



**TOWN OF LEDYARD**  
APPLICATION FOR  
PLANNING & ZONING COMMISSION REVIEW

FD#1  
**RECEIVED**

JUL 16 2025

Land Use Department

Application Number PZH25-657E Submission Date 7-16-25 Official Receipt Date 8-14-25

FEE: 360 DATE PAID 7-16-25 RECEIPT # 575061

Applicant/Agent George Koutourzis Gale's Ferry Plaza LLC  
(Please Print Legibly)

Signature: [Signature]

Address: P.O. Box 9431 Bolton CT 06043 Telephone 860-918-4970

E-Mail Address: georgekoutourzis61@gmail.com

Owner Name (if different): 35 Ravenscroft Rd

Address of Owner: Vernon CT, 06066 Telephone \_\_\_\_\_

Location of Work (Street Address) 1598 RT 12 Gale's Ferry (aka #1600) Building 2

Tax Assessor's Map. 106 Block 2120 Lot 1598 Zone GFDD

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

Existing Use Commercial CAM Exempt Y ☐ N ☐

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

☐ CAM Review ☐ Other: \_\_\_\_\_

Details: To convert second level to three 1 Bedroom Apartments keeping the same Foot print of the current sunken spaces

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Denied by \_\_\_\_\_ Date \_\_\_\_\_

# VISION

This signature acknowledges a visit by a Data Collector or Assessor

## APPRAISED VALUE SUMMARY

Standardized Ob (B) Values (B/Bids)

