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** X **Subdivision Modification** _____
POCD Amendment _____ **Subdivision Amendment** _____

NAME OF SUBDIVISION: Gannoe Re-Subdivision

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

PROPERTY LOCATION: *(attach 8 ½ x 11 location map)* 29 Upper Walnut Hill Rd

APPLICANT: Jeffrey Gannoe
Address: 29 Upper Walnut Hill Road **Phone:** [redacted] **Fax:** _____
e-mail: [redacted]

OWNER: Jeffrey & Christina Gannoe
Address: 29 Upper Walnut Hill Rd **Phone:** [redacted] **Fax:** _____
East Lyme CT 06333 **e-mail:** [redacted]

PRIMARY CONTACT /AGENT : Brian D. Florek, LS CFS
Address: 239 Shore Road **Phone:** [redacted] **Fax:** _____
Waterford, CT 06385 **e-mail:** [redacted]

ASSESSOR'S MAP(S) & LOT(S) Map 54.0 Lot 9 **TOTAL ACRES** ±10.8
ZONING DISTRICT(S) ~~R80~~ R-200 **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:** _____ **Fax:** _____
Waterford, CT 06385 **e-mail:** _____

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		11/11/24
Owner's Printed Name	Owner's Signature	Date
Brian D. Florek, LS CFS	Brian D. Florek LS CFS	11/11/24
Applicant's Printed Name	Applicant's Signature	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:

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 1 X $100.00	100
2.1.2	Base Fee	$750.00
2.1.3	Public Hearing Fee, if applicable ($1250.00)	1250
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
	SUBTOTAL	2160

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 app6oved subdivision plan:

2.2.1	# Lots 1 X $100	100
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	_____
	SUBTOTAL	_____

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.

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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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Florek Surveying, LLC
Professional Land Surveying Services
239 Shore Road
Waterford, CT 06385
(860) 271-6006
www.floreksurveyingllc.com

Narrative Reports – Gannoe Re-Subdivision

Narrative Reports – Gannoe Re-Subdivision

29 Upper Walnut Hill Road, East Lyme, Connecticut

1. Narrative Summary of Basic Information:

The applicant, Jeffrey T. Gannoe, 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.

LS CFS

Brian D. Florek, LS, CFS
Managing Member

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Florek Surveying, LLC

239 Shore Road
Waterford, CT 06385
860.271.6006

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.