

MAR 4 2026

APPLICATION NO. _____ 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: _____

PROPOSED ROAD NAME(S): Brainerd Rd (Existing) LENGTH _____ l.f.
(attach list if more than one)

PROPERTY LOCATION: (attach 8 1/2 x 11 location map) 46 Brainerd Rd

APPLICANT: John Paul Abarca

Address: 15 Sunset Dr Phone: _____ Fax: _____
Old Lyme, CT 06371 e-mail: john.p.abarca@gmail.com

OWNER: Nelly Abarca

Address: 46 Brainerd Rd Phone: _____ Fax: _____
Niantic, CT 06367 e-mail: nelly.abarca@yahoo.com

PRIMARY CONTACT /AGENT: John Paul Abarca

Address: 15 Sunset Dr Phone: _____ Fax: _____
Old Lyme, CT 06371 e-mail: john.p.abarca@gmail.com

ASSESSOR'S MAP(S) & LOT(S) 07.4 / 20 TOTAL ACRES 4.43 acres

ZONING DISTRICT(S) R40/20 CONV./O.S. (circle one) CAM # LOTS 2

FLOOD ZONE No AQUIFER No W/IN 500' TOWN BOUNDARY No FARM LAND No

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: Pending PERMIT#: _____

WAIVER(S) REQUESTED: (attach letter) Open space waiver

ZONING VARIANCES: (attach copy from land records) _____

PLANS PREPARED BY (Engineer/Surveyor): Ryan Thompson at Torchlight Engineering LLC

Address: 11 Pepper bush Dr Phone: _____ Fax: _____
Clinton, CT 06413 e-mail: ryan@torchlightengineering.com

ATTORNEY: N/A
Address: _____ Phone: _____ Fax: _____
e-mail: _____

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

Lot line Revision Map 20 Dwr. i
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.

Nelly Abarca
Owner's Printed Name

Nelly Abarca
Owner's Signature

2-19-26
Date

John Paul Abarca
Applicant's Printed Name

[Signature]
Applicant's Signature

01-29-26
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 1 inch = 200 feet
- ~~6~~ 12 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>\$ 100.00</u>
2.1.2	Base Fee	<u>\$750.00</u>
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u>\$ 1,250</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	<u>\$60.00</u>
	SUBTOTAL	<u>\$2,160</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	<u>\$100.00</u>
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	<u>\$200</u>

2.3 Coastal Area Management Review

Lots 1 X \$10.00 (\$25.00 min.) \$25

2.4 Application for Revision of Lot Line

\$150.00

TOTAL FEES

\$2,385

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

March 2nd , 2026

To Whom It May Concern:

I am writing this letter to request a waiver for the Open Space requirement in the re-subdivision of 46 Brainerd Rd.

It is my understanding that the owner(s) promise to not develop the backside of their properties in any way, nor can they, considering there is a known and marked inland wetlands area. It is also a known fact that hill at the other end of the property, farthest from Brainerd Rd, is a ledge hill and is not suitable for any residence/habitable structure. Furthermore, I believe it is not in the Town of East Lyme's best interest to own and maintain such publicly non-accessible area since it is undevelopable.

The owner(s) of 46 Brainerd Rd and proposed lot wish and promise to maintain the natural beauty, integrity, and privacy of their entire property as is, other than in the proposed single-family residence as shown in the Re-Subdivision map drafted by Torch Light Engineering.

Thank you,

John Paul Abarca
Project Architect and Builder

LIST OF ABUTTERS FOR 46 BRAINERD RD

Parcel ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
07.4 20	ABARCA NELLY G	46 BRAINERD RD	NIANTIC	CT	06357
07.2 2	BROWN RUSSELL L & SUSAN	41 BRAINERD RD	NIANTIC	CT	06357
07.4 23	CONNECTICUT STATE OF CT	79 ELM ST 6TH FL	HARTFORD	CT	06106
07.2 35	JEFFREY BRUNO	44 BRAINERD RD	NIANTIC	CT	06357
07.4 21	THE RODERICK M CORNISH REVOCABLE TRUST	185 MAIN ST #301	NIANTIC	CT	06357

Owner →

UNITED STATES POSTAL SERVICE Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for r
This form may be used for domestic and international mail.

From: John Paul Abarca
15 Sunset Drive
Old Lyme, CT 06371

To: Roderick Cornish
The Roderick M Cornish Revocab
185 Main St #301
Niantic, CT 06357

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
NIANTIC, CT
FEB 25, 26
AMOUNT
\$2.40
S2324H500847-13



RDC 99

UNITED STATES POSTAL SERVICE Certificate of Mailing

Certificate of Mailing provides evidence that mail has been presented to USPS®
form may be used for domestic and international mail.

From: John Paul Abarca
15 Sunset Drive
Old Lyme, CT 06371

To: Russell + Susan Brown
41 Brainerd Rd
Niantic, CT 06357

Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
NIANTIC, CT
FEB 25, 26
AMOUNT



UNITED STATES POSTAL SERVICE Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USP®
This form may be used for domestic and international mail.

