

Received

APPLICATION NO. DEC 2 2025

Town of East Lyme  
Land Use



## PLANNING COMMISSION APPLICATION

### FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION MODIFICATION, POCD AND SUBDIVISION REGULATION AMENDMENT

**APPLICATION TYPE:** Subdivision  Re-Subdivision  Subdivision Modification   
POCD Amendment  Subdivision Amendment

**NAME OF SUBDIVISION:** Ganno Re-Subdivision

**PROPOSED ROAD NAME(S):** n/a **LENGTH** l.f.  
(attach list if more than one)

**PROPERTY LOCATION:** (attach 8 1/2 x 11 location map) 29 Upper Walnut Hill Rd

**APPLICANT:** Jeffrey Ganno  
**Address:** 29 Upper Walnut Hill Road **Phone:** 8608238208 **Fax:** \_\_\_\_\_  
**e-mail:** kidhaha1@gmail.com

**OWNER:** Jeffrey & Christine Ganno  
**Address:** 29 Upper Walnut Hill Rd **Phone:** 860-820-8208 **Fax:** \_\_\_\_\_  
East Lyme Ct 06332 **e-mail:** kidhaha1@gmail.com

**PRIMARY CONTACT /AGENT :** Brian D. Florek, LS CFS  
**Address:** 239 Shore Road **Phone:** 8602716006 **Fax:** \_\_\_\_\_  
Waterford, CT 06385 **e-mail:** bflorek@floreksurveyingllc.com

**ASSESSOR'S MAP(S) & LOT(S)** Map 54.0 Lot 9 **TOTAL ACRES** ±10.8

**ZONING DISTRICT(S)** R-2 CONV./O.S. (circle one) **CAM** \_\_\_\_\_ **# LOTS** 2

**FLOOD ZONE** \_\_\_\_\_ **AQUIFER** \_\_\_\_\_ **W/IN 500' TOWN BOUNDARY** \_\_\_\_\_ **FARM LAND** \_\_\_\_\_

**WATER SUPPLY** Well **SEWAGE DISPOSAL** Septic  
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

**CONSERVATION COMMISSION APPLICATION:** X **PERMIT#:** \_\_\_\_\_

**WAIVER(S) REQUESTED:** (attach letter) \_\_\_\_\_

**ZONING VARIANCES:** (attach copy from land records) \_\_\_\_\_

**PLANS PREPARED BY (Engineer/Surveyor):** Florek Surveying LLC

**Address:** 239 Shore Road **Phone:** 8602716006 **Fax:** \_\_\_\_\_  
Waterford, CT 06385 **e-mail:** bflorek@floreksurveyingllc.com

ATTORNEY: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
e-mail: \_\_\_\_\_

**PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:**

Brogan Subdivision Map 35 Dwr. 3  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Map \_\_\_\_\_ Dwr. \_\_\_\_\_  
Map \_\_\_\_\_ Dwr. \_\_\_\_\_

**CHECKLIST ATTACHED** \_\_\_\_\_

**CONSENTS AND PERMISSIONS:**

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Jeffrey Gannoe

Owner's Printed Name

11/11/24

Date

Brian D. Florek, LS CFS

Applicant's Printed Name

*Brian D. Florek, LS CFS*

11/11/24

Date

**FOR INTERNAL USE ONLY:**

SUBMITTED:

APPLICATION FEE:

PROCESSING FEE:

DATE OF RECEIPT:

SET P.H. BY:

PUBLISH LEGAL NOTICE:

HEARING HELD:

DECISION BY:

CONDITIONAL APPROVAL:

LEGAL NOTICE

FINAL APPROVAL:

LEGAL NOTICE:

LETTER OF DECISION:

BOND SUBMITTED:

OPEN SPACE CONVEYED:

MYLARS FILED:

ROAD ACCEPTED:

DEEDS & EASEMENTS FILED:

## SUBDIVISION APPLICATION CHECKLIST

- Original & 1 copy application form
- 12 copies 11" x 17" at no less than 1inch = 200 feet
- 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- Application Fee
- Waiver Request, if applicable
- Design Report
  - Natural & Cultural Resources Map (4-1-4)
  - Archaeological Survey (5-11)
  - Biological Survey
  - Soil Scientist's Report
  - Pesticide Report (5-10)
  - Yield Plan showing Conventional layout
  - Cluster/Conservation Design (for subdivisions > 20 acres)
  - Choice of Design Option Report & Narrative
  - Open Space Report Narrative
  - Zoning Compliance Chart
  - Traffic Report (>100 lots & non-residential)
  - Sewage Disposal Report ((5-5))
  - Water Supply Report ((5-6))
  - Stormwater Management Plan / Hydrological Report (5-7)
    - Drainage calcs. W/map showing proposed drainage areas
- Record Subdivision Plan (5-1)
- Site Development Plan (Grading & E&S)
- Road Construction (Plan & Profile)
- Construction Plans
- CAM application if applicable
- Easements and Deeds
- Construction Cost Estimate for Public Improvements
- List of Adjacent Property Owners
- Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- Post Sign

