TOWN OF LEDYARD
CONNECTICUT

Planning & Zoning Commission

~ AGENDA ~

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
J.A. (Tony) Capon

Thursday, December 8, 2022 **7:00 PM** **Council Chambers - Hybrid Format**

Town Hall Annex - Council Chambers

Join Zoom Meeting
https://us06web.zoom.us/j/89386483725?pwd=S24rNHVqQUJOVWZSNHR5M3R6WThXUT09

Meeting ID: 893 8648 3725
Passcode: 837467

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)

VI. PRE APPLICATION OR WORKSHOP

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

VII. PUBLIC HEARINGS/APPLICATIONS

VIII. OLD BUSINESS

A. PZ22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation.

Attachments: PZ#22-19 - 1591 Route 12
PZ#22-19 - Route 12 - Property Map
Notice of PH

B. Application PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Lane, Gales Ferry, CT 06335, to allow a Short-term Rental use.

Attachments:
PZ22-16SUP STR 10 Cardinal Lane
Miello Letter
Supplemental info for PZC 11 01 22[16189]
PH Notice to Applicant
LEGAL NOTICE PH 10_27 and 11_3
10 Cardinal Lane - Aaron and Livia Baldwin email

C. Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and100 Stoddards Wharf Rd., Ledyard, CT 06339.

Attachments:
GEI Report Water
Ledge Light Report
List of Members
ltr.City of Groton
ltr.CT DPH
ltr.Town re submission
Plans - Submission Set
Traffic Study
Warranty Deed
Affordability Plan.2
Application
Authorization
Checklist
Declaration
Traffic Study
Notice to abutters
Staff report on 8-30g
Avery Brook Homes - FINAL Comments
Hodge, Juliet ltr - Town of Ledyard - 10-04-22
Avery Brook Homes - Preliminary Review Comments - Letter to TOL Planner
DPH Exhibit from M. Cherry
SA-P Env Review Avery Brook LLC Ledyard (002)DPH
830G Memo from Juliet
Revised Site Plan
LedgeLight Doc for Avery Brook - 94,96,98,100 stoddards
Engineering Report for Avery Brook Homes

IX. NEW BUSINESS

A. Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots).

Attachments: PZ#22-20RA Signed SCCOG Notification
PZ22-20RA- Town of Ledyard
PZ#22-20RA Exhibit List
SCCOG Moratorium Letter from N. Haggerty

B. Town of Ledyard Affordable Housing Plan

Attachments: Ledyard AHP Draft_Working 1122

C. Informal discussion on STRs

X. APPROVAL OF MINUTES

Draft Minutes November 10, 2022

Attachments: 11_10_22 Draft Minutes

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports

Attachments: Activity Report Nov 10 -Dec 8 PZC

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.

File #: 22-729 **Agenda Date:** 12/8/2022 **Agenda #:** A.

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number PZ #22-19 Submission Date 10/25 Official Receipt Date 11/10/22

FEE: $560 DATE PAID 10/25 RECEIPT # 760 143

Applicant/Agent Daniel Parke
(Please Print Legibly)

Signature: Daniel Parke

Address: 1591 Route 12 Gales Ferry CT Telephone 401-932-4056

E-Mail Address: dparke1591@gmail.com

Owner Name (if different): _____

Address of Owner: _____ Telephone ___-___-____

Location of Work (Street Address) 1591 Route 12 Gales Ferry CT

Tax Assessor's Map. 106 Block 2120 Lot 1591 Zone GF-DD

Is this property within 500 feet of another municipality? ~~Y~~ (N) CAM Zone Y (N)

Existing Use SINGLE FAMILY RESIDENTIAL CAM Exempt Y N

X Special Permit ___ Site Plan Review ___ Regulation Change ___ Zone Map Change

___ CAM Review ___ Other: _____

Details:

Page attached.

RECEIVED
OCT 25 2022
LAND USE DEPARTMENT

Approved by _____ Date _____

Denied by _____ Date _____

I am looking to start a lawn care business called Parke Lawn Care LLC. This business would be based out of my home that I own, located at 1591 route 12 Gales Ferry, CT.

- I will be the sole owner and employee of the business and my clients will be in various local locations in which I will drive to each day, not exceeding 4 trips to/from my residence per day. I plan to leave my residence in the morning and return in the evening, taking care of my clients one by one while I'm on the road.
- I will be using my truck, a GMC Sierra 1500 (GVW 6,500lb). At times, I anticipate towing my 5x10 enclosed trailer or 5x9 open wire mesh utility trailer with my GMC Sierra 1500.
- My truck and all equipment will be out of site from the main road and neighboring structures.
- I will not have any semi-trailers or special handling equipment at my residence.
- No visitors anticipated at my residence.
- No business will be conducted at my residence, except by computer, email, or telephone.
- I will not create any objectionable noise, odor, vibration, or unsightly condition noticeable from my property line.
- My equipment, lawn mower, hedge trimmer, weedwhacker, etc. will either be stored in my detached shed (non-heated) or my enclosed trailer, mentioned above.
- My enclosed and open trailer will be outside of the view of others and neatly placed into a wooded area on my property, when not in use.
- I will be the only person conducting my business at this time and do not anticipate anyone else parking on my premise.
- I do not anticipate generating any waste materials.
- I do not anticipate putting up a sign on my property.
- I will not be occupying any of the home's heated areas for my business.

