

FD#1



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AUG 19 2026

Land Use Department

TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

PZH26-7SITE

Application Number _____ Submission Date 8/19/26 Official Receipt Date 9/10/26

FEE: 360 DATE PAID 8/19/26 RECEIPT # 575069

Applicant/Agent John Westman
(Please Print Legibly)

Signature: John Westman

Address: 55 Chapman Ln. Gales Ferry, CT 06335 Telephone 860 - 334 - 8126

E-Mail Address: john.westman@gmail.com

Owner Name (if different): _____

Address of Owner: 46 Charlton Ln. Groton, CT 06340 Telephone 860 - 334 - 8126

Location of Work (Street Address) 55 Chapman Ln. Gales 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

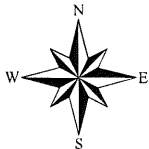
___ CAM Review ___ Other: _____

Details:

Install solar panels ground mount to the east of the east most building as outlined on the site plan.

Approved by _____ Date _____

Denied by _____ Date _____



55 Chapman Ln, Ledyard, CT

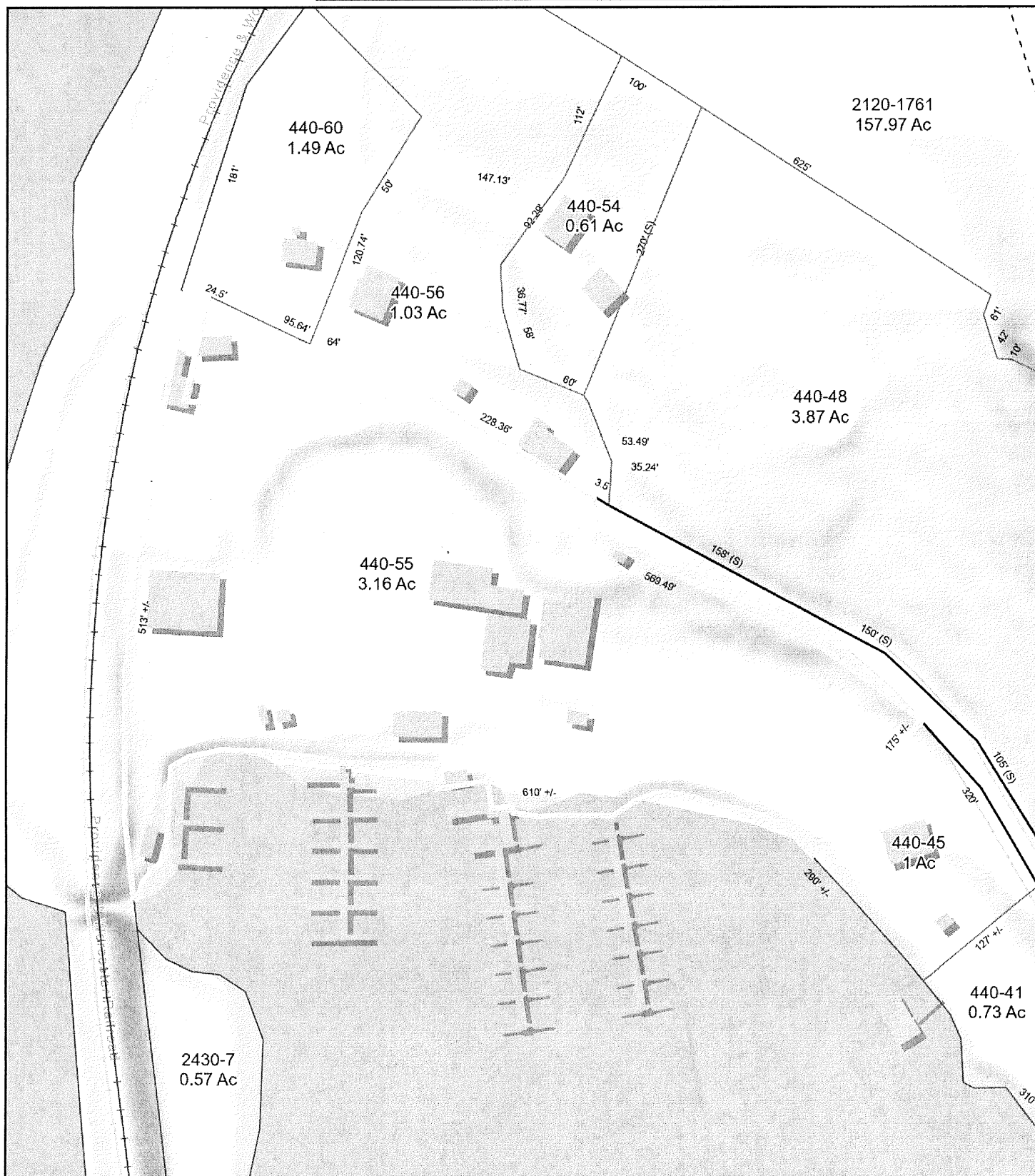
Map/Lot: 75-440-55

1 inch = 122 Feet



www.cai-tech.com

August 19, 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.

Return:
Clark Cove Real Estate, LLC
c/o John C. Wustman, II
46 Charlton Lane