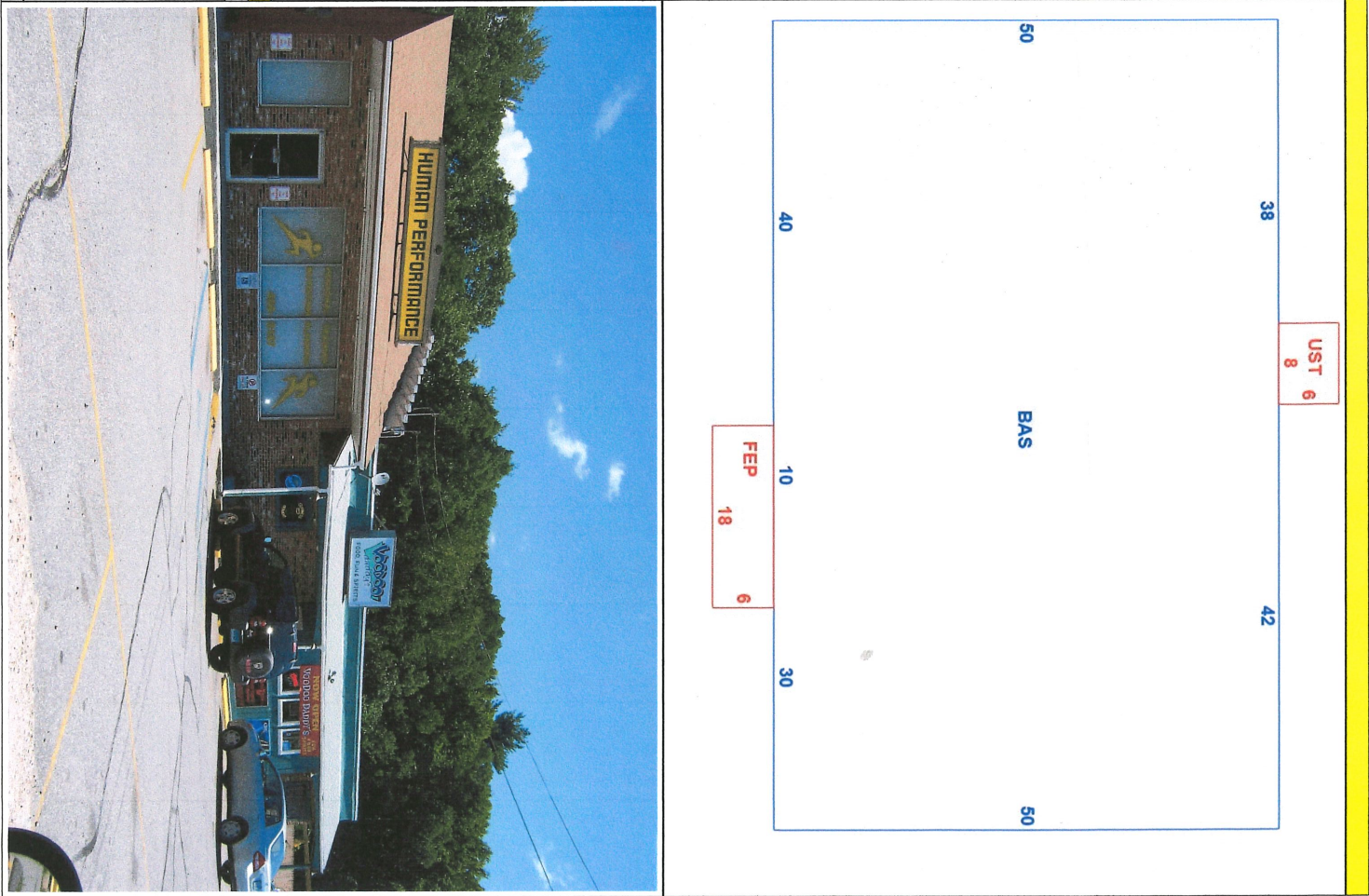
Special Limit Value

Total Appraised Parcel ValueVISIT / CHANGE HISTORYLAND LINE VALUATION SECTION

## EXC-WET/EASEMENT



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style: 15		Strip Stores			
Model Grade 94		Commercial Average			
Stories: 1					
Occupancy 3.00					
Exterior Wall 1 15		Concr/Cinder			
Exterior Wall 2 17		Stucco/Masonry			
Roof Structure 03		Gable/Hip			
Roof Cover 03		Asphalt Shingl			
Interior Wall 1 05		Drywall/Sheet			
Interior Wall 2 07		Knotty Pine			
Interior Floor 1 14		Carpet			
Interior Floor 2 12		Hardwood			
Heating Fuel 03		Gas/Propane			
Heating Type 05		Hot Water			
AC Type 03		Central			
Bldg Use 3220		STORE/SHp M94			
Total Rooms 00					
Total Bedrms 0					
Total Baths 02		HEAT/AC SPLIT			
Heat/AC 02		MASONRY			
Frame Type 03		AVERAGE			
Baths/Plumbing 02		SUS-CEIL & WL			
Ceiling/Wall 05		AVERAGE			
Rooms/Prtns 02					
Wall Height 10.00					
% Comm Wall 0.00					
1st Floor Use: 3220					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			COST / MARKET VALUATION		
Code	Description	L/B	Units	Unit Price	Yr Bit
PAV1	Paving-Asphal	L	15.00	2.00	1992
SHD2	Shed-Good	L	240	14.00	2001
Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
50	50			15,000	
0.00	0.00			1,700	
BUILDING SUB-AREA SUMMARY SECTION			MIXED USE		
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	Main Floor	4,000	4,000	4,000	100.18
FEP	Finished Enclosed Porch	0	108	54	50.09
UST	Unfinished Utility/storage	0	48	14	29.22
TOTAL			4,000	4,068	407,533





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				VISION	
GALES FERRY PLAZA LLC	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	6072		
		6 Private Septic			COM LAND	2-1	140,500	98,350			
					COM BLDG	2-2	382,800	267,960			
PO BOX 9431					COM OUTBL	2-5	16,700	11,690	LEDYARD, CT		
SUPPLEMENTAL DATA											
Alt Prci ID 106-2120-1598											
Sub-div Dev Lot Survey# Elderly Census					Solar Pane Generator Forest Farm MPT SB						
GIS ID 4673					Assoc Pid#						

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)													
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year		Code		Assessed		Year		Code		Assessed	
						2023	2-1	98,350	2022	2-1	98,350	2021	2-1	98,350			
							2-2	267,960		2-2	267,960		2-2	267,960			
							2-5	11,690		2-5	11,690		2-5	11,690			
						Total		378,000	Total		378,000	Total		378,000			
GALES FERRY PLAZA LLC	0550	0028	11-15-2016	U	I	199,000	25										
PEOPLES UNITED BANK NA	0536	0957	09-10-2015	U	I	0	14	2023	2-1	98,350	2022	2-1	98,350	2021	2-1	98,350	
ALBANEE BUSINESS CONCERNS LLC	0413	0812	11-01-2005	Q	I	685,000	U		2-2	267,960		2-2	267,960		2-2	267,960	
FLANZER GEORGE R	00128	0167	03-22-1983			0			2-5	11,690		2-5	11,690		2-5	11,690	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int
Total			0.00						
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								382,800	

ASSESSING NEIGHBORHOOD				Batch			
Nbhd		Nbhd Name	B	Tracing			
2500							

HUMAN PERFORMANCE

NOTES

VAPAR SHOP

FUS VACANT

07 - AC IN 2ND BUILDING

E=MKT/INC ADJ.

