

May 21, 2026

Town of Ledyard
Department of Land Use and Planning
741 Colonel Ledyard Highway
Ledyard, CT 06339

Attention: Elizabeth J. Burdick
Director of Land Use & Planning

Re: Response to Land Use Director Comments – Application PZ#26-XSITE
Property: 1947 Center Groton Rd, Ledyard, CT 06339 (Parcel ID: 67-430-1947)

Project: Construction of a 72-unit Multi-Family Development and associated site improvements

Dear Ms. Burdick:

We are in receipt of the Land Use Director Comments contained in the Preliminary Memorandum for the Record for Application PZ#26-XSITE. The comments are restated below, followed by a Response section for each item.

Miscellaneous Comments:

1. Revise plan to add any notes required by Groton Utilities. See Comments dated 4/23/26.
Response: The notes request by Groton Utilities have been added to the plans as listed in the May 4, 2026 Ledyard Inland Wetland & Watercourses Commission response to comments letter.

2. LLHD approval required for abandonment of two wells on the property.
Response: EG Homes has contacted LLHD to start the coordination for the abandonment of the two wells on the property.

3. Emergency spill plans shall be provided as part of the application. See GU watershed comment #4 & #5.
Response: A SPCC Plan is required by CTDEEP when the volume of all tanks 55 gallons or larger stored on site is over 1,320 gallons of oil, or the site has an aggregate volume of 42,000 gallons of oil or more store in underground tanks, or there is a reasonable expectation that a discharge of oil to a “navigable water of the United States” or “adjoining shorelines” would result considering a possible worst-case scenario. None of these apply to the proposed site.

4. GU recommends MOU between it and new site owner. See watershed comments #6.a.i & ii.

Response: Maintenance and testing will be performed in accordance with Town and State requirements. A copy of the General Stormwater Permit will be provided once approved by CTDEEP.

5. DEEP Construction Stormwater General Permit required for 5-acres+ of soil disturbance prior to issuance of zoning permit to start work. Condition of approval.

Response: An application for coverage under the DEEP Construction Stormwater General Permit will be Submitted.

Application:

1. Owner address noted on application form differs from that listed on Assessor Card as 114 Torrington Court, Mooresville, NC 28117 . Please confirm and revise as needed.

Response: The owner's address has been updated on the application to match the Assessors Card.

Cover Sheet (G0.00):

1. Add "(Map ID: 67/430/1947)" after street address on plan title.

Response: The Map ID has been added to the Cover Sheet (G0.00)

2. Revise to show accurate owner address after verifying (see Application #1 above).

Response: The owner's address has been updated on the application to match the Assessors Card.

General Notes (G0.01):

1. Note 40: Revise to add date of wetlands/watercourses delineation and CSS name.

Response: General Notes (Sheet G0.01) Note 40 has been revised for the date of the delineation.

2. Note 42: Revise "the Fire District Marshal" to "the Town of Ledyard Fire Marshal."

Response: General Notes (Sheet G0.01) Note 42 has been revised to Town of Ledyard Fire Marshal.

3. Note 57: Revise to add "Owner shall notify municipality."

Response: General Notes (Sheet G0.01) Note 57 has been revised accordingly.

4. Note 66: Revise to state "meeting with owner, municipal staff and the civil engineer."

Response: General Notes (Sheet G0.01) Note 66 has been revised accordingly.

5. Note 73: Revise to add “with SESC controls in place.”

Response: General Notes (Sheet G0.01) Note 73 has been revised accordingly.

Existing Conditions Survey (EX-1):

1. General Note 9: Need to refer to Town Attorney for legal opinion regarding “rights” of others as portions of the area shown on the existing conditions survey are proposed for buildings. Applicant’s attorney may opine, as well.

Response: Comment Noted

2. Will the Developer grant an easement to #1939 Center Groton road for encroachments (Shed, Driveway) over #1947?

Response: A future lot line revision is proposed to address the encroachments from 1939 Center Groton Road. The portion of property with the encroachment will be transferred to 1939 Center Groton Road.

Demolition Plan (C0.00):

1. To the greatest extent possible, staff recommends/requests that interior stone walls be reused as landscape material.

Response: The Applicant will reuse the existing stonewalls where feasible.

2. Boundary stone walls are to be protected and preserve. L.S. shall flag in field in some manner prior to the start of work.

Response: A note to “protect and preserve perimeter stone wall contractor to flag in field prior to start of work” has been added to sheet C0.00.

3. Does “Remove and dispose of CHD Disk in Ledge in southeast portion of property along frontage need to be replaced?

Response: Yes, the CHD disk will be replaced per CT DOT requirements.

