the easterly line of said highway and along the arc of a curve having a radius of 1970.08 feet for a distance of 125 feet to the place of beginning.

Being the same premises conveyed by Goldman Development, Inc. to D & A Enterprises, Inc. by deed recorded in Ledyard Land Records Volume 52, page 376, July 30, 1964; said D & A Enterprises, Inc. merged into Christy Hill Builders, Incorporated pursuant to Certificate of Merger recorded in Ledyard Land Records Volume 95, page 47, dated October 28, 1974, and recorded November 7, 1974.