BUILDING PERMIT RECORD											Total Appraised Parcel Value		540,000	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									10-02-2020	GM			15	Reval Review

LAND LINE VALUATION SECTION															
B	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
2	3220	STORE/SHp M9	GFD		0 SF	0.00	1.00000	0	1.00		1.000		0.0000	0	0
Total Card Land Units					0	SF	Parcel Total Land Area		1				Total Land Value		0



CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style: Model Grade	84 94 03	Offc ovr Retl Commercial Average									
Stories:	2										
Occupancy	4.00										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2	16	Stucco on Wood									
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asphalt Shingl									
Interior Wall 1	04	Plywood Panel									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2	05	Vinyl/Asphalt									
Heating Fuel	03	Gas/Propane									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Bldg Use	3220	STORE/SHp M94									
Total Rooms											
Total Bedrms	00										
Total Baths	0										
Heat/AC	00	NONE									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	05	SUS-CEIL & WL									
Rooms/Ptns	02	AVERAGE									
Wall Height	8.00										
% Conn Wall	0.00										
1st Floor Use:	3220										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	Main Floor	2,480	2,480	2,480	89.92	223,002					
FOP	Finished Open Porch	0	372	93	22.48	8,363					
FUS	Finished Upper Story	2,480	2,480	2,356	85.42	211,852					
Ttl Gross Liv / Lease Area											
		4,960	5,332	4,929		443,217					

FUS BAS		62	40
FOP		62	6





Return to:  
Silver & Silver, LLP  
One Liberty Square  
New Britain, CT 06051

INSTR # 2016002923  
VOL 550 PG 28  
RECORDED 11/15/2016 02:26:03 PM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
TOWN CONVEYANCE TAX \$497.50  
STATE CONVEYANCE TAX \$2,487.50

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JUL 16 2025

## Quit Claim Deed

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME. GREETING:

Land Use Department

KNOW YE, That PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION F/K/A PEOPLE'S UNITED BANK, having an office at 850 Main Street, Bridgeport, CT 06604, herein designated as the Releasor, for the consideration of \$199,000.00 received to Releasor's full satisfaction from GALES FERRY PLAZA, LLC of 27 Hanover Farms Road, Bolton, CT 06043, herein designated as the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasees and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to the real property and all the improvements located thereon described on Schedule A annexed hereto and made a part hereof and which real property is commonly known as 1598 Route 12, Ledyard, CT.

TO HAVE AND TO HOLD the premises hereby remised, released and quit-claimed with all the appurtenances unto the Releasees and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 15<sup>th</sup> day of November, 2016.

Signed, Sealed and Delivered in the presence of:

PEOPLE'S UNITED BANK, NATIONAL ASSOCIATION  
F/K/A PEOPLE'S UNITED BANK

Jessica L Ives  
Name: Jessica Ives  
Amie Bertsch  
Name: AMIE BERTSCH

By:

Alan D Friedman  
Its Vice President  
Hereunto Duly Authorized

STATE OF CONNECTICUT )

COUNTY OF FAIRFIELD )

) ss: Bridgeport

November 1, 2016

On this the 15<sup>th</sup> day of November, 2016 before me, Jessica L Ives personally appeared Alan D. Friedman, known to me, who acknowledged himself/herself to be a Vice President of People's United Bank, National Association, and that he/she as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, and who duly acknowledged the execution of the same to be his/her free act and deed individually and as such officer, and the free act and deed of said entity for the purposes therein contained, by signing the name of the entity by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand.

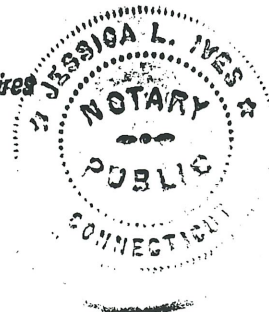
Jessica L Ives

Notary Public

My Commission Expires: July 31, 2019

Commissioner of the Superior Court

people/albanese/sale2/quit claim deed





## Schedule A

All that tract of land, with the buildings thereon, situated on the easterly side of Route 12, in the town of Ledyard, County of New London, State of Connecticut, and more particularly bounded and described as follows:

Beginning at the point on the easterly highway line of the said route 12, which point marks the northwesterly corner of the within described premises and the southwesterly corner of property now or formerly of Martin, which point is located 327.35 feet southerly along the easterly line of said Route 12 from a state highway Department monument located in said easterly highway line; thence running N 72° 56' E, 240 feet to a point, bounded northerly by said Martin land; thence running southerly along the westerly boundary of land now or formerly of Churchill, 300 feet more or less to a point; thence running S 76° 00' 27" W, 158.40 feet to the easterly line of said Route 12 at a point 300 feet, more or less, southerly of the starting point herein, bounded southerly by land now or formerly of Wickson; thence running northerly 300 feet, more or less, along the easterly line of said Route 12 to the point of beginning.