Groton, CT 06340

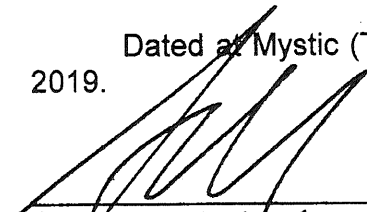
INSTR # 2019002704
VOL 581 PG 365
RECORDED 11/04/2019 02:57:58 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$3,000.00
STATE CONVEYANCE TAX \$15,000.00

WARRANTY DEED

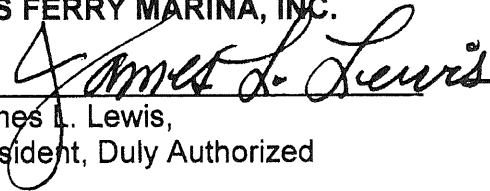
KNOW YE, That, **GALES FERRY MARINA, INC.**, a Connecticut Corporation, with a principal place of business in the Town of Ledyard, County of New London and State of Connecticut, for consideration received to its full satisfaction of **CLARK COVE REAL ESTATE, LLC**, a Limited Liability Company with a principal place of business in the Town of Groton, County of New London and State of Connecticut (mailing address: 46 Charlton Lane, Groton, CT 06340), do give, grant, bargain, sell and confirm unto the said **CLARK COVE REAL ESTATE, LLC**, with **WARRANTY COVENANTS**

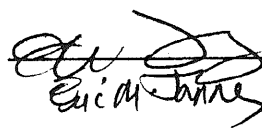
A certain tract or parcel of land and improvements located thereon known as 55 Chapman Lane, Ledyard, Connecticut, as more fully described in Schedule "A" attached hereto.

Dated at Mystic (Town of Stonington), Connecticut, this 4th day of November, 2019.


Stanley Maxim Lucas

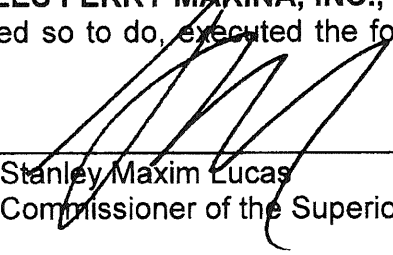
GALES FERRY MARINA, INC.