Site Plan (C1.00):

1. Discussion comment: Sidewalks should be proposed along the front boundary line in its entirety or, in the alternative, continued through the property to connect to adjacent property. A public access easement would be required to allow foot traffic over #1947.

Response: Comment Noted

2. Revise sheet to show height of 3 proposed retaining walls with 4’ high chain link fence.

Response: The retaining wall call outs on sheet C1.00 have been revised to include the approximate retaining wall height and a 4’ high black vinyl coated chain link fence.

3. A black chain link fencing is proposed on top of retaining walls and swale made of a coated rust-free material compatible with the character of the Ledyard Center Development District.

Response: The call outs on sheet C1.00 have been revised to call for a black vinyl coated chain link fence the details on sheet C1.101 has also been revised to call for a black vinyl coated chain link fence.

4. Provide detail for grass pavers for emergency access drive and provide detail for paver patios.

Response: The emergency access drive has been revised to be a gravel surface. A detail of the proposed surface can be found on sheet C1.102.

5. Revise all notes on all sheets that state: "Provide and install concrete transformer pad and any bollards required by utility provider and/or the Town of Ledyard Fire Marshal."

Response: The transformer pad call outs on sheet C1.00 have been revised to include the Town of Ledyard Fire Marshal.

6. Revise all notes that state: "Provide and install modular block retaining wall with 4' high chain link fence" to add height of retaining wall.

Response: The retaining wall call outs on sheet C1.00 have been revised to include the approximate retaining wall height and a 4' high black vinyl coated chain link fence.

7. Clarify note "Provide and install 4" SWL (typ.), i.e., what is "SWL," "Solid White Line"?

Response: A 4" SWL is the abbreviation for a 4" Sold White Line a pavement marking key can be found in general note 30 on sheet G0.01.

8. Zoning Information: 1. Provide exact building heights per architectural plans with proposed grading per definition of building height. 2. Remove note re: building height may be increased to 65', etc. as this regulation is no longer in effect since January 2026.

Response: The building height in the zoning information table found on sheet C1.00 has been revised. The building height can also be found on the building elevations.

9. Show distances of buildings to setback lines.

Response: Set back distances to the closet set back for each of the perimeter buildings has been add to sheet C1.00

10. Parking is provided at 2 spaces per townhouse unit, including 1 outdoor space and one garage space.

Response: Comment Noted

11. Parking table states outdoor parking spaces provided at 9' x 18', but 16' x 20' (typ.) shown on plan. Revise table.

Response: The typical parking space proposed is 9' X 18'. The driveways have been enlarged to 16' X 20' minimum to include additional space.

12. In addition to proposed 2 parking spaces per unit, 25 additional parking spaces are proposed.

Response: The parking information table on sheet C1.0 has been revised to show a total parking count of 176 spaces 2 spaces per unit and an additional 32 parking spaces.

13. Identify accessible units on plan.

Response: A call out for the” Type B” Units has been added to sheet C1.00.

14. All work in the state right of way requires an encroachment permit from the State of CT DOT (Dept. of Transportation).

Response:

Grading Plan (C2.00), Drainage Plan (C2.50), Grading and Details Sheets (C2.100, C2.101, C2.102):

1. Review and approval by the Town Engineer required.

Response: Comment Noted

2. Substantial grading is proposed to property lines. Will temporary easements be required from adjacent property owners to achieve same?

Response: No temporary grading easement will be required since the proposed grading will not grade into adjacent properties.

3. Check with SM regarding drainage structures proposed at south property line.

Response: Comment Noted

Site Utilities Plan (C3.00) and Site Utilities Details (C3.100):

1. Site Utilities Plan requires review and approval by Fire Marshal (bollards as needed, fire hydrants locations), Groton Utilities for water on behalf of WPCA and Weston & Sampson for sewer on behalf of WPCA. Building official shall be consulted for any required building permits relative to any utilities.

Response: Comment noted Coordination is ongoing.

Erosion & Sediment Control Plan (C4.00) and Erosion & Sediment Controls Notes (C4.100):

1. Revise note southwest corner to state “Provide and install silt fence (typ.) with hale bale barrier.”

Response:

2. >3:1 slopes? Check regs.

Response: We have reviewed the Planning and Zoning regulations and where unable to find any reference to 3:1 slopes.

