

# Site Plan Application

*For the Proposed:*

## **Retail Development**

*Located at:*

**1682 & 1686 CT Route 12  
Ledyard, Connecticut**

*Prepared for Submission to:*

**Town of Ledyard, Connecticut**

August 1, 2022

*Prepared for:*

**Garrett Homes, LLC**

59 Field Street

Torrington, CT 06790

*Prepared by:*



### **BL Companies**

100 Constitution Plaza, 10<sup>th</sup> Floor

Hartford, Connecticut 06103

Phone: (860) 249-2200

Fax: (860) 249-2400

BL Project Number: 2102412



August 1, 2022

Juliet Hodge, Planning Director  
Planning and Development Department  
Town of Ledyard  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

RE: Site Plan Application – Planning & Zoning Commission  
for a proposed +/-10,700sf retail facility  
1682 & 1686 CT Route 12, Ledyard, CT

On behalf of Garrett Homes, LLC, BL Companies respectfully submits a Site Plan Application for a proposed +/-10,700sf retail facility located at 1682 & 1686 CT Route 12 in Ledyard, Connecticut. The application package includes the following:

- (10) Copies of the Site Plan Application booklet prepared by BL Companies, Inc. dated August 1, 2022 including the following:
  - Site Plan Application
  - Project Narrative
  - Location Maps
- (4) sets of 24”x36 and (6) sets of 11”x17” land development plans prepared by BL Companies, Inc. and dated August 1, 2022.
- (4) Copies of the Stormwater Management Report prepared by BL Companies, Inc. revised on August 1, 2022

We are available at your convenience to review the plans and supporting documents.

Sincerely,

Timothy Houle, P.E.  
Senior Engineer

**TOWN OF LEDYARD  
APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW**

Application No. \_\_\_\_\_

Receipt Date \_\_\_\_\_

CAM Exempt?    Y    N

Date Submitted \_\_\_\_\_

Location of Work (street address) \_\_\_\_\_

Zoning District \_\_\_\_\_

Is this property within 500 feet of another town? \_\_\_\_\_

CAM Zone?     Y    N

Existing Use \_\_\_\_\_

Tax Assessor's Map No. 76-2120-1682  
&1686

• Please refer to the Zoning Regulations for assistance with application details.

Applicant/Agent \_\_\_\_\_ \* Signature  \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Owner (if different) \_\_\_\_\_

Address of Owner \_\_\_\_\_ Telephone \_\_\_\_\_

1686: 166 Centre St, Dover, MA, 02030

**Proposal:\***

- Site Plan                       Sign Permit                       Regulation Change+                       Zone Change+
- Gravel Permit                       Fill Permit                       Flood Hazard Permit.                       CAM Permit
- Special Permit+                       Other: \_\_\_\_\_

**Details** \_\_\_\_\_

**Special Exceptions:\*+**

- Apartment/Condominium                       Two-family Dwelling
- Bed & Breakfast Operation                       Mobile Home Village                       Contractor Home Occupation
- Country Inn                       Child Day Care Center                       Commercial Vehicle/  
Contractor Equipment Storage
- Temporary Saw Mill                       Home Husbandry\*\*

**+Public Hearing Required**

\*Does the deed for this property contain restrictions on the proposed activity? \_\_\_\_\_

\*\*Does the deed for this property contain restrictions on the keeping of animals? \_\_\_\_\_

Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ or Reapplication Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

List previous zoning application numbers: \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Denied by \_\_\_\_\_ Date \_\_\_\_\_

**FEE:** \_\_\_\_\_ + \$60.00 State Fee = \_\_\_\_\_ **DATE PAID** \_\_\_\_\_ **RECEIPT #** \_\_\_\_\_ 7/1/13



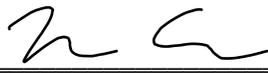
An Employee-Owned Company

July 25<sup>th</sup>, 2022

Site Walk Authorization

1682 & 1686 Route 12, Ledyard, Connecticut

BL Companies on behalf of the applicant, Garrett Homes, LLC, is providing this letter of authorization permitting Town of Ledyard staff, Planning and Zoning Commission members, and the Zoning Official access to the project site (1682 1686 Route 12) to conduct a site walk of the property. The applicant requests that notice is given at least 48 hours in advance of site walk. Please note the project site is currently wooded and has varying topography which does not currently allow for accessible entry, BL Companies encourages those visiting the site to wear suitable clothing, bug spray, and PPE such as a safety vest.