***Review By Others:***

- East Lyme Inland Wetlands Agency
- Regional Planning Commission (abuts or straddles an adjacent municipality)
- Adjacent Municipality (abuts or straddles an adjacent municipality)
- Environmental Review Team
- CT Department of Public Health (if located w/in public water supply aquifer protection area)

*The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.*

## APPLICATION FEE CALCULATION SHEET

**2.1 Subdivision Application Review.** For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots <u>1</u> X \$100.00	<u>100</u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>1250</u>
2.1.4	Design Review Fee -LF new road _____ X \$1.00 _____	
2.1.5	Professional/Legal Consultations (actual cost)	_____
2.1.6	State of Conn. Fee	\$60.00
	<b>SUBTOTAL</b>	<u>2160</u>

**2.2 Subdivision Application Processing and Inspection.** Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots <u>1</u> X \$100	<u>100</u>
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	_____
2.2.4	Inspection Fee - LF of new road _____ X \$1.00 _____	
2.2.5	E & S Control Fee - # Lots _____ X \$50.00	_____
	<b>SUBTOTAL</b>	_____

**2.3 Coastal Area Management Review**

# Lots \_\_\_\_\_ X \$10.00 (\$25.00 min.)

**2.4 Application for Revision of Lot Line** \$150.00

**TOTAL FEES** 2360

Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

Created on 3/2/2010 5:13:00 PM

S:\Forms\SubAppChecklist & Fee Schedule.doc

54.0 8  
COHEN BRUCE D & SUSAN C  
31 UPPER WALNUT HILL RD  
EAST LYME, CT 06333

55.0 3-1  
DUVALL PARTNERS LLC  
1101 RED VELNTURES DR  
FORT MILL, SC 29707

54.0 9  
GANNOE JEFFREY T &  
29 UPPER WALNUT HILL RD  
EAST LYME, CT 06333

54.0 10  
GANNOE SUSAN J  
27 UPPER WALNUT HILL RD  
EAST LYME, CT 06333

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DEC 2 2021

Town of East Lyme  
Land Use

## Florek Surveying, LLC

Professional Land Surveying Services  
239 Shore Road  
Waterford, CT 06385  
(860) 271-6006  
[www.floreksurveyingllc.com](http://www.floreksurveyingllc.com)

# Narrative Reports – Ganno Re-Subdivision

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## Narrative Reports – Ganno Re-Subdivision

29 Upper Walnut Hill Road, East Lyme, Connecticut

### **1. Narrative Summary of Basic Information:**

The applicant, Jeffrey T. Ganno, proposes to re-subdivide the existing residential parcel at 29 Upper Walnut Hill Road into two conforming residential lots served by onsite wells and onsite septic system.

### **2. Narrative Summary of Existing Conditions:**

The parcel consists of rolling topography, with elevations generally falling from northwest to southeast.

### **3. Narrative Summary of Proposed Yield Calculations and Plan:**

The yield analysis demonstrates that the parent parcel can accommodate two fully conforming lots.

### **4. Water Supply Narrative:**

Water supply for both lots will be provided by individual onsite wells.

### **5. Wastewater / Septic Narrative:**

Wastewater disposal will be via subsurface sewage disposal systems.

**6. Stormwater Management Narrative:**

The project will not create new public roadways and does not significantly increase impervious area.

**7. Narrative Summary of Subsurface Soil Investigations:**

Test holes were excavated in the proposed septic area and observed by the Health District

**8. Phasing Narrative:**

No phasing is proposed.

**9. Open Space Narrative:**

This is a two-lot re-subdivision and does not trigger the open space dedication requirements.

**10. Narrative Description of Use of the Property:**

Both lots will be used for single-family residential purposes.

**11. Maintenance Narrative:**

Each lot independently maintains its well and septic system.

**12. Supporting Materials Narrative:**

All required supporting materials listed in Section 4-2-3 are included.

A handwritten signature in blue ink that reads "Brian D. Florek" followed by "LS CFS".