3. Spoil & Borrow? Note 11 – why? Check with Steve Masalin.

Response: Comment Noted

4. Sediment Control Notes - Note 15. Revise to inspect SESC bi-weekly at a minimum due to substantial grading.

Response: Inspections should be conducted in accordance with the DEEP Construction Stormwater General Permit at a minimum frequency of weekly

5. Operation Requirements – Note #2 revise to state “The contractor shall not proceed with grading, filling or other construction operations until the engineer and municipal staff have inspected and approved all installations.

Response: Note #2 has been revised as requested

6. Filling operations – Note #1 - revise to state “... engineer and municipal staff ...”

Response: Note #1 has been revised as requested

7. Placement of drainage structures, etc. – Note #1 – revise to add “... engineer and municipal staff.”

Response: Note #1 has been revised as requested

8. Final grading and paving operations – check regs re 3:1 slopes.

Response: We have reviewed the Planning and Zoning regulations and where unable to find any reference to 3:1 slopes.

9. Operation and maintenance of sediment controls – Note #1A – revise to inspect bi-weekly due to proposed grading.

Response: Inspections should be conducted in accordance with the DEEP Construction Stormwater General Permit at a minimum frequency of weekly.

10. Sediment basins/sediment traps – Note #A – revise to bi-weekly log.

Response: Inspections should be conducted in accordance with the DEEP Construction Stormwater General Permit at a minimum frequency of weekly.

11. Sediment and Erosion Control Notes – Note #3 - Erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer.

Response: A bond estimate will be prepped for the zoning permit submission.

12. Sediment and Erosion Control Notes – Note#4 – revise to bi-weekly.

Response: Inspections should be conducted in accordance with the DEEP Construction Stormwater General Permit at a minimum frequency of weekly

13. Reference CT Guidelines for Erosion & Sediment Controls Latest Addition, currently revised to March 30, 2024 throughout all notes where listed.

Response: All references have been updated

14. Revise all SESC notes referencing “weekly” inspections to bi-weekly inspections due to proposed grading.

Response: Inspections should be conducted in accordance with the DEEP Construction Stormwater General Permit at a minimum frequency of weekly.

15. Sediment and Erosion Control Notes – Note #14. Confirm DEEP General Permit required.

Response: Coverage under the DEEP Construction Stormwater General Permit will be required.

16. Sediment and Erosion Control Notes – Note #32. Check 70% permanent vegetative cover. Should be determined by municipal staff. Remove 70%?

Response: Note number 32 has been revised as requested.

Landscaping Plan (C5.00), Landscape Plan Enlargement (C5.01 & 5.02), and Landscaping Notes and Details (C5.100):

1. Eliminate note in northwest corner of site containing inland wetlands stating “10 FT. wide landscaped area for side buffer” and revise to state Existing vegetation to remain.” There shall be no disturbance of inland wetland areas.

Response: Note has been revised to say “Existing vegetation to remain”

2. Need to check plant/tree species for appropriateness.

Response: Comment Noted

3. Landscape Notes – Note 4 – Condition of Approval. The developer shall submit A site completion landscaping bond to insure same.

Response: Comment Noted

4. Landscape Notes – Add Note #20 stating “Final Landscaping shall be inspected and approved by municipal staff in accordance with approved site plan.

Response: Note #20 has been revised as requested.

Lighting Plan (C6.00), Lighting Notes & Details (C6.100):

1. Photometric Lighting plan shows no lighting spilling onto adjacent properties.

Response: Comment Noted

2. Consider changing freestanding lighting to be in character with current lighting style in Ledyard Center.

Response: Consideration will be given to matching the lights to those found in the Ledyard Center area.

3. Add legend or call out freestanding and building mounted lighting locations.

Response: The proposed site lighting can be found on sheet C6.00

Ledyard Zoning Regulations Sections:

1. ZR Sec. 7.4.B.3 (Driveways Residential) – Sightlines shall be shown on plan.

Response: A sight line plan has been included in the updated plan set see sheet C1.50. Additional discussion on the site lines can be found in the traffic report.

2. ZR Sec. 7.4.B.4 (Snowstack Space) – Show snow storage areas on plan.

Response: Snow Storage areas have been added to the site plan sheet C1.0.

3. ZR Sec. 7.9.5.C (Signs) – Show sign dimensions on detail sheet or applicant will be required to submit separate application for zoning permit for sign only at a later date.

Response: The entry sign has been revised and is shown on sheet C1.0. Additionally a detail of the proposed sign can be found on sheet C1.102

4. ZR Sec. 7.9.12.B. (Sign Standards for Specific Districts - LCDD) – Sign shall be proposed in accordance with this section.

