



TOWN OF LEDYARD

Department of Land Use and Planning

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DATE: March 2, 2023
TO: Ledyard Planning & Zoning Commission
FROM: Juliet Hodge, Director of Land Use & Planning
RE: Application# PZ23-01SITEMOD - 740 Colonel Ledyard Highway

The above-referenced application is for a modification of an existing site plan to reflect a proposed change in use from commercial to commercial and residential Mixed-use. In this "Phase 2" of the overall redevelopment of the former Ledyard Center School, the proposal is to convert the north-easterly wing of the former school to four (4) 2- bedroom and nine (9) 1-bedroom apartment units, each with one bathroom. The first phase of the redevelopment involved converting the northerly end of the school into a Daycare Center utilizing the existing playground and converting the former gym into a package store.

There have been several other classroom conversions into retail space since the original Site Plan was approved. Current uses include the following:

Gym Area: Alumni Spirits – Liquor Store – 3200sf

Units B1 & B2: Global Child – Daycare – 1700sf – 40 children – 5 Staff

Added after 2020 Approval

Units A-2 & A-4: Coastal Mudworks – Pottery studio/classes - ~1500sf – 24-30 students

Unit A-6: Frye's Barber Shop

Unit A-10: Lucille's - Coffee Shop – 1020sf – 16 Seats

Unit A-12: Mohegan Trading post – Retail

Units A-14 & A-16 – Catalina's Asian Groceries

Unit C-2: Church – 900sf. 35 seats – 7-10 parking

Please be advised of the following comments with regard to review of the application and plan set entitled "Plan Showing Property of Ledyard Center, LLC, Ledyard Center Design District, 740 Colonel Ledyard Highway, A.K.A. Connecticut Route 117, Ledyard, CT, Prepared by Dieter & Gardner, Dated February 2023 Sheets 1-5", received by the Land Use Dept. on February 2, 2023:

1. The title of the plan should be revised to reflect current Zone: Ledyard Center **Development** District.
2. Plan does not show required setback lines or 100ft buffer line from Wetlands.

3. Per the Site Plan Check Sheet (D), please provide the names and addresses of all abutters within 100ft.
4. Please provide a Zoning Compliance Chart including items detailed in the Site Plan Check Sheet (B)
5. Per Section 9.4.6, the new parking area needs landscaped end islands as there are more than 10 parking spaces. Please add to the plan and provide details.
6. Per Section 9.4.4(F)(6), no parking area or driveway can be closer than 10ft to any building as that area is reserved for landscaping and/or walkways. A portion of the proposed parking near the south end of the “apartment building wing” appears closer than 10 ft.
7. Floor plans indicate one accessible unit on the north end of the building; however, the handicap spaces are shown at the opposite end of the building with a wood ramp leading to concrete steps and no further walkway around to the accessible unit. These spots should be moved to the end where the accessible unit is, and the handicap ramp is located.
8. Bollard protection for propane tanks was required in 2020 and were to be shown on the Site Plan. Please add bollards to the plan.
9. No additional dumpsters appear to be provided for the residential units. Where are they to dispose of trash?
10. Modified Plan must show one-way traffic south to north travel for the site.
11. Add signature for the Soil Scientist who delineated the wetlands – or indicate in a note when they were actually last delineated.
12. No proposed additional lighting has been shown on the plan. Will there be any new lighting at each apartment door or in the new parking area for safety? If so, all new lighting detail is required.
13. Please provide a floor plan for **all units** with dimensions and locations of bathrooms, mechanicals, connecting corridors, entrances, and egresses etc. (Site Plan Check Sheet B-4(C))
14. Where will the Church currently occupying Unit C2 be relocated?
15. Provide a full set of Renderings for the portion of the building being renovated and include details about siding materials per Site Plan Check Sheet (B-4(E)). Missing (front) elevations and I am unclear about what the “painted plywood” is covering on the two ends of the building and what it will look like. Will the individual entrances be covered in any way? Awnings of some kind? Is there a second means of egress for each unit? (Site Plan Check Sheet B-4(B))
16. Will the existing pavement area be repaired or resurfaced in back of the building?
17. A utilities plan is required per 11.2.1(H). LLHD has not approved this plan to my knowledge.
18. Identify the source of water for fire protection per Site Plan Check Sheet (B-6 A(1)) Fire Marshal review pending.
19. Building Official review pending for handicap parking space(s) & ramp(s) location. Revise if needed. (Signs must be updated to new “active” sign). No proposed handicap ramp detail shown – please provide.