



**TOWN OF LEDYARD CONNECTICUT  
Planning & Zoning Commission**

741 Colonel Ledyard Highway

Ledyard, CT 06339-1551

PHONE (860) 464-3266 FAX (860) 464-1126

[www.ledyardct.org](http://www.ledyardct.org)

Marcelle Wood, Chairman

*VIA CERTIFIED MAIL #7022 2410 0000 6603 2043, 7022 2410 0000 6603 2036, 9589 0710 5270 2077 3160 12 and  
EMAIL: [dieter.gardner@yahoo.com](mailto:dieter.gardner@yahoo.com), [mtkineobuilders@att.net](mailto:mtkineobuilders@att.net)*

December 30, 2025

Peter Gardner, Agent

Dieter & Gardner

PO Box 335

Gales Ferry, CT, 06335

John H. Almy III & Marcy Z. Almy, Owners

2570 Oak Hills Drive

Colorado Springs, CO, 80919

Robert Hohlfelder, Applicant

R & N Holdings, CO., LLC

PO Box 246

West Mystic, CT, 06388

**RE: PZ#25-9SUB - 939 Long Cove Rd, Gales Ferry - Applicant- Rob Hohlfelder, R+N Holding Co, LLC - Agent, Peter Gardner, L.S. - Property Owners, John H. Almy III & Marcy Z. Almy for approval of 3-Lot Subdivision & Remaining Land Parcel.**

Dear Mr. Gardner,

The Ledyard Planning & Zoning Commission, at its December 11, 2025 Regular Meeting, **APPROVED** your above-referenced application PZ#25-9SUB - 939 Long Cove Rd, Gales Ferry - Applicant- Rob Hohlfelder, R+N Holding Co, LLC - Agent, Peter Gardner, L.S. - Property Owners, John H. Almy III & Marcy Z. Almy for approval of 3-Lot Subdivision & Remaining Land Parcel. **WITH THE FOLLOWING CONDITIONS:**

1. Final Plan shall be revised as follows:
  - a. Add note to plan "Undeveloped "remaining land" (proposed 975 Long Cove Road) will be subject to a future resubdivision application at which time Open Space will be provided for the entire 48.55-acres subject to this subdivision plan. Total to be dedicated shall be 10% or a minimum of 4.855-acres. As a condition of approval, in the event that said resubdivision application is not approved one (1) year of approval of this subdivision plan, the owner of the remaining land shall be required to make said

minimum dedication of Open Space at that time. The open space area of at least 4.855 acers shall be shown on the plan the exact location and dimensions as approved by staff.

- b.** Add note “A permit for regulated activities and a favorable report regarding the subdivision (IWWC#25-22SUB) was approved by the Inland Wetlands and Watercourses Commission at its regular meeting on 11/18/25. Permit expiration date: 11/18/2030.”
  - c.** Add note “There are no public improvements proposed for this subdivision. Permits for driveways for individual lot development are required for new homes.”
  - d.** Add note “The site is not located in a Coastal Area Management Zone, Flood Hazard Zone or Public Water Supply Watershed.”
  - e.** Add FEMA information – flood zone, panel no., etc.
  - f.** Add note “Per SR Sec. 4.6, Energy Efficiency, Energy Conservation and Use of Solar Energy was considered in designing this conceptual subdivision and this section will be considered for individual lot development.”
  - g.** Revise zoning compliance table to show existing and proposed lot sizes including lot frontages.
  - h.** Revise zoning compliance table to show buildable area (75% contiguous buildable area based on actual lot sized proposed) for all 3 lots per Zoning Regulations Section 4.
  - i.** Revise final plan top show sightlines for new driveways per the Ledyard Road Ordinances. (Note: The Town Engineer has determined the sightlines are adequate, however, they need to be shown on the final plan.)
  - j.** Revise plan to show Approval Blocks per SR Sec. 8.4.3.A. a-d.
  - k.** Driveway for 933 Long Cove Road shall have turn out in accordance with section ZR Section 7.4.b.8
- 2.** Prior to the endorsement of the final plan, the Applicant shall meet all of the requirements of LLHD as written in its report dated 12/5/25 (FD#9).
  - 3.** Any easement documents for proposed Lot #963 Long Cove Road as shown on the plan shall be submitted for review and approval by the Director of Land Use & Planning and the Town Attorney.
  - 4.** Boundary Monumentations and Lot Markers per SR Sec. 5.4 shall be installed and L.S. shall submit a letter certifying same prior to the endorsement of any approved Subdivision mylars.
  - 5.** Digital Submissions of the Final Subdivision Plan shall be submitted in accordance with SR Sec. 3.15 (Digital Map Submissions).
  - 6.** Final plan shall be recorded on the Land Records in accordance with SR Section 3.9 (Final Filing).

Please contact me at (860) 464-3215 with any questions or comments. Thank you.

Sincerely,

*Liz Burdick*

Director of Land Use & Planning  
Town of Ledyard

C: Anna Wynn, Land Use Assistant  
Hannah Gienau, Zoning & Wetlands Official

Seumas Quinn, Building Official  
Jim Mann, Fire Marshal  
Odalys Reyes Morales, LLHD  
Steve Masalin, Town Engineer  
Adrianna Hedwall, Assessor  
Fred B. Allyn III, Mayor  
Ledyard Postmaster, USPS  
File - Land Use Dept.