Brian D. Florek, LS, CFS

Managing Member

Received

DEC 8 2025

Town of East Lyme  
Land Use

BOOK 711 PAGE 395

To all People to Whom these Presents shall Come, Greeting: 2873

Know Ye, That Jeffrey Gannoe of the Town of East Lyme, County of New London, State of Connecticut for the consideration of ZERO AND NO/100 Dollars (\$0.00) received to my/our full satisfaction Jeffrey T. Gannoe and Christina E. Gannoe, joint tenants with rights of survivorship of 29 Upper Walnut Hill Road, East Lyme CT 06333 does remise, release, and forever QUIT CLAIM unto the said Jeffrey T. Gannoe and Christina E. Gannoe and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever, all such right, title, interest, claim and demand whatsoever as we the said Releasor(s) have or ought to have in or to

SEE ATTACHED "EXHIBIT A" AS HERETO ATTACHED

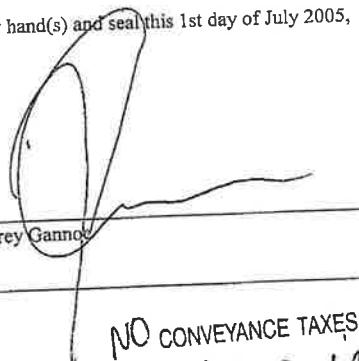
To Have and to Hold the premises, with the appurtenances thereof, unto them the said Releasees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof, so that neither the said Releasor(s) nor any other person or persons in our/my name(s) and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In witness whereof, We/I have hereunto set our/my hand(s) and seal this 1st day of July 2005,

Signed, Sealed and Delivered in the presence of

Jeffrey Gannoe  
Melissa B. Washer  
State of Connecticut,  
County of New London

} SS. NEW LONDON

  
Jeffrey Gannoe  
NO CONVEYANCE TAXES COLLECTED  
Ester B. Williams  
TOWN CLERK OF EAST LYME

On this the 1st day of July, 2005, before me, , the undersigned officer, personally appeared Jeffrey Gannoe known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained, as his/her/their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Latest address of Grantee:  
29 Upper Walnut Hill Road  
East Lyme, CT 06333

Melissa B. Washer  
Title of Officer  
Comm. of Sup. Ct.

## SCHEDULE "A"

PARCEL 1:

Commencing at the northwest corner of said parcel of land at an iron pipe set in the easterly line of Upper Walnut Hill Road at a stone wall; thence North  $86^{\circ} 52' 43''$  East by and along other land now or formerly of Robert D. Tobin and Nancy A. Tobin 870 feet to an iron pipe; thence South  $73^{\circ} 20' 09''$  East by and along land now or formerly of Robert D. Tobin and Nancy A. Tobin 1,469.58 feet to an iron pipe set in a stone wall at land now or formerly of Louis Katz; thence South  $15^{\circ} 14' 45''$  East by and along said stone wall and land of Katz 190 feet to an iron pipe; thence South  $14^{\circ} 56' 49''$  East continuing by and along said stone wall and land of Katz 45.46 feet to an iron pipe; thence North  $73^{\circ} 20' 09''$  West by and along Lot 2 on the hereinafter mentioned plan 1,558.36 feet to an iron pipe as shown on said plan; thence South  $86^{\circ} 52' 43''$  West by and along said Lot 2 840.70 feet to an iron pipe in a stone wall in the easterly line of Walnut Hill Road as shown on said plan marking the southwest corner of the within parcel; thence North  $00^{\circ} 26' 16''$  West by and along the stone wall and the easterly line of Upper Walnut Hill Road 104.37 feet to an angle; thence North  $02^{\circ} 43' 31''$  West still by and along said stone wall and the easterly line of Upper Walnut Hill Road 95.75 feet to the iron pipe at the point and place of beginning.

Excluding from the above tract a certain parcel of land as described more fully on an A-2 Survey entitled, "Plan Showing Property of Robert D. and Nancy A. Tobin To Be Conveyed to Thomas A. Gannoe Upper Walnut Hill Road East Lyme, Connecticut", Scale 1" = 100' and dated Oct. 1987, filed of even date herewith and which parcel retained contains 4,489 square feet.

Being Lot 1 on "Final Brogan Subdivision, Property of Cloteal Brogan, Upper Walnut Hill Road, East Lyme, Connecticut, Frederick M. Hayes Associates, Inc., P.C., Marlborough, Conn." dated December 28, 1976 containing 10.8758 acres, more or less, excluding property retained by Robert D. Tobin and Nancy A. Tobin and the same premises conveyed to the said Robert D. Tobin and Nancy A. Tobin by Warranty Deed dated and recorded on November 23, 1977 in Volume 173 at Page 744 of the East Lyme Land Records.

