

FID#1



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JUL 07 2026

Land Use Department

TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

P2H26-SSR-SITE

Application Number _____ Submission Date 7/7/26 Official Receipt Date 7/9/26

FEE: 360 DATE PAID 7/7/26 RECEIPT # 575067

Applicant/Agent James Sanborn
(Please Print Legibly)

Signature: [Signature]
Address: 216 Iron Street, Ledyard, CT 06339 Telephone (817) 756-0891

E-Mail Address: Sanborn.James@gmail.com

Owner Name (if different): _____

Address of Owner: _____ Telephone _____

Location of Work (Street Address) 1 Winchcliffe Dr. Galus Ferry CT 06335

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

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

Existing Use _____ CAM Exempt Y N

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

Details:

Approved by _____ Date _____

Denied by _____ Date _____

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style: 18	94	Office Bldg									
Model 03		Commercial									
Grade 03		Average									
Stories: 2											
Occupancy 4.00											
Exterior Wall 1 26		Aluminum Siding									
Exterior Wall 2 19		Brick Veneer									
Roof Structure 03		Gable/Hip									
Roof Cover 03		Asphalt Shingl									
Interior Wall 1 05		Drywall/Sheet									
Interior Wall 2											
Interior Floor 1 14		Carpet									
Interior Floor 2 05		Vinyl/Asphalt									
Heating Fuel 04		Electric									
Heating Type 07		Electr Basebrd									
AC Type 02		Heat Pump									
Bldg Use 3400		OFFICE BLD M94									
Total Rooms 00											
Total Bathrms 00											
Total Baths 01		HEAT/AC PKGS									
Heat/AC 02		WOOD FRAME									
Frame Type 02		AVERAGE									
Baths/Plumbing 05		SUS-CEIL & WL									
Ceiling/Wall 02		AVERAGE									
Rooms/Ptns 8.00											
Wall Height 0.00											
% Comm Wall 0.00											
1st Floor Use: 3400											
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	
PAV1	Paving-Asphal	L	8,800	2.00	1992		50		0.00	8,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value					
BAS	Main Floor	2,160	2,160	2,160	102.73	221,897					
FRB	Finished Raised Basement	1,620	2,160	1,620	77.05	166,423					
WDR	Wood Deck	0	152	23	15.54	2,363					
Ttl Gross Liv / Lease Area		3,780	4,472	3,803		390,683					

WDK BAS FRB	19
WDK FRB	36





1 Inchcliffe Dr, Ledyard, CT

Map/Lot: 121-1080-1

1 inch = 37 Feet



www.cai-tech.com

July 7, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RECORD & RETURN TO:
Atty Forrest Kim & Company, PC
128 Dorrance Street - Suite 630
Providence, RI 02903

1 1211 0511 0011 1101 1112 1101 011 1211

INSTR # 2025001125 VOL 655 PG 146
RECORDED 05/27/2025 03:59:49 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$1,112.50
STATE CONVEYANCE TAX \$3,337.50

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT 1 **Inchcliffe Drive**
Property Management, LLC of 925 River Road, Mystic, CT 06355, for consideration of FOUR HUNDRED
FORTY FIVE THOUSAND & 00/100 DOLLARS (\$445,000.00), grants to 1 **Inchcliffe LLC** of 216 Iron Street,
Ledyard, CT 06339, with WARRANTY COVENANTS, all that certain real property known as 1 **Inchcliffe Drive**,
Ledyard, CT 06335, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

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 Grantor has caused these presents to be executed on this 16th day of May, 2025.

1 Inchcliffe Drive Property Management, LLC

By: Wanda Elizabeth Tillman
Wanda Elizabeth Tillman, Grantor
Its Manager

Signed, sealed and delivered in the presence of or attested by:

Witness: John L. Senning

Witness: [Signature]

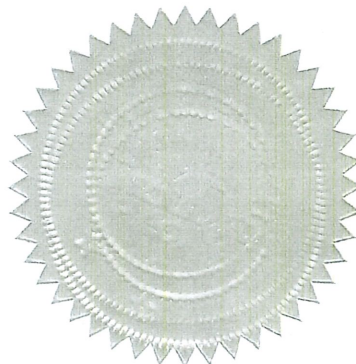
STATE OF CONNECTICUT

COUNTY OF Middlesex

} Mystic
} ss. Essex
}

Personally appeared Wanda Elizabeth Tillman, Manager of 1 Inchcliffe Drive Property Management, LLC, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 16th day of May, 2025.

John L. Senning
Notary Public/Commissioner of the Superior Court



SCHEDULE "A"

a certain tract or parcel of land situated on the westerly side of Route #12 and the southerly side of Inchcliffe Drive, in the Town of Ledyard, County of New London and State of Connecticut bounded and described as follows:

BEGINNING at a Connecticut Highway Department monument at the intersection of Connecticut Route #12 and Inchcliffe Drive, a town road, said monument being the northeasterly corner of the herein described parcel; thence running southerly along the westerly line of Connecticut Route #12 on an arc 200.0 feet with a radius of 1850.08 feet to a stake; thence North $78^{\circ} 15'$ West, two hundred (200.0') feet to a stake; thence North $15^{\circ} 15'$ East two hundred (200.0') feet to a stake, said last two courses abutting southerly and westerly on land now or formerly of Matthew A. Garvey and Kathleen A. Garvey; thence South $78^{\circ} 14'$ East, 200.0 feet along the southerly line of Inchcliffe Drive, to point and place of beginning.

The above described parcel, containing 0.91 acres, is shown on a plan entitled Site Plan, Proposed Medical Arts Building, E. A. Szlemko, M. D. Intersection of Route #12 and Inchcliffe Drive, Ledyard, Connecticut, Scale 1" = 20', dated August 23, 1966, survey by Michael J. Garvie, Norwich, Connecticut.

Subject to:

1. Real estate taxes, next due and payable.
2. Water/sewer use charges, next due and payable.