Property Location 1591 ROUTE 12 | Map ID 106/ 2120/ 1591/ / | Bldg Name | State Use 1010
Vision ID 4670 | Account # 030000 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10-25-2022 8:25:50 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
PARKE DANIEL A + DUPLISEA HEATH	1 Level	2 Public Water	1 Paved	4 Bus. District
		6 Private Septic		
1591 ROUTE 12				
GALES FERRY CT 06335				

SUPPLEMENTAL DATA

Alt Prcl ID	106-2120-1591	Solar Pane	
Sub-div		Generator	
Dev.Lot		Forest	
Survey#		Farm	
Elderly		MPT SB	
Census	07012		
GIS ID	4670	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	60,700	42,490
RES EXCES	1-2	4,000	2,800
DWELLING	1-3	128,600	90,020
	Total	193,300	135,310

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PARKE DANIEL A + DUPLISEA HEATHER L	0496	0964	04-26-2012	Q	I	159,000	U
REIMER LOIS J - EX	0491	0819	11-27-2011	U	I	0	
CHAPMAN BARBARA N	0267	0559	03-20-1997	U	I	0	
CHAPMAN BARBARA N	0267	0102	03-04-1997	U	I	0	
CHAPMAN CARROLL W + BARBARA N	00024	0431	08-14-1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1-1	42,490	2020	1-1	42,490			
	1-2	2,800		1-2	2,800			
	1-3	90,020		1-3	90,020			
	Total	135310		Total	135310		Total	

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES

BEIGE FDN=CONC IA
FBM=FAIR QUALITY=NO HEAT
WALKOUT BSMT
04-8/03 ZONE R40 TO GFDD
25000SF MIN. 75' FRONTAGE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,800
Appraised Xf (B) Value (Bldg)	1,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	64,700
Special Land Value	0
Total Appraised Parcel Value	193,300
Valuation Method	C
Total Appraised Parcel Value	193,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
15-409	10-12-2015	RE	Remodel	1,700		100		WOOD STOVE & CHIMNEY L
10381	03-30-1995		ATT GARAGE	3,500	11-15-1995	100	09-30-1995	16X23

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-08-2020	DM			15	Reval Review
03-14-2001	SR			00	Measur+Listed
03-14-2001	SR			00	Measur+Listed
05-11-1992	KS	X		10	Letter Sent no response
05-11-1992	KS	X		10	Letter Sent no response
08-27-1991	CM			00	Measur+Listed
08-27-1991	CM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam M01	GFD		0.920	AC	72,000	1.07185	1	0.95	0040	0.900	SHARED DRIVE	1.0000	65,980.8	60,700
1	1010	Single Fam M01	GFD		0.890	AC	4,700	1.00000	0	0.95	0050	1.000	TOPO	1.0000	4,465	4,000
				Total Card Land Units	1.810	AC	Parcel Total Land Area	1.8100							Total Land Value	64,700

SCHEDULE A

Beginning at an iron pin in the westerly highway line of Route 12, said pin being 253.91 feet southerly of a Connecticut State Highway Department Monument (said monument being at the northerly corner of land now or formerly of Luman H. Hayden and Edward S. Hayden and also in the easterly line of land now or formerly of Irving Norman) and running thence S 33° 20' E along the westerly line of Route 12 for a distance of 250 feet to an iron pin, said pin being at the northeasterly corner of land now or formerly of James W. and Frieda E. Irvin; thence S 64° 17' W by said Irvin land and remaining land of said Luman H. Hayden and Edward S. Hayden, a total distance of about 412.13 feet (said line passing through a drill hole in a boulder 43.22 feet from the beginning of the line and through another drill hole in a boulder 33.91 feet westerly of the first mentioned drill hole) to said Norman land; thence by said Norman land first N 5° 13' W about 34 feet, then N 36° 47' E about 121 feet to a wall corner, and then N 7° 13' W by a stone wall about 166 feet to a drill hole in a stone wall and remaining land of Luman H. Hayden and Edward S. Hayden; and thence N 64° 17' E by said remaining land of Luman H. Hayden and Edward S. Hayden about 205 feet to the point and place of beginning.

Being the same premises conveyed to Carroll W. Chapman and Barbara N. Chapman by deed of Luman H. Hayden and Edward S. Hayden, dated August 14, 1957 and recorded august 15, 1957 in Ledyard land Records, volume 24, Page 431.

Said premises are conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Ledyard, public or private law and taxes to the Town of Ledyard, Connecticut on the October, 2011 list, hereafter coming due.

INSTR # 2012001148
VOL 00496 PG 0964
RECORDED 04/27/2012 11:20:09 AM
MICHAEL D. CURLEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX 397.50
STATE CONVEYANCE TAX 1,192.50

Return to:
DANIEL A. PARKE and HEATHER L. DUPLISEA
1591 Route 12
Gales Ferry, Ct 06335

EXECUTOR'S DEED-STATUTORY FORM

I, LOIS J. REIMER of Ledyard, Connecticut, duly qualified and authorized Executor of the Last Will and Testament of BARBARA N. CHAPMAN, late of Ledyard, Connecticut, in accordance with her Last Will and Testament, for consideration paid,

Grant to DANIEL A. PARKE and HEATHER L. DUPLISEA of Waterford, Connecticut, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

with EXECUTOR'S COVENANTS

A certain tract or parcel of land with the buildings and improvements thereon located in the Town of Ledyard, County of New London and State of Connecticut, known as 1591 Route 12, and more particularly described on Schedule A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 26th day of April, 2012.

Signed, Sealed and Delivered
in the Presence of:

Harold M. Lubin

Lois J. Reimer, Ex (L.S.)
LOIS J. REIMER, Executor
Duly Authorized

Carol L. Christiansen
CAROL L. CHRISTIANSEN