Recorded JULY 7 2005  
9:10 AM Ethel B. Williams  
 East Lyme Town Clerk

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DEC 8 2025

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Land Use

# Florek Surveying, LLC

239 Shore Road  
Waterford, CT 06385  
860.271.6006  
[bflorek@floreksurveyingllc.com](mailto:bflorek@floreksurveyingllc.com)

## Easement Description

A certain easement located on the easterly side of Upper Walnut Hill Road in the Town of East Lyme, County of New London, State of Connecticut, said easement being labeled, "Access Easement to be acquired from Susan Gannoe for 29 Upper Walnut Hill Road over existing driveway" on a plan entitled, "Subdivision Plan, "Existing Conditions" Prepared For: Jeffrey T. & Christina E. Gannoe, 29 Upper Walnut Hill Road, East Lyme, Connecticut, Sheet 1 of 5, Scale: 1"=40', Dated: May 9, 2025; Revised Through: 11-13-25." Plan prepared by Florek Surveying. Said easement being more particularly described as follows:

Beginning at a point in the easterly line of Upper Walnut Hill Road, said point being the northwesterly corner of the herein described parcel and the southwesterly corner of land, now or formerly of Susan J. Gannoe, 25 Upper Walnut Hill Road;

Thence N 87°-35'-43" E, 542.66' feet along land of said Gannoe, 25 Upper Walnut Hill Road to a point;

Thence N 45°-26'-49" E, 335.53' feet through land of said Gannoe, 25 Upper Walnut Hill Road and land, now or formerly, of Susan J. Gannoe, 27 Upper Walnut Hill Road, to a point and land, now or formerly, of Jeffrey T. & Christina E. Gannoe;

Thence N 87°-35'-43" E, 37.26' feet along land of said Jeffrey T & Christina E. Gannoe to a point;

Thence S 45°-26'-49" W, 372.77' feet through land of said Gannoe, 27 Upper Walnut Hill Road, and land, now or formerly, of Susan J. Gannoe, 23 Upper Walnut Hill Road to a point and land, now or formerly, of Lunas Landing LLC;



Thence S 87°-35'-43" W, 553.19' feet along land of said Lunas Landing LLC and land, now or formerly, of Sierra Lloyd, in part by each, to a point and the easterly line of Upper Walnut Hill Road;

Thence N 00°-22'-23" W, 24.96' feet along the westerly line of Upper Walnut Hill Road to the point and place of beginning.

A certain easement located easterly of the easterly side of Upper Walnut Hill Road in the Town of East Lyme, County of New London, State of Connecticut, said easement being labeled, "Access Easement to be acquired from Lot #1 for 29 Upper Walnut Hill Road over existing driveway" on a plan entitled, "Subdivision Plan, Prepared For: Jeffrey T. & Christina E. Gannoe, 29 Upper Walnut Hill Road, East Lyme, Connecticut, Sheet 4 & 5 of 5, Scale: 1"=40', Dated: May 9, 2025; Revised Through: 11-13-25." Plan prepared by Florek Surveying. Said easement being more particularly described as follows:

Beginning a point in the southerly line of land, now or formerly, of Jeffrey T. & Christina E. Gannoe, 29 Upper Walnut Hill Road and the northerly line of land, now or formerly, of Susan J. Gannoe, 27 Upper Walnut Hill Road; said point being N 87°-35'-43" E, 623.83' feet from the southwesterly corner of land of said Jeffrey T. & Christina E. Gannoe and the northwesterly corner of said Susan J. Gannoe;

Thence N 45°-26'-49" E, 14.90' feet through land of said Jeffrey T. & Christina E. Gannoe to a point;

Thence N 87°-35'-43" E, 45.61' feet through land of said Jeffrey T. & Christina E. Gannoe to a point;

Thence S 72°-53'-26" E, 16.36' feet through land of said Jeffrey T. & Christina E. Gannoe to a point;

Thence S 17°-06'-34" W, 10.00' feet through land of said Jeffrey T. & Christina E. Gannoe to a point and land of said Susan J. Gannoe;

Thence N 72°-53'-26" W, 14.64' feet along land of said Susan J. Gannoe to a point;

Thence S 87°-35'-43" W, 54.94' feet along land of said Susan J. Gannoe to the point and place of beginning.