Response: The entry sign has been revised and is shown on sheet C1.0. Additionally, a detail of the proposed sign can be found on sheet C1.102

5. ZR Sec. 7.10 (Stone Crushing and Temporary (Portable) Sawmills - Advise if there will be temporary stone crushing on site.

Response: Temporary Stone crushing will take place during construction in accordance with section 7.10.

6. ZR Sec. 8.28.F – Residence, Multi-family (Apartments, Condominiums, Townhouses) – Provide building height in accordance with ZR Sec. 2 definition.

Response: The building height requirements and proposed conditions have been update in the Zoning Information chat shown on sheet C1.00.

7. ZR Sec. 9.2.A-E (Sustainable Development) - Address in writing.

Response: The development has been thoughtfully designed to maximize energy efficiency by aligning roads along an East/West orientation, allowing designated solar array locations to achieve greater than 80% Total Solar Resource Fraction (TSRF) for optimal solar performance. All units are engineered to meet U.S. Department of Energy (DOE) EV Ready and PV Ready standards, ensuring they are fully equipped for future electric vehicle charging and solar installations. In addition, each home is designed to meet the requirements for DOE Zero Energy Certification, significantly reducing overall energy consumption and supporting long-term sustainability.

8. ZR Sec. 9.4.2 (Parking Ratios – Uses Not Listed) – Submit narrative stating sufficient information for the PZC to consider regarding proposed number of parking spaces is adequate for the proposed development.

Response: The required and proposed parking information is included on sheet C1.00.

9. ZR Sec. 9.5.2.D (Sightline Distance) – Show sightline distances on plan in accordance with this regulation or DOT specifications.

Response: A sight distance plan has been added to the plan set sheet C1.50. Additional sight distance information can be found in the provided traffic study.

10. ZR Sec. 9.5.4 (Traffic and Access) Revise plan to show directional markers for safe site circulations and any interior traffic controls (stop signs, one-way, etc.) if any.

Response: Traffic markings have been provided on sheet C1.00. Additional markings and control can be provided if requested.

11. ZR Sec. 9.5.5.G (Access Driveway Design) Identify on plan any required handicap spaces.

Response: One Accessible space is located near the Proposed Mail Boxes. Other required Accessible spaces will be located within the garages of the proposed units.

12. ZR Sec 9.6 (Refuse Storage) – Revise plan to show refuse storage areas.

Response: Refuse storage will have containers located in each garage per unit for curbside pickup. No standalone separate refuse storage containers/dumpsters are proposed for the site.

13. ZR Sec. 9.7 (Outdoor Storage) – Add note to plan there shall be no outdoor storage at the site other than those used for a typical residence, i.e. patio furniture, grills, etc.

Response: This information will be in the homeowners association documents

14. ZR Sec. 9.9 (Architectural Character and Historic and Landscape Preservation) – Address 9.9.2 & 9.9.3 in writing.

Response: The proposed development has been carefully designed to advance the intent of Sections 9.9.1–9.9.3 to the greatest extent practicable—including architectural compatibility, preservation of natural and historic features, and adherence to development district design objectives—while also maintaining an efficient, functional, and cost-effective site layout.

15. ZR Sec. 9.10 (Outdoor Lighting) – Revise plan to show freestanding and building mounted light locations and details. Lighting is strongly encouraged to be proposed in a manner consistent with LCDD existing lighting (see lighting fixtures along Ledyard Center area).

Response: Consideration will be given to matching the lights to those found in the Ledyard Center area.

16. ZR Sec. 11.2.1.B (Submission Requirements) – Tax map, property card and deed associated with the property to be submitted with application.

Response: A copy of the Tax map, property card and deed have been included with the Planning and Zoning application package.

17. ZR Sec. 11.2.1.C – Signed permission authorizing Commission and municipal staff to conduct a site walk of the property.

Response: A letter giving permission has been included with the Planning and Zoning application package.

17. ZR Sec. 11.2.1.D – Advise regulatory permits required for this project other than local.

Response: The project will require an Encroachment Permit for work within the CT DOT right of way and coverage under the Strom Water General Permit.

18. ZR Sec. 11.2.1.E – Appendix “B” Site Plan checklist required to be submitted with application.

Response: A copy of the checklist has been included with the Planning and Zoning application package.

19. ZR Sec. 11.2.1-11.2.8 (Submission Requirements) shall apply to this application.

Response:

We trust that the above responses will address the Land Use Director Comments. Please feel free to contact me at 203-608-2438 or khixson@blcompanies.com if any additional information is required.

Sincerely,



Kevin Hixson
Senior Project Manager
BL Companies