Applicant:  Date: 7/28/22

Printed Name: Matthew Eucalitto

Owner:  dotloop verified  
07/27/22 3:31 PM EDT  
Z9TW-7CC4-3BCH-CALQ

Printed Name: Karen K. Majalian, Trustee of The Majalian Survivor's Trust,  
u/a dated November 7, 2002

Owner:  dotloop verified  
07/27/22 3:31 PM EDT  
BRLY-WVRU-NXER-ZYJE  
Printed Name: Karen K. Majalian, individually

Owner:  dotloop verified  
07/28/22 7:05 AM EDT  
SGF6-QBBX-F8BC-XOVE  
Printed Name: Kathy M. Owens, individually

Contents

Introduction..... 2

Summary of Site Plan & Development Schedule ..... 2

    Existing Conditions..... 2

    Proposed Project..... 2

    Project Schedule & Construction ..... 3

Environmental..... 3

    Coastal Area Management ..... 3

    Natural Resources..... 3

Municipal Services & Infrastructure Usage..... 4

    Electric, Cable & Data..... 4

    Gas ..... 4

    Sewer ..... 4

    Domestic Water ..... 4

    Fire Protection ..... 4

    Stormwater ..... 5

    Traffic ..... 5

    Aesthetics..... 5

Summary ..... 5

Appendix A: Location Maps

- Figure 1: USGS Location Map
- Figure 2: Aerial Location Map
- Figure 3: Town of Ledyard Official Municipal Coastal Area Boundary Map
- Figure 4: CTDEEP Coastal Resources Map

Appendix B: Project Plans

Appendix C: Stormwater Management Report

## **Introduction**

Garrett Homes, LLC is proposing to develop the vacant lot at 1682 CT Route 12 and redevelop 1686 CT Route 12 on the east side of Route 12 in Ledyard, Connecticut. The company is local development agency located in Torrington with many facilities throughout Connecticut.

Work for their proposed facility shall include construction of a +/-10,700sf retail facility. Site improvements include associated earthwork, paved parking and driveways, utility connections, a stormwater management system, site lighting and landscaping.

This narrative is being provided in conjunction with the filing of a Site Plan Application with the Planning & Zoning Commission. The proposed site plans and building elevations have been provided in conjunction with this narrative to illustrate details of the project. A project summary is provided below.

## **Summary of Site Plan & Development Schedule**

### Existing Conditions

The subject site is within the Gales Ferry Design District zone and consists of two lots with a total area of 4.18 acres. Located on the eastern side of CT Route 12, the site is bounded to the north by a residential house at 1700 CT Route 12, to the east by residential homes on Ferry View Drive, to the south by McDonald's, and to the west by CT Route 12. Existing features of the site include woodland and a single-family residential home with associated driveway and lawn areas.

Topography generally slopes from higher elevation to the east towards lower elevation to the southwest. The existing elevation at the eastern side of the property is approximately 122', sloping to an approximate elevation of 44' at the southwestern corner of the site. Stormwater and soil details have been provided in the Stormwater Management Report enclosed with the Site Plan Application with the Planning & Zoning Commission.

### Proposed Project

Construction will include a +/-10,700 square foot building to be used as a retail facility. Site improvements include new parking and circulation areas with associated site grading, stormwater management features, utility connections, site lighting with energy efficient LED fixtures, and landscaping.

The new facility will be constructed out of a variety of non-combustible materials designed to complement the surrounding commercial facilities. It will be concrete slab on grade, 25'-8" tall, building with exterior walls consisting of a mix of brick, HardiBoard, and metal panels.

### Project Schedule & Construction

Garrett Homes, LLC would like to begin construction in fall of 2022 and complete construction in spring 2023. They expect initial occupancy of the building to occur in winter 2022/2023.

Construction activities on the site will generally begin at 7:00AM and complete by 5:00PM. Equipment used during construction will include several pieces of heavy equipment as well as a variety of trucks. Anticipated pieces of heavy equipment include an excavator, loader, bulldozer, rollers, skid steer, lull, and paving equipment. Dump trucks, concrete trucks, and a variety of tradesperson vehicles will also be present during construction.

### **Environmental**

#### Coastal Area Management (CAM)

The project site is within the Coastal Area Management area, as defined and depicted by the “Official Municipal Coastal Area Boundary Map” adopted by the Ledyard Planning Commission as of May 7, 1998. The parcels are not considered to be waterfront property, the on-site resources include shorelands as shown on Figure 4: CT DEEP Coastal Resources Map. Figure 4 also shows proximity to “F” on the map, which indicates freshwater wetlands and undesigantated tidal wetlands approximately ~250 feet northwest of the site, as well as “W” on the map, which indicates wetlands and open bodies of water approximately ~520 feet west of the site. 1682 & 1686 CT-Route 12 are located approximately ~2,600 feet from the edge of the Thames River, and approximately ~1,250 feet from the edge of Clark Cove; both measurements are based on available GIS mapping and are not field verified. The resources and infrastructure available at 1682 & 1686 Route 12 are capable to accommodate the proposed use with no anticipated adverse impacts to the surrounding community or coastal resources. The proposed retail development and associated construction is anticipated to align with the goals and policies in section 22a-92 of the Connecticut General Statues by conforming with local zoning codes as a commercial development in a commercial dominated zone, therefore able to provide for economic development by increasing jobs and taxes and will also increase water quality for stormwater runoff from the site.