By James L. Lewis,
Its President, Duly Authorized


Eric M. Jones

STATE OF CONNECTICUT)
)ss. Mystic (Town of Stonington)
COUNTY OF NEW LONDON)

On November 4, 2019, before me, **STANLEY MAXIM LUCAS**, the undersigned officer, personally appeared, **JAMES L. LEWIS**, who acknowledged himself to be the President of **GALES FERRY MARINA, INC.**, a Corporation and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Stanley Maxim Lucas
Commissioner of the Superior Court

SCHEDULE A

That certain parcel of land with the buildings and improvements thereon known as 55 Chapman Lane, Gales Ferry (Town of Ledyard), Connecticut also identified as Parcel ID#: 75-440-55 on the Ledyard Assessor's Records, being more particularly described as follows:

FIRST TRACT: A certain tract or parcel of land, with the buildings and improvements thereon, situated in the Town of Ledyard, County of New London, State of Connecticut, bounded and described as follows:

NORTHERLY: by the pentway leading from the Military Highway, so-called, to the house formerly of Andrew P. Miller;

EASTERLY: by land now of Elsa F. and Mildred F. Wuest;

SOUTHERLY: by Clark's Cove, so-called; and

WESTERLY: by land now of James L. Lewis.

Comprising about one acre, more or less.

SECOND TRACT: That certain tract of land lying west of Route 12 in the Town of Ledyard and more particularly bounded and described as follows:

Beginning at a point at the northwesterly corner of the premises herein described, said point being distant forty- nine and five tenths (49.5) feet southeasterly measured radially from station 75 plus 82 of the monumented center line of the railroad leading from New London to Worcester, thence south 76° 36' east, bounding northeasterly on land now or formerly of Hiram Hempstead, two hundred seventy-two and five hundredths (272.05) feet to a point; thence south 67° 28' east, bounding northeasterly again on said land now or formerly of Hiram Hempstead, fifty-nine and thirty-six hundredths (59.36) feet to a point; thence along land now or formerly of Hester S. Richards the following courses and distances:

South 25° 20' West - eighty-five and forty-seven hundredths (85.47) feet;

South 63° 28' East - seventy-six and forty-two hundredths (76.42) feet;

South 25° 59' West -two hundred ten (210) feet, more or less;

Thence in a generally westerly direction, bounding southerly on Clark's Cove, three hundred twenty (320) feet more or less, to a point distant forty-nine and five-tenths (49.5) feet southeasterly, measured radially from section 80 plus 89.5, more or less, of said centerline; thence in a generally northerly direction in a line concentric with and distant forty-nine and five-tenths (49.5) feet southeasterly from center line measured radially thereto having a radius of one thousand three hundred eighty-three and nineteen hundredths (1,383.19) feet and bounding westerly on remaining railroad land, four hundred ninety (490) feet, more or less, to the point or place of beginning. Containing three and eight hundredths (3.08) acres, more or less.

THIRD TRACT: That certain piece or parcel of land, situated in the Town of Ledyard, Village of Gales Ferry, County of New London and State of Connecticut and being more particularly bounded and described as follows:

Beginning at a point at a northeast corner of land now or formerly of Providence and Worcester Company, and being at the northwest corner of Gales Ferry Marina, Inc, and being on a south property line of land of James Lewis, and being North 219,872.42, East 780,643.80 of the Connecticut Coordinate Grid, and being marked by an iron pipe, thence running South 63° 28' 44" East, a distance of 94.70 feet to a bronze shaft; thence running South 71° 15' 23" East, a distance of 64.00 feet to a point; thence running South 57° 01' 42" East, a distance of 228.36 to a point; thence turning and running South 27° 46' 11" West, a distance of 10.90 feet to a point; thence turning and running North 62° 13' 49" West, a distance of 59.38, feet to a point; thence running North 58° 48' 22" West, a distance of 326.51 feet to the point and place of beginning.

The herein described parcel contains 5,280 square feet more or less or 0.12 acres more or less and is a portion of the shaded 'Ownership Uncertain' area as depicted on the hereinafter referenced map.

Said Third Tract being the same premises conveyed by James L. Lewis to Gales Ferry Marina, Inc. by Quit Claim Deed dated May 1, 1994 and recorded May 2, 1994 in Volume 241, Page 948 of the Ledyard Land Records.