91-2

# Ledyard, CT

Find Property

Layers

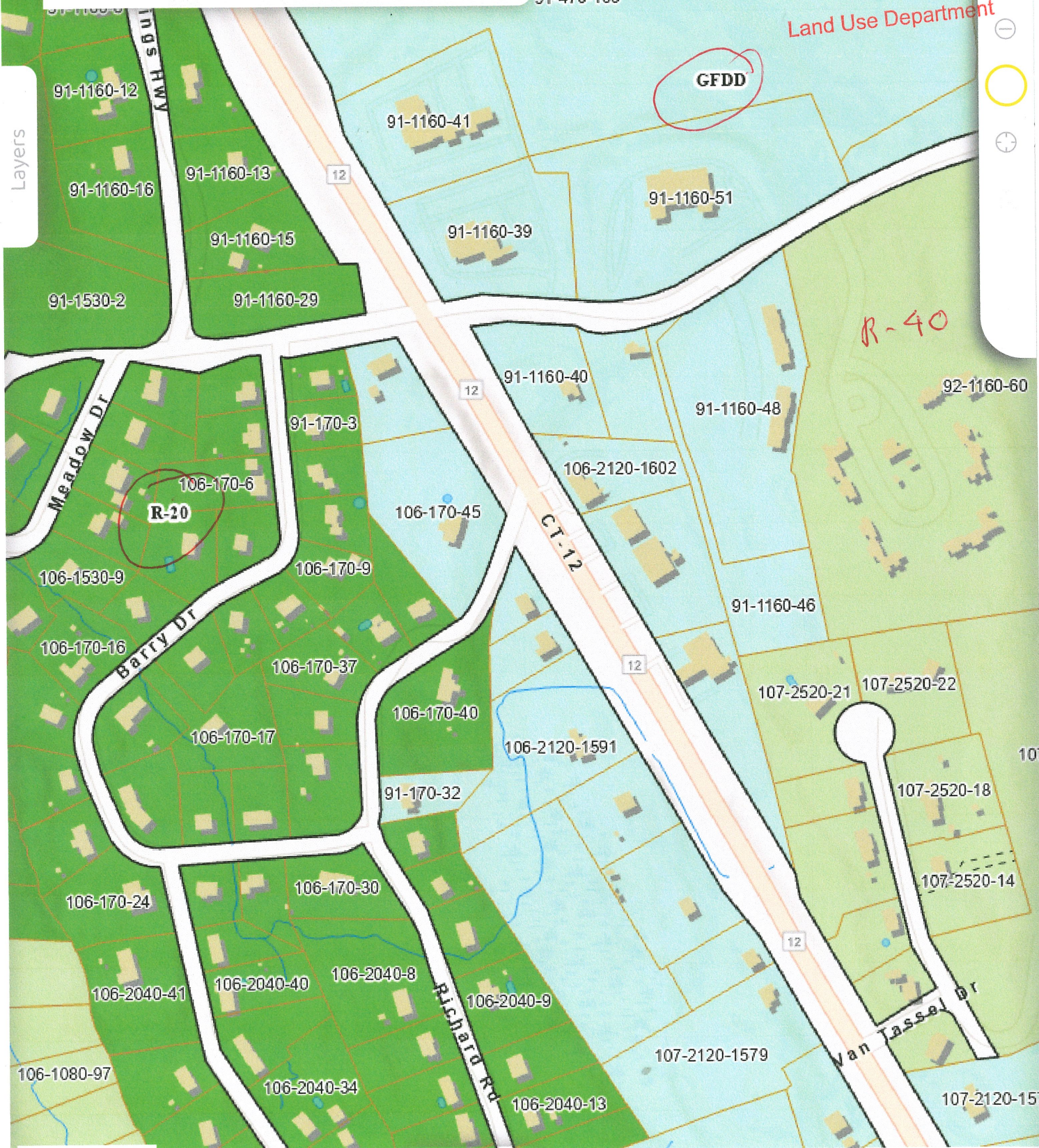
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JUL 16 2025