#### Natural Resources

No wetland resource areas or upland review areas currently exist onsite. There are wetland resources found through available GIS mapping approximately ~250 feet west of the site, across Route 12; the proposed development anticipates no adverse impact to these wetland resources. There are no documented rare species habitat, floodplain, or areas of historical significance on the site.

## **Municipal Services & Infrastructure Usage**

### Electric, Cable & Data

It is anticipated that the proposed facility will have its own three phase, 480-volt electric service from a utility pole along the western side of Route 12. A new utility pole will be installed on the eastern side of Route 12 to bring service across the roadway overhead. From the new pole, the electric service will be installed underground in conduit to a proposed pad-mounted transformer on the eastern side of the building. A new underground telephone and data service will be brought in from the new utility pole.

### Gas

There is an existing high-pressure gas main located just east of the paved roadway. Due to the sensitive nature of high-pressure mains, a natural gas service is not proposed for this project. Instead, an above-ground propane tank will be installed onsite east of the building.

### Sewer

There is no public sewer available in Route 12 along the project site. The existing single-family home at 1682 CT Route 12 has an existing septic system that is in working condition. This house will be demolished as part of the project. The septic system will be replaced in-kind and used for the proposed facility. Since the septic system is at a higher elevation than the proposed facility, a pump will be provided in the building to discharge wastewater from the building up to the septic system. The Ledge Light Health District has provided preliminary approval of this approach. Application for formal approval has been submitted to the Heath District and is currently under review.

### Domestic Water

There is an existing 1-inch domestic water service onsite service the house. This service will be cut and abandoned at the curb stop in accordance with water utility provider requirements. A new 1-inch water service for the proposed facility will connect to the existing service line at the existing curb stop.

### Fire Protection

The facility does not require a fire suppression system. There are two existing hydrants in close proximity to the site. The first is located approximately 25-feet south of the site along Route 12 in front of the McDonald's parking lot. The second is located across Route 12 from the house. The proposed site improvements include circulation drives on the north and east sides of the facility to aid in emergency vehicle access. Emergency vehicles will be able to get within 30-feet of the

building on the north and east sides via the paved parking and drive aisles. On the west side, emergency vehicles will be able to get within 58-feet of the building via Route 12. Emergency personnel will have access around the south side of the building from the parking area on the east side or from Route 12 on the west side of the facility.

### Stormwater

Stormwater runoff from the newly paved areas will be collected in a deep sump and hooded catch basin and treated in a hydrodynamic separator inlet unit. Both inlets from paved areas will release stormwater to a surface stormwater management basin for infiltration. Overflow from the stormwater management basin is provided via an underground pipe and discharges to the existing paved drainage ditch within the state right-of-way. Roof runoff will be collected through downspouts and piped to discharge to the paved drainage ditch. Details of the proposed stormwater management system are outlined in the Stormwater Management Report provided with the Site Plan Application with the Planning & Zoning Commission.

### Traffic

The proposed facility will have one paved access drive off Route 12. The access drive is 36' wide with one 12' entry lane and two 12" exit lanes and is sized to accommodate delivery truck access. There will be (35) paved parking spaces that are a minimum of 9'x20' for regular passenger cars. Emergency vehicles will have access around the northern and eastern sides of facility.

### Aesthetics

The proposed project will be constructed with traditional New England architectural finishes that complement the look of the surrounding areas. Strategic landscaping has been provided to soften the appearance of the proposed structure and enhance the appearance of the property.

### **Summary**

The project has been thoughtfully planned to meet project goals and minimize potential impacts to the surrounding area. The proposed project has been designed in accordance with the current Zoning Regulations.

The project will provide an aesthetically appealing and energy efficient retail facility, create jobs and generate revenue for the Town.

In consideration of this information, we are asking that the Town of Ledyard Planning & Zoning Commission approve the proposed retail facility on the east side of Route 12 for Garrett Homes, LLC.

