

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

September 16, 2022

Town of Ledyard Planning and Zoning Commission

Attn: Mrs. Juliet Hodge, Director of Planning

741 Colonel Ledyard Highway

Ledyard, CT 06339

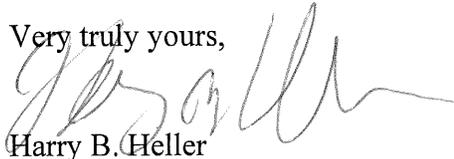
Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Juliet:

Enclosed herewith please find copies of the notices that were mailed to all property owners owning property that either abuts or is located directly across the street from the above referenced application parcel which have been sent pursuant to Section 3.6 of the Ledyard Subdivision Regulations. Also enclosed is a United States Postal Service Certificate of Mailing – Firm Form that evidences that the notices were mailed on September 16, 2022.

Should you have any questions, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures



Certificate of Mailing — Firm

Name and Address of Sender
Heller, Heller & McCoy
 736 Norwich-New London
 Turnpike Uncasville, Connecticut
 06382

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
8	8

Postmaster, per (name of receiving employ/ee)
Sam M. Wood

Affix Stamp Here
 Postmark with Date of Receipt.

B67808.05

\$4.000
 US POSTAGE
 FIRST-CLASS
 062S0010046047
 06382



USPS® Tracking Number	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	City of Groton c/o Groton Utilities 295 Meridian Street Groton, CT 06340	.57	.41		
2.	Mr. Keith Tyler Ms. Michela Lavin 89 Stoddards Wharf Road Ledyard, CT 06339	.57	.41		
3.	Mr. Allan Bruckner Mrs. Kathy Bruckner 93 Stoddards Wharf Road Ledyard, CT 06339	.57	.41		
4.	Ms. Ann Marie Donohue Mr. James Lawrence McCarthy, Jr. 95 Stoddards Wharf Road Ledyard, CT 06339	.57	.41		
5.	Mr. Randy D. Palmer Mrs. Sandra M. Palmer 101 Stoddards Wharf Road Gales Ferry, CT 06335	.57	.41		
6.	Shirley P. Pandora Grantor Retained Income Trust U/A 12/13/2018 102 Stoddards Wharf Road Ledyard, CT 06339	.57	.41		



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TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™
8	5

Postmaster, per (name of receiving employee)
Ken Neal



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
7.	Ms. Arlene Allard P.O. Box 94 Ledyard, CT 06339	.57	.41		
8.	State of Connecticut Commissioner of Public Health 410 Capitol Avenue Hartford, CT 06134	.57	.41		
9.					
10.					
11.					
12.					

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September 16, 2022

City of Groton
c/o Groton Utilities
295 Meridian Street
Groton, CT 06340

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of the above referenced real properties, in conjunction with an application for resubdivision approval of a proposed thirty-six (36) lot residential affordable housing resubdivision submitted under the provisions of Connecticut General Statutes §8-30g currently pending before the Town of Ledyard Planning and Zoning Commission. The properties which are the subject of the pending application are depicted as Lots 94, 96, 98 and 100 on Preston Assessor's Map 65.

The Town of Ledyard Planning and Zoning Commission has scheduled a public hearing on the resubdivision application for Thursday, October 13, 2022 at 7:00 p.m. The public hearing will be held at the Ledyard Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, Connecticut.

A copy of the resubdivision application, the project plans, the Affordability Plan and all supporting documentation and reports are on file in the Land Use Department located in the Land Use Office at the Ledyard Town Hall, 741 Colonel Ledyard Highway, Ledyard, Connecticut and are open for inspection during normal town hall business hours. These documents are public record and any interested person has the right to review the application materials, including the plans and supporting reports and documentation.

You are being provided with notice of this application due to the fact that you have been identified as the owner of property which abuts or is located directly across the street from the

City of Groton
September 16, 2022
Page 2 of 2

application parcels. Should you require further information with respect to the application, you may contact the Ledyard Land Use Department at the Ledyard Town Hall, 741 Colonel Ledyard Highway, Ledyard, Connecticut, (860) 464-3217 or you may contact this office, as representative of the Applicant.

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the permit application. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record.

Very truly yours,

COPY

Harry B. Heller

HBH/rmb

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Uncasville, Connecticut 06382

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Andrew J. McCoy (amccoy@hellermccoy.com)

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Facsimile: (860) 848-4003

September 16, 2022

Mr. Keith Tyler
Ms. Michela Lavin
89 Stoddards Wharf Road
Ledyard, CT 06339

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Mr. Tyler and Ms. Lavin:

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Z:\Avery Brook Homes, LLC\Subdivision\notices\Tyler & Lavin.docx

Mr. Keith Tyler
Ms. Michela Lavin
September 16, 2022
Page 2 of 2

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Facsimile: (860) 848-4003

September 16, 2022

Mr. Allan Bruckner
Mrs. Kathy Bruckner
93 Stoddards Wharf Road
Ledyard, CT 06339

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Mr. and Mrs. Bruckner:

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Mr. Allan Bruckner
Mrs. Kathy Bruckner
September 16, 2022
Page 2 of 2

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Uncasville, Connecticut 06382

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Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 16, 2022

Ms. Ann Marie Donohue
Mr. James Lawrence McCarthy, Jr.
95 Stoddards Wharf Road
Ledyard, CT 06339

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Ms. Donohue and Mr. McCarthy:

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Z:\Avery Brook Homes, LLC\Subdivision\notices\Donohue & McCarthy.docx

Ms. Ann Marie Donohue
Mr. James Lawrence McCarthy, Jr.
September 16, 2022
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736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

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Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 16, 2022

Mr. Randy D. Palmer
Mrs. Sandra M. Palmer
101 Stoddards Wharf Road
Gales Ferry, CT 06335

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Mr. and Mrs. Palmer:

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Z:\Avery Brook Homes, LLC\Subdivision\notices\Palmer.docx

Mr. Randy D. Palmer
Mrs. Sandra M. Palmer
September 16, 2022
Page 2 of 2

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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 16, 2022

Shirley P. Pandora Grantor Retained Income Trust U/A 12/13/2018
102 Stoddards Wharf Road
Ledyard, CT 06339

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Gentleperson:

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Z:\Avery Brook Homes, LLC\Subdivision\notices\Pandora Trust.docx

Shirley P. Pandora Grantor Retained Income Trust U/A 12/13/2018
September 16, 2022
Page 2 of 2

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Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 16, 2022

Ms. Arlene Allard
P.O. Box 94
Ledyard, CT 06339

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

Dear Ms. Allard:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of the above referenced real properties, in conjunction with an application for resubdivision approval of a proposed thirty-six (36) lot residential affordable housing resubdivision submitted under the provisions of Connecticut General Statutes §8-30g currently pending before the Town of Ledyard Planning and Zoning Commission. The properties which are the subject of the pending application are depicted as Lots 94, 96, 98 and 100 on Preston Assessor's Map 65.

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Ms. Arlene Allard
September 16, 2022
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September 16, 2022

State of Connecticut Commissioner of Public Health
410 Capitol Avenue
Hartford, CT 06134

Re: Application of Avery Brook Homes, LLC for an affordable housing subdivision (C.G.S. §8-30g) on properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut

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State of Connecticut Commissioner of Public Health
September 16, 2022
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