Land Use Department

GFDD

R-40

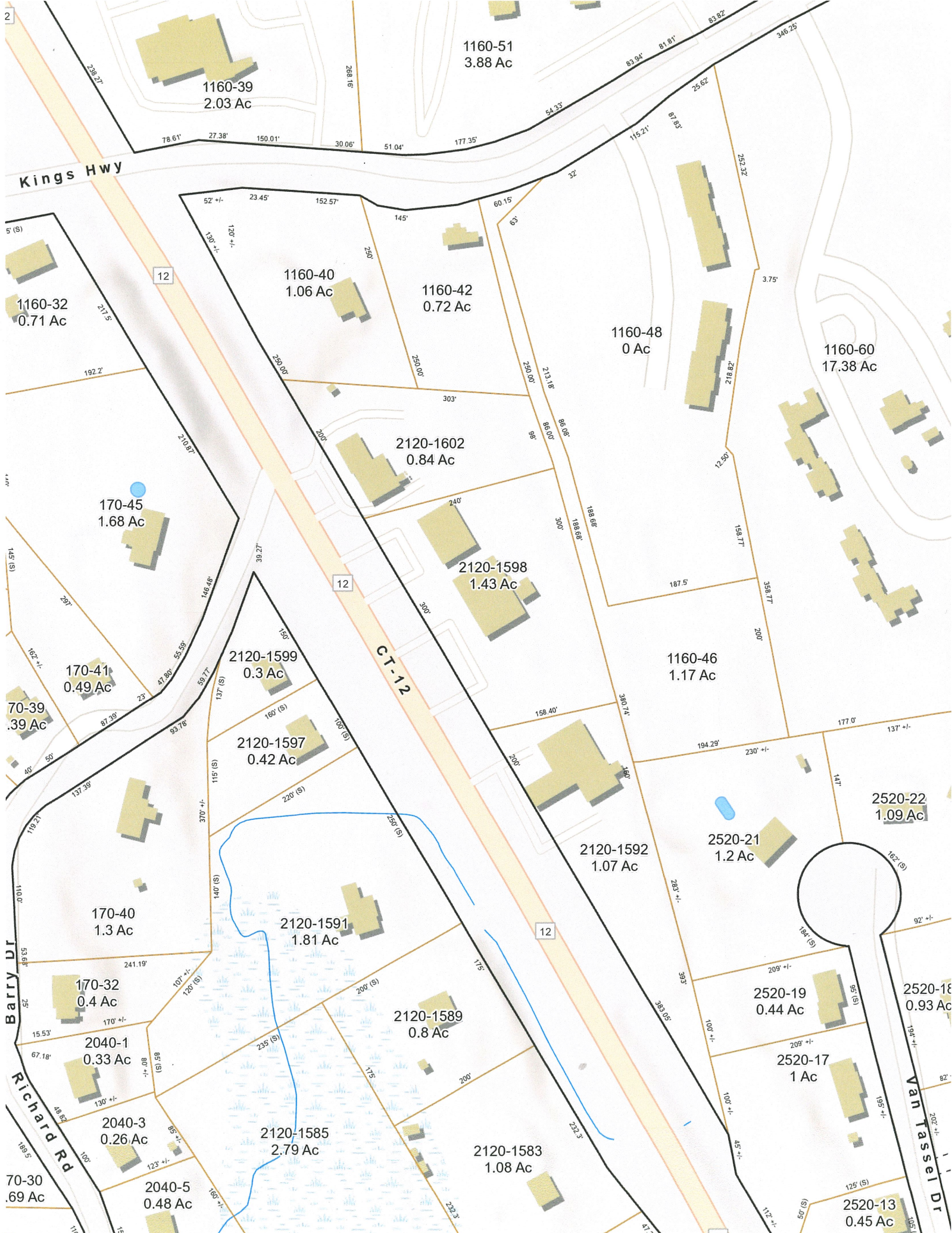
R-20



0 200 ft

x:-72.069185, y:41.419320





2

Kings Hwy

Barry Dr

Richard Rd

Van Tassel Dr

12

12

12

CT-12

1160-39  
2.03 Ac

1160-51  
3.88 Ac

1160-32  
0.71 Ac

1160-40  
1.06 Ac

1160-42  
0.72 Ac

1160-48  
0 Ac

1160-60  
17.38 Ac

170-45  
1.68 Ac

2120-1602  
0.84 Ac

2120-1598  
1.43 Ac

1160-46  
1.17 Ac

2520-22  
1.09 Ac

170-41  
0.49 Ac

2120-1599  
0.3 Ac

2120-1597  
0.42 Ac

2120-1592  
1.07 Ac

2520-21  
1.2 Ac

170-40  
1.3 Ac

2120-1591  
1.81 Ac

2120-1589  
0.8 Ac

2520-19  
0.44 Ac

2520-18  
0.93 Ac

170-32  
0.4 Ac

2040-1  
0.33 Ac

2040-3  
0.26 Ac

2040-5  
0.48 Ac

70-30  
0.69 Ac

2120-1585  
2.79 Ac

2120-1583  
1.08 Ac

2520-17  
1 Ac

2520-13  
0.45 Ac





# 100 feet Abutters List Report

Ledyard, CT  
May 08, 2025

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JUL 16 2025

Land Use Department

## Subject Property:

Parcel Number: 106-2120-1598  
CAMA Number: 106-2120-1598  
Property Address: 1598 ROUTE 12

Mailing Address: GALES FERRY PLAZA LLC  
PO BOX 9431  
BOLTON, CT 06043

## Abutters:

Parcel Number: 106-2120-1592  
CAMA Number: 106-2120-1592  
Property Address: 1592 ROUTE 12

Mailing Address: LEBLANC DANIEL  
1592 ROUTE 12  
GALES FERRY, CT 06335

Parcel Number: 106-2120-1602  
CAMA Number: 106-2120-1602  
Property Address: 1602 ROUTE 12

Mailing Address: TOWN FARM HOLDINGS LLC C/O GUSH  
CHRISTOPHER  
58 TOWN FARM RD  
LEDYARD, CT 06339

Parcel Number: 107-2520-21  
CAMA Number: 107-2520-21  
Property Address: 21 VAN TASSELL DR

Mailing Address: ALLEN IMELDA M  
21 VAN TASSELL DR  
GALES FERRY, CT 06335

Parcel Number: 91-1160-42  
CAMA Number: 91-1160-42  
Property Address: 42 KINGS HWY

Mailing Address: ALLYN NICKOLAS A  
42 KINGS HWY  
GALES FERRY, CT 06335

Parcel Number: 91-1160-46  
CAMA Number: 91-1160-46  
Property Address: 46 KINGS HWY

Mailing Address: STONINGTON BEHAVIORAL HEALTH INC  
14400 METCALF AVE  
OVERLAND PARK, KS 66223