Applicant:  Date: 7/28/22

Printed Name: Matthew Eucalitto

Owner:  dotloop verified  
07/27/22 3:31 PM EDT  
NQBR-7Z5T-4LWA-LKFR

Printed Name: Karen K. Majalian, Trustee of The Majalian Survivor's Trust, u/a  
dated November 7, 2002

Owner:  dotloop verified  
07/27/22 3:31 PM EDT  
YBEX-YBVX-PHW-02YA  
Printed Name: Karen K. Majalian, individually

Owner:  dotloop verified  
07/28/22 7:05 AM EDT  
LTZX-AJEL-BXGX-QENJ  
Printed Name: Kathy M. Owens, individually

## APPENDIX A

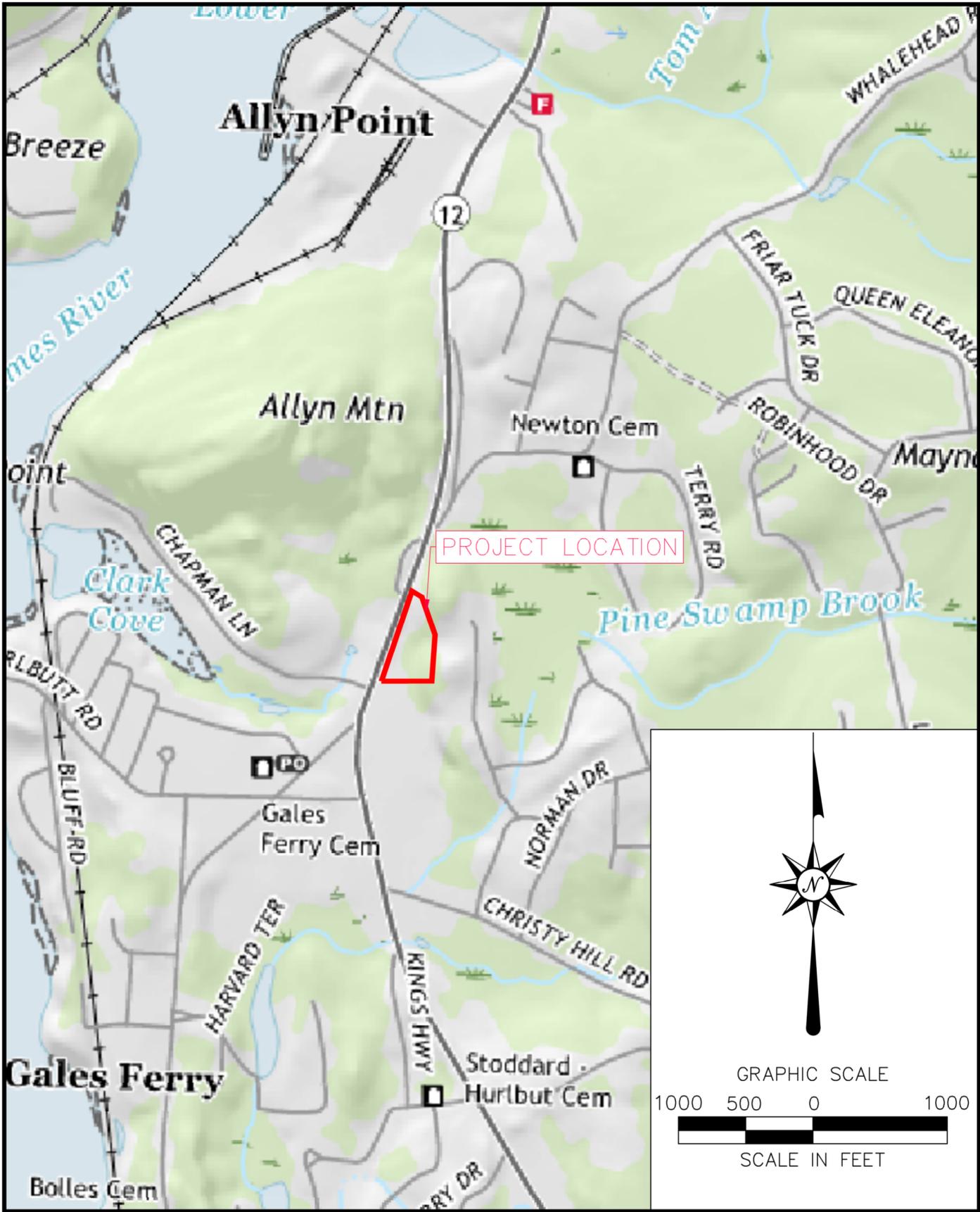
### LOCATION MAPS

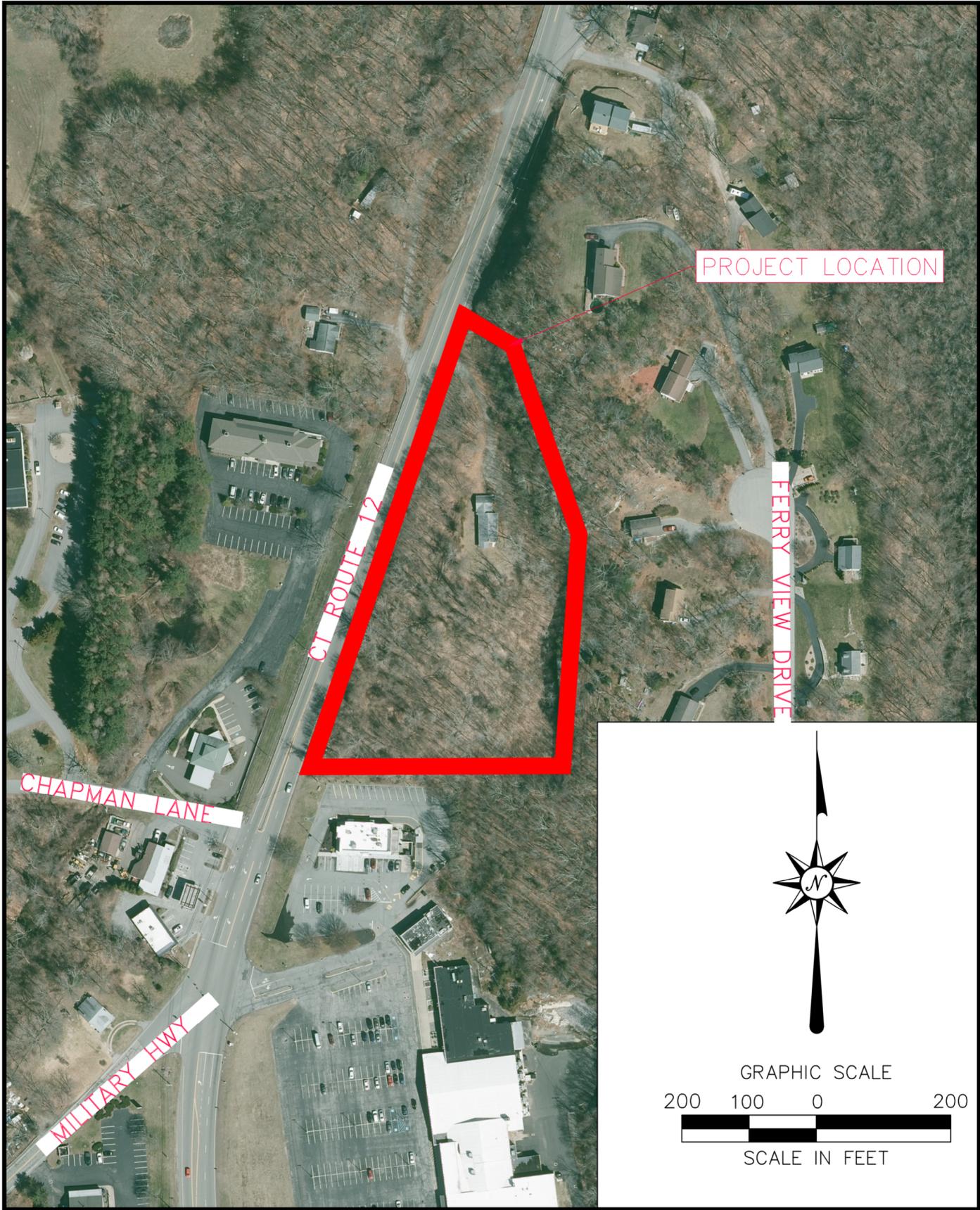
Figure 1: USGS Location Map

Figure 2: Aerial Location Map

Figure 3: Town of Ledyard Official Municipal Coastal Area Boundary Map

Figure 4: CTDEEP Coastal Resources Map





ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

**PROPOSED RETAIL  
DEVELOPMENT**

1682 & 1686 CT ROUTE 12  
GALES FERRY, CONNECTICUT

Designed T.A.H.  
Drawn T.A.H.  
Checked T.A.H.  
Approved K.M.M.  
Scale 1"=200'  
Project No. 2102412  
Date 6/20/2022  
CAD File EXH210241201

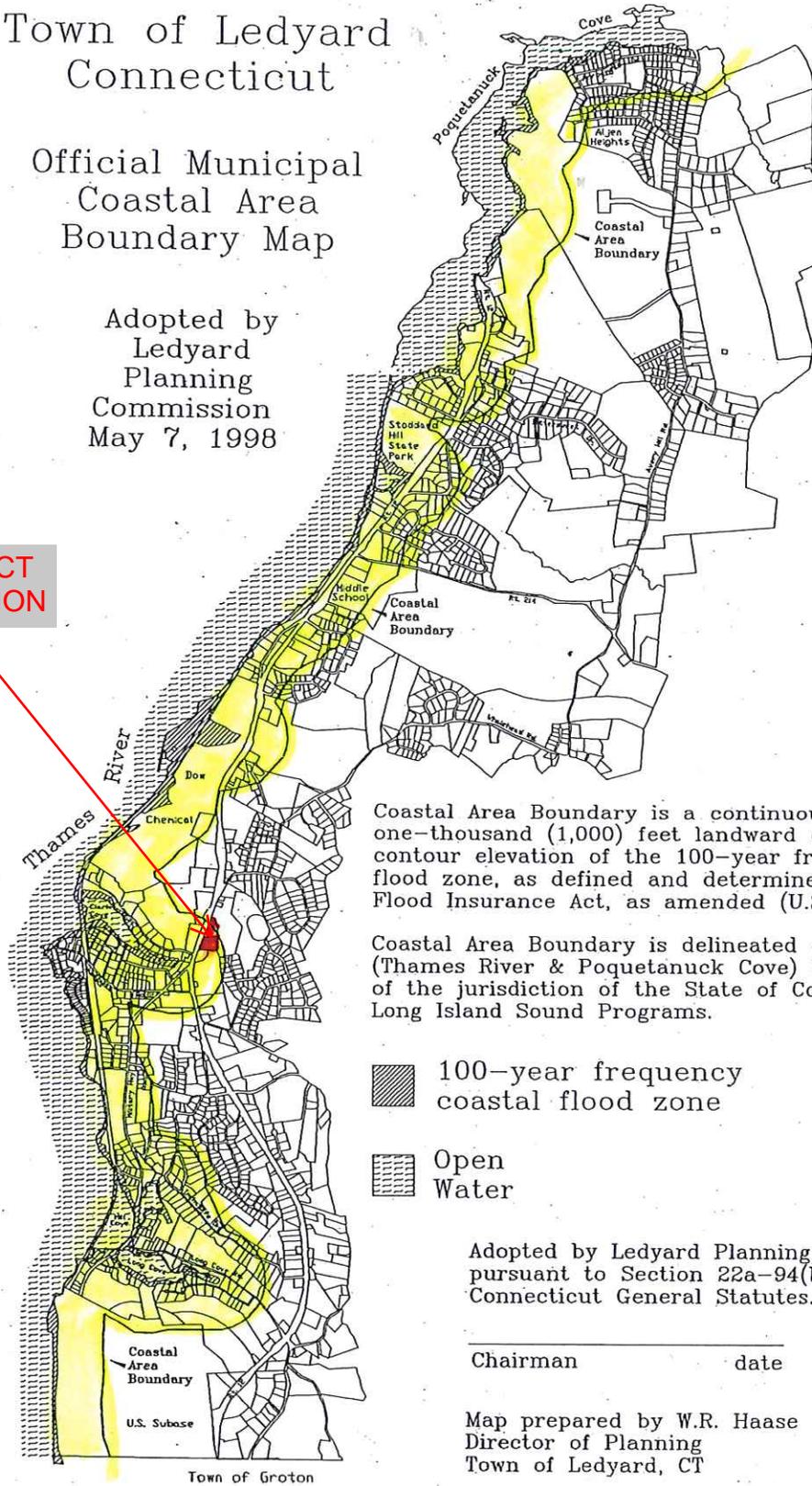
**FIGURE 2**  
AERIAL LOCATION MAP

# Town of Ledyard Connecticut

## Official Municipal Coastal Area Boundary Map

Adopted by  
Ledyard  
Planning  
Commission  
May 7, 1998

**PROJECT  
LOCATION**



Coastal Area Boundary is a continuous line delineated one-thousand (1,000) feet landward of the interior contour elevation of the 100-year frequency coastal flood zone, as defined and determined by the National Flood Insurance Act, as amended (U.S.C. 42 Section 4101).

Coastal Area Boundary is delineated on the seaward side (Thames River & Poquetanuck Cove) by the seaward extent of the jurisdiction of the State of Connecticut Office of Long Island Sound Programs.

 100-year frequency coastal flood zone

 Open Water



0 600 1600 2000  
Scale in Feet

Adopted by Ledyard Planning Commission pursuant to Section 22a-94(b)&(f) of the Connecticut General Statutes.

Chairman \_\_\_\_\_ date \_\_\_\_\_

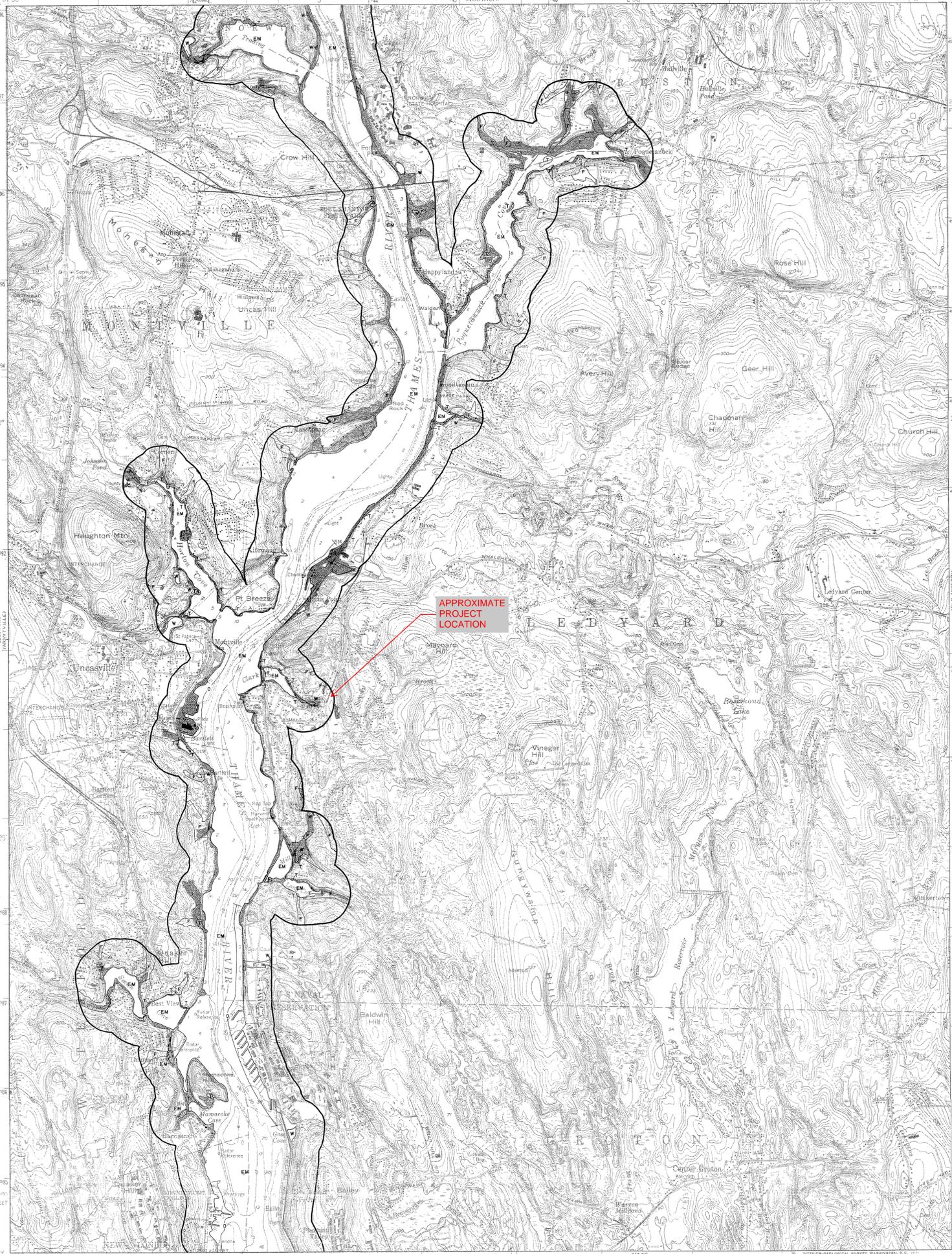
Map prepared by W.R. Haase  
Director of Planning  
Town of Ledyard, CT

COASTAL LAND RESOURCES

- E COASTAL BLUFFS AND ESCARPMENTS:** Steep, seaward sloping marine cliffs or escarpments composed of unconsolidated bouldery to stony or sandy to gravelly soils. The slopes are active and the shores retreating (eroding). The slopes may be mantled with a sparse shrub or herb cover of salt spray tolerant plants. (Sources: 1,2)
  - ME MODIFIED BLUFFS AND ESCARPMENTS:** Bluffs and escarpments which have been temporarily stabilized by erosion control structures (revetment, bulkhead or seawall) positioned seaward of the marine cliff or escarpment. (Source: 1)
  - B BEACHES AND DUNES:** Moderately sloping shores composed of water worked sand, gravel or cobble deposits (beach) and when present, wind deposited sands (dunes or sand flats). The beach (prober) is positioned between mean low water and coastal bluffs/escarpments or dunes or vegetation. The map designations include all areas of sandy beach fill. Dunes and sand flats positioned landward and elevated above the beach, support coastal grasslands dominated by beach grass (*Ammophila arenaria*). (Sources: 1,2,3,4)
  - MB MODIFIED BEACHES AND DUNES:** Beach systems temporarily stabilized by an erosion control structure (revetment, seawall or bulkhead) positioned between the dune ridge and the beach. (Source: 1)
  - R ROCKY SHOREFRONTS:** Shorefront composed of bedrock or armored with a dense aggregate of boulder and stone. Includes rugged nearly vertical rock cliffs or gently seaward sloping rock and bouldery lands. (Source: 1)
  - COASTAL "100-YEAR" HAZARD AREA:** 100 year coastal flood hazard area as identified by the Federal Emergency Management Agency (FEMA). On those coastal islands currently unmapped by FEMA, the flood hazard area is conservatively approximated by the 10' contour interval. (Sources: 2,5)
  - F FRESHWATER WETLANDS AND UNDESIGNATED TIDAL WETLANDS:** Areas defined in Section 22a-39 of the Connecticut General Statutes as "land, including submerged land, not regulated pursuant to sections 22a-20 to 22a-51 (Freshwater Wetlands and Wetlands Act), inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain, inland wetlands and meadows (Act)." Includes all freshwater wetland soils and any poorly to very poorly drained soils of the Pascatuck and estuarine series (tidal wetland soils) that are unmapped and unregulated by the state tidal wetland program. (Sources: 1,5)
  - I ISLANDS:** A land mass of bedrock or till encircled by coastal waters. (Note: All critical coastal resource components of the island such as bluffs and escarpments, beaches and dunes, rocky shorefront and wetlands should be managed accordingly whether or not these are displayed on this map.) (Sources: 1,2)
  - SHORELANDS:** Upland areas at elevations in excess of the 100 year still water level and located within the coastal boundary. (Sources: 2,5)
  - D DEVELOPED SHOREFRONT:** Port and harbor areas which have been highly engineered and developed resulting in the functional impairment or substantial alteration of their natural physiographic features or systems. (Sources: 1,3,4,7)
  - W WATER:** Open water bodies such as but not limited to lakes and ponds subject to regulation under Sections 22a-36 to 22a-45 of the Connecticut General Statutes. (Source: 2)
- INTERTIDAL RESOURCES**
- T REGULATED TIDAL WETLANDS:** Official state designated and regulated tidal wetlands located within the coastal boundary. The areas depicted on this map shall in no way supersede the official state regulated tidal wetland maps at the scale of 1:2400. (Source: 6)
  - INTERTIDAL FLATS:** Level to gently sloping areas subjected to alternating periods of tidal inundation and exposure. Sediment is variable ranging from mud to sand. (Source: 2)
- COASTAL WATERS**
- EM ESTUARINE EMBAYMENTS:** Protected coastal water bodies with an open connection to the Sound including tidal rivers, bays, coves and lagoons. (Source: 2)
  - NW NEARSHORE WATERS:** Those waters and submerged lands between mean low water and a depth approximated by the 10 meter bathymetric contour. (Source: 2)
  - OW OFFSHORE WATERS:** Those waters and submerged lands seaward of a depth approximated by the 10 meter bathymetric contour. (Source: 2)
- COASTAL BOUNDARY:** As defined in Section 22a-94 of the Connecticut General Statutes as amended by Public Act 79-535. (Lands and waters seaward of the inside edge of this line are subject to the provisions of the Connecticut Coastal Management Act)

- SOURCES:**
1. False Color Infrared Aerial Photographs (1:12000), 1974
  2. U.S.G.S. 7.5 Minute Quadrangle
  3. Surficial Geology Maps (U.S.G.S. or Connecticut Geological and Natural History Survey)
  4. Soil Conservation Service, Coastal Soil Maps (1:24000), 1979
  5. Flood Insurance Maps Prepared by the Federal Emergency Management Agency (hazard boundary maps, preliminary flood insurance rate maps or final flood insurance rate maps, whichever ones were most current at this printing)
  6. State Regulated Tidal Wetland Maps (1:2400)
  7. Coastal Area Management, Land Use Overlays (1:24000)

This map is intended as a guide to identify the approximate locations of coastal resources. Map designations conform to the resource definitions in Section 22a-39 of the Connecticut General Statutes as amended by Public Act 79-535. Boundary lines are as precise as this map and source information permit. This map shall not supersede any existing and more precise official tidal wetland maps, state or municipal inland wetlands map or FEMA Flood Insurance map. Specific question or comments, relating to the map units or the application of this map, should be directed to the Connecticut Coastal Area Management Program.



APPROXIMATE PROJECT LOCATION



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER  
SHOPLINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1.8 FEET



**ROAD CLASSIFICATION**

Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
State Route ———

UNCASVILLE, CONN.  
N4322.5-W7200/7.5

1958  
PHOTOREVISED 1970  
AMS 5866 I NE-SERIES V818

87



# COASTAL RESOURCES

1979. Prepared by Coastal Area Management Program,  
Connecticut Department of Environmental Protection.

Base Map U.S.G.S. 7 1/2 minute quadrangle

APPENDIX B  
PROJECT PLANS

PROJECT PLANS  
INCLUDED UNDER SEPARATE COVER

APPENDIX C  
STORMWATER MANAGEMENT REPORT

STORMWATER MANAGEMENT REPORT  
INCLUDED UNDER SEPARATE COVER