From: John Paul Abarca
15 Sunset Drive
Old Lyme, CT 06371

To: State of CT
79 Elm St 6th Fl
Hartford, CT 06106

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
NIANTIC, CT
FEB 25, 26
AMOUNT
\$2.40
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RDC 99

UNITED STATES POSTAL SERVICE Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS®
This form may be used for domestic and international mail.

From: John Paul Abarca
15 Sunset Drive
Old Lyme, CT 06371

To: Jeffrey Bruno
44 Brainerd Rd
Niantic, CT 06357

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
NIANTIC, CT 06357
FEB 25, 2026



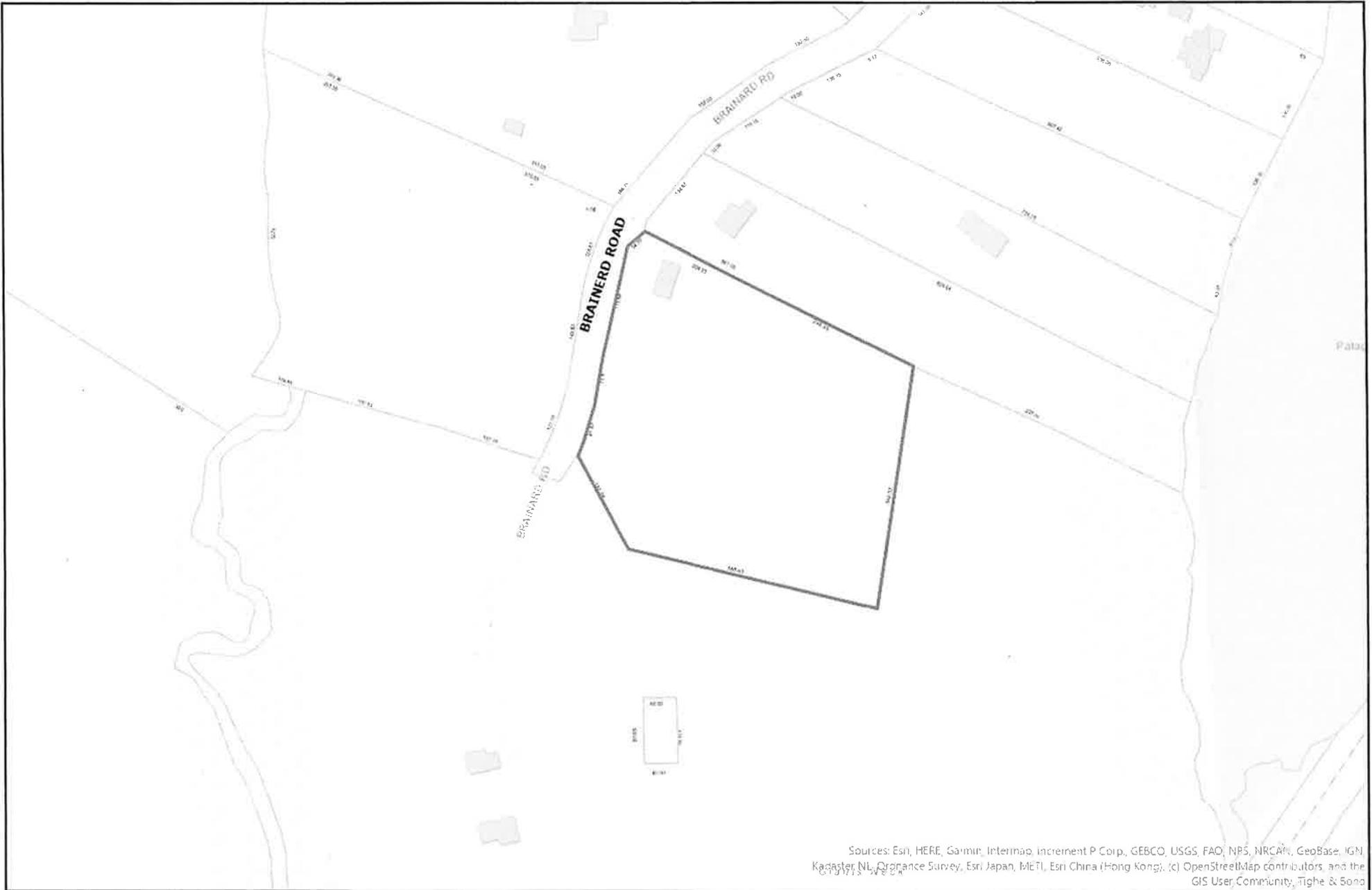
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PUBLIC NOTICE

This Property Proposed for: RE-SUBDIVISION

For information, contact: Planning Department East Lyme Town Hall



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Tighe & Bond

46 Brainerd Rd

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

3/2/2026 2:13:51 PM
 Scale: 1"=200'
 Scale is approximate