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-101  
Property Address: 48-101 KINGS HWY

Mailing Address: BURNS JANET TR BURNS JANET  
REVOCABLE TRUSTEE  
7 CROSSLEY CT  
NIANTIC, CT 06357

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-102  
Property Address: 48-102 KINGS HWY

Mailing Address: NG PO + CHAN YVETTE  
P O BOX 561  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-103  
Property Address: 48-103 KINGS HWY

Mailing Address: BURNS JANET M  
48-103 KINGS HWY  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-104  
Property Address: 48-104 KINGS HWY

Mailing Address: SHUM KENNETH K  
48 KINGS HWY UNIT 104  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-201  
Property Address: 48-201 KINGS HWY

Mailing Address: BANKS DAEMEON M  
48 KINGS HWY UNIT 201  
GALES FERRY, CT 06335



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5/8/2025

Page 1 of 2





# 100 feet Abutters List Report

Ledyard, CT  
May 08, 2025

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-202  
Property Address: 48-202 KINGS HWY

Mailing Address: 9TH FLOOR BENEDUM LLC  
49 SUNSET AVE  
NIANTIC, CT 06357

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-203  
Property Address: 48-203 KINGS HWY

Mailing Address: BN&A REALTY CORP  
77 ELWYN AVE  
PORTSMOUTH, NH 03801

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-204  
Property Address: 48-204 KINGS HWY

Mailing Address: CHEN JIAN L + ZHOU YIHUA  
48-204 KINGS HWY  
LEDYARD, CT 06339

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-301  
Property Address: 48-301 KINGS HWY

Mailing Address: BECK JULIA MARCELO  
48 KINGS HWY, UNIT 301  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-302  
Property Address: 48-302 KINGS HWY

Mailing Address: GADBOIS JOHN S II  
48 KINGS HWY UNIT 302  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-303  
Property Address: 48-303 KINGS HWY

Mailing Address: MARINO GLORIA JEAN  
48-303 KINGS HWY  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-304  
Property Address: 48-304 KINGS HWY

Mailing Address: MALONE BRADLEY  
48 KINGS HWY UNIT 304  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-401  
Property Address: 48-401 KINGS HWY

Mailing Address: BERMAN JESSICA A  
2 DENNIS DR  
UNCASVILLE, CT 06382

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-402  
Property Address: 48-402 KINGS HWY

Mailing Address: HUGHES DAVID E + KAREN L  
4 LEONARD RD  
WATERFORD, CT 06385

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-403  
Property Address: 48-403 KINGS HWY

Mailing Address: JIMENEZ SHARONDA L  
48-403 KINGS HWY  
GALES FERRY, CT 06335

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-404  
Property Address: 48-404 KINGS HWY

Mailing Address: 9TH FLOOR BENEDUM LLC  
49 SUNSET AVE  
NIANTIC, CT 06357

Parcel Number: 91-1160-48  
CAMA Number: 91-1160-48-7  
Property Address: 48-48 KINGS HWY

Mailing Address:



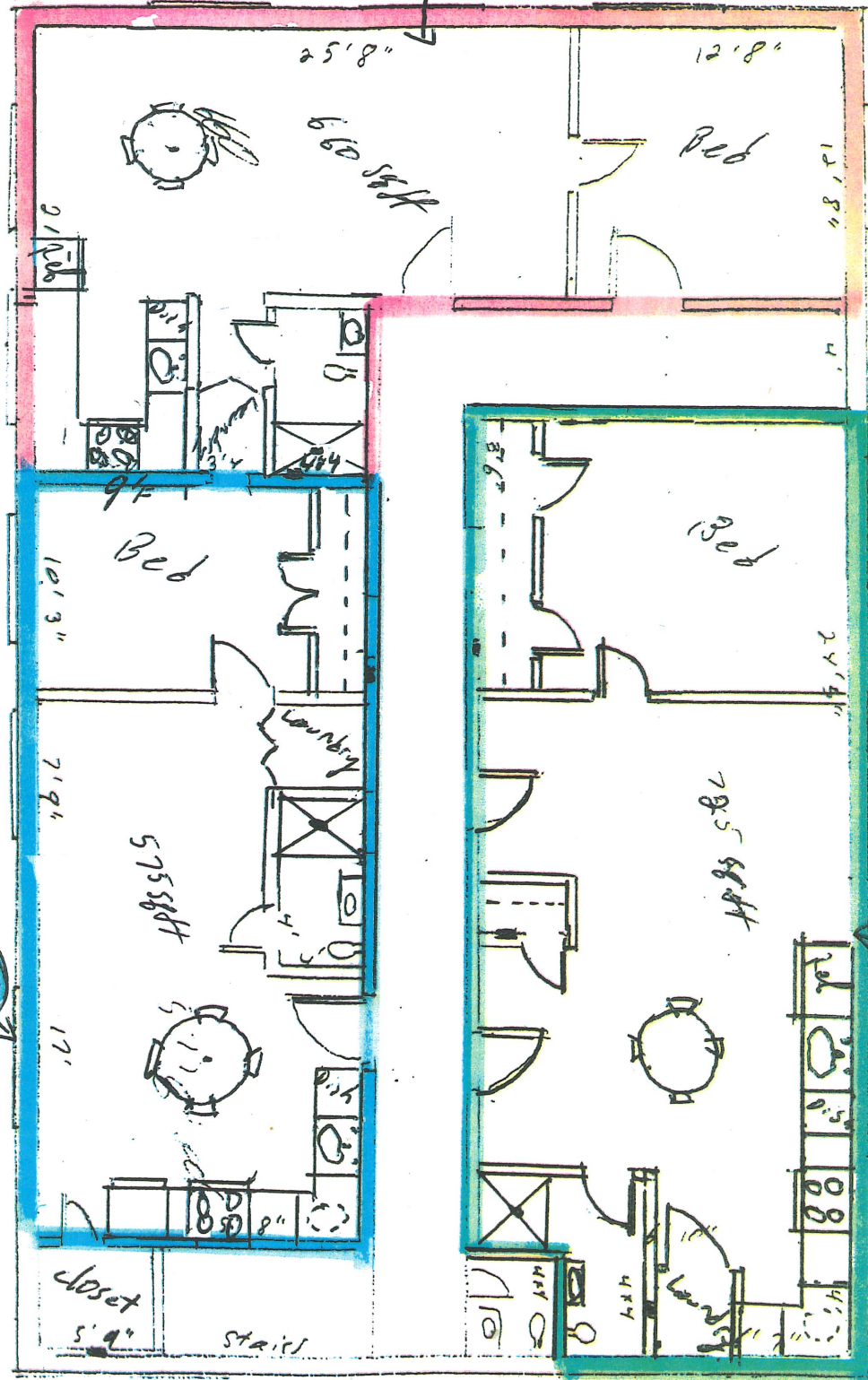
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Land Use Department