Together with that land situated in the Town of Ledyard, Village of Gales Ferry, County of New London, and State of Connecticut being the same premises conveyed by James L. Lewis and Lucille A. Lupinacci to Gales Ferry Marina, Inc. by Quit Claim Deed dated May 1, 1994 and recorded May 2, 1994 in Volume 242, Page 7 of the Ledyard Land Records, which land lies westerly of that certain property line more particularly bounded and described as follows:

Beginning at a point on the southerly side of Chapman Lane (so called) being marked by an iron pin and being the northwest corner of land of James L. Lewis and Lucille A. Lupinacci and being the northeast corner of land of Gales Ferry Marina, Inc. and being North 219,587.30, East 781,136.46 of the Connecticut Coordinate Grid; thence running South 27° 13' 11" West, a distance of 157.40 feet to an iron pin; thence continuing South 27° 13' 11" West, a distance of 18 feet more or less to the mean high water line of Clark Cove.

EXCEPTING FROM THE ABOVE THREE TRACTS THE FOLLOWING PARCELS OF LAND:

1) That certain piece or parcel of land conveyed to Dorothy E. Champlin by Quit Claim Deed dated September 26, 1990 and recorded September 27, 1990 in Volume 204, Page 161 of the Ledyard Land Records.

2) That certain piece or parcel of land conveyed to Dorothy Terranova (f/k/a Dorothy E. Champlin) by Quit Claim Deed. dated May 1, 1994 and recorded May 2, 1994 in Volume 242, Page 3 of the Ledyard Land Records.

3) That certain piece or parcel of land conveyed to James L. Lewis by Quit Claim Deed. dated May 1, 1994 and recorded May 2, 1994 in Volume 242, Page 5 of the Ledyard Land Records.

4) That certain piece or parcel of land conveyed to James L. Lewis and Lucille A. Lupinacci by Quit Claim Deed. dated May 1, 1994 and recorded May 2, 1994 in Volume 242, Page 9 of the Ledyard Land Records.

5) That certain piece or parcel of land conveyed to Dorothy E. Lewis by Quit Claim Deed dated January 19, 2016 and recorded January 19, 2016 in Volume 540, Page 566 of the Ledyard Land Records.

The premises are also shown on a certain map or plan entitled: "MONUMENTED PROPERTY SURVEY MAP DEPICTING LAND OF GALES FERRY MARINA, INC. A PORTION OF LAND OF

GALES FERRY, LEDYARD, CONNECTICUT, SCALE: 1" = 40', DATE: MARCH 26, 1994, REVISED: APRIL 14, 1994, PREPARED BY: DAVID L. STEIN, LAND SURVEYOR, WESTBROOK, CONNECTICUT", WHICH MAP IS RECORDED IN THE LAND RECORDS OF THE TOWN OF LEDYARD BEING MAP 1753 [Excepting therefrom that certain piece or parcel of land conveyed to Dorothy E. Lewis by Quit Claim Deed dated January 19, 2016 and recorded January 19, 2016 in Volume 540, Page 566 of the Ledyard Land Records which parcel is shown as "Parcel A" on a survey map entitled "General Location Survey Depicting Boundary Line Adjustment Prepared For Dorothy E. Lewis Off Chapman Lane Ledyard (Village of Gales Ferry) Connecticut Scale: 1' = 30' Date: October 2015", prepared by Mattern & Stefon Land Surveyors, LLC, which survey is recorded as Map #2887 on the Ledyard Land Records].

Together with right to use the road or pentway as set forth in the deed recorded September 17, 1920 in Volume 8, Page 570 of the Ledyard Land Records.

Together with an easement of right of way as set forth in the Quit Claim Deed from James L. Lewis to Gales Ferry Marina, Inc. dated May 1, 1994 and recorded May 2, 1994 in Volume 241, Page 948 of the Ledyard Land Records.

Together with an easement of right of way as set forth in the Quit Claim Deed from Dorothy Terranova to Gales Ferry Marina, Inc. dated May 1, 1994 and recorded May 2, 1994 in Volume 242, Page 15 of the Ledyard Land Records.