

TOWN OF LEDYARD
Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

August 11, 2022 PZC Meeting

Property Address: 1682 & 1686 CT Route 12, Gales Ferry, CT.
Application: #PZ22-13SITE – #22-14CAM New Retail Facility
Applicant: Garnett Homes, LLC
Property Owner: Trustee of the Majalian Survivors Trust, Karen K. Majalian & Kathy M. Owens
Lot Size: 4.18 acres
Zoning District: GFDD
Public Water/Sewer: Public Water/On-site septic.
Wetlands/Watercourses: No
Flood Hazard Zone: No.
CAM Zone: Yes.
Public Water Supply Watershed: No.
Proposed Public Improvements: New Water Line
Legal: #PZ22-13SITE and 22-14CAM Submitted to Land Use Office on 8/1/22. Received by PZC on 8/11/2022.

Staff Review of Applications PZC #22-13SITE and #22-14CAM

Applicant Garrett Homes, LLC, has submitted a Site Plan Application prepared by BL Companies for a proposed +/-10,700sf retail facility located at 1682 & 1686 CT Route 12, Ledyard, CT. In addition to the retail facility, the project includes associated earthwork, paved parking and driveways, utility connections, a stormwater management system, site lighting and landscaping.

Per the narrative provided, 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.

The project site is within the Coastal Area Management area, as defined and depicted by the "Official Municipal Coastal Area Boundary Map" (May 7, 1998), but the parcels are not considered to be waterfront property. The parcels are located approximately 2,600 feet from the edge of the Thames River, and approximately 1,250 feet from the edge of Clark Cove. There are no wetlands on the property. The closest wetland resources are located approximately 250 feet west of the site, across Route 12.

The following documents and plans were submitted in conjunction with the application:

- Site Plan Application and CAM Applications
- Project Narrative including Location Maps and CAM narrative
- Site development plans prepared by BL Companies, Inc. and dated August 1, 2022. (Includes CAM Maps)
- Stormwater Management Report prepared by BL Companies, Inc. revised on August 1, 2022

The plans as submitted are in substantial compliance with the requirements of the regulations for a Retail facility in the GFDD with respect to bulk requirements, parking, access and loading, sight lines, signage location and landscaping. The placement of the building, parking areas and landscaping is consistent with the recommended design guidelines for the GFDD as well.

The following items must be addressed prior to approval (or made conditions of approval)

1. Per 6.6B(1)(l): Please provide CAM Demarcation line on the Site Plan (boundary Survey or SP1).
2. Per 6.6B(1)(m) Please provide a signature block on all sheets (or at least those to be filed with the Clerk (Boundary Survey, GN1, SP1, OP1, GD1, SU1))
3. Per 6.6B(8)(i): Please provide a signature block for the SE&SC Plan sheet and provide the name of the individual responsible for installing and maintaining the E&SC Measures (6.6B(8)(h)).
4. Per 6.7A(1)(c): Please provide information regarding expected traffic generation.
5. Please provide a Lighting Plan and identify location and type of all proposed lighting for building and parking areas.
6. The plans were also reviewed by Steve Masalin, Town Engineer. Comments were provided and all issues identified must be addressed prior to approval.

Further permits/ approvals required:

1. LLHD Approval is required
2. Please provide application for encroachment permit
3. Applicant must submit an application to merge 1682 & 1686 Rte. 12 prior to filing the mylars.
4. Demolition permit required prior to issuance of a Building Permit for construction.