Front

New Apartment

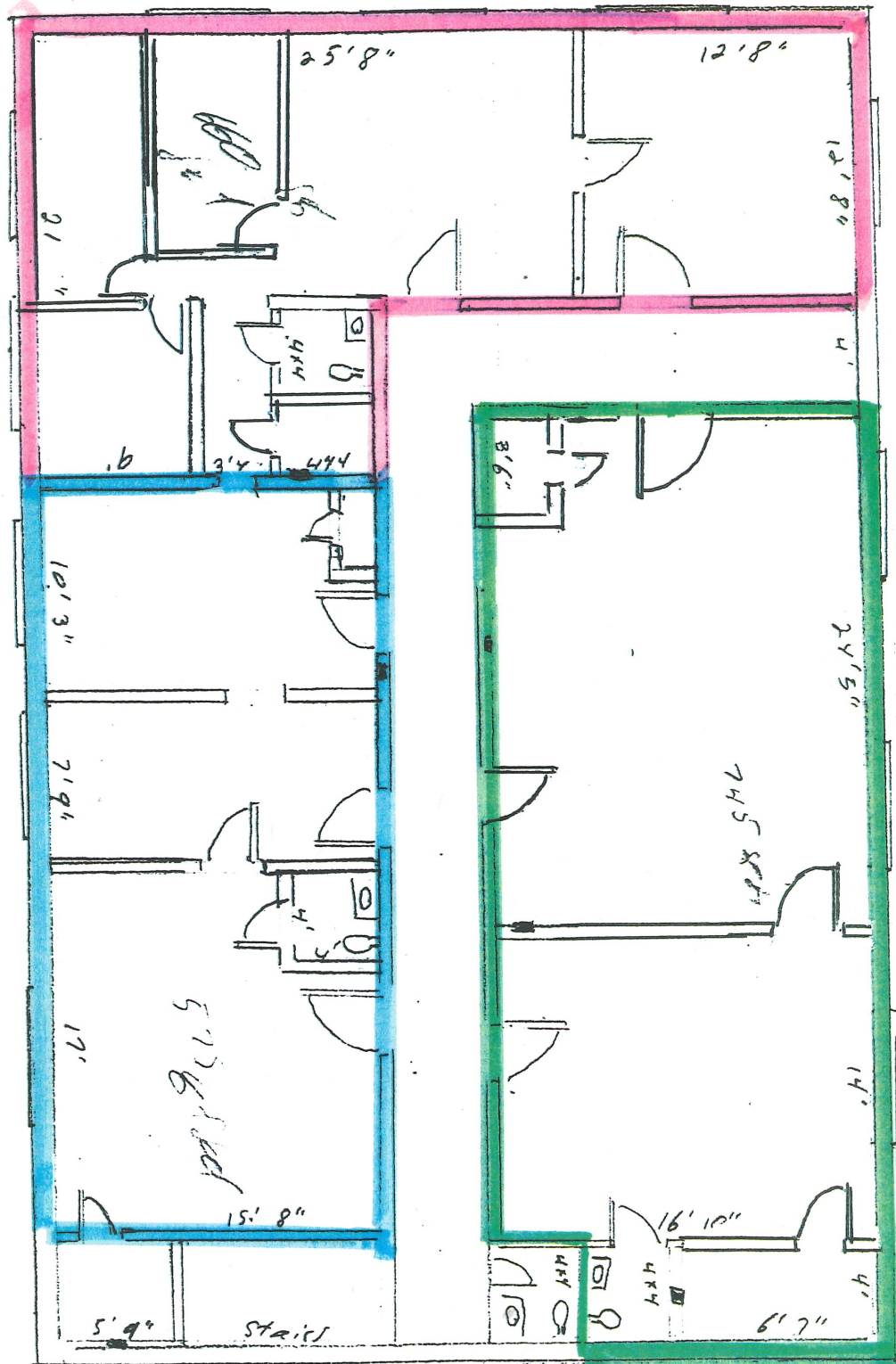
Room 4

3



JUL 16 2025  
Land Use Department

Land Use Department



Back  
Existing Fiber Plan

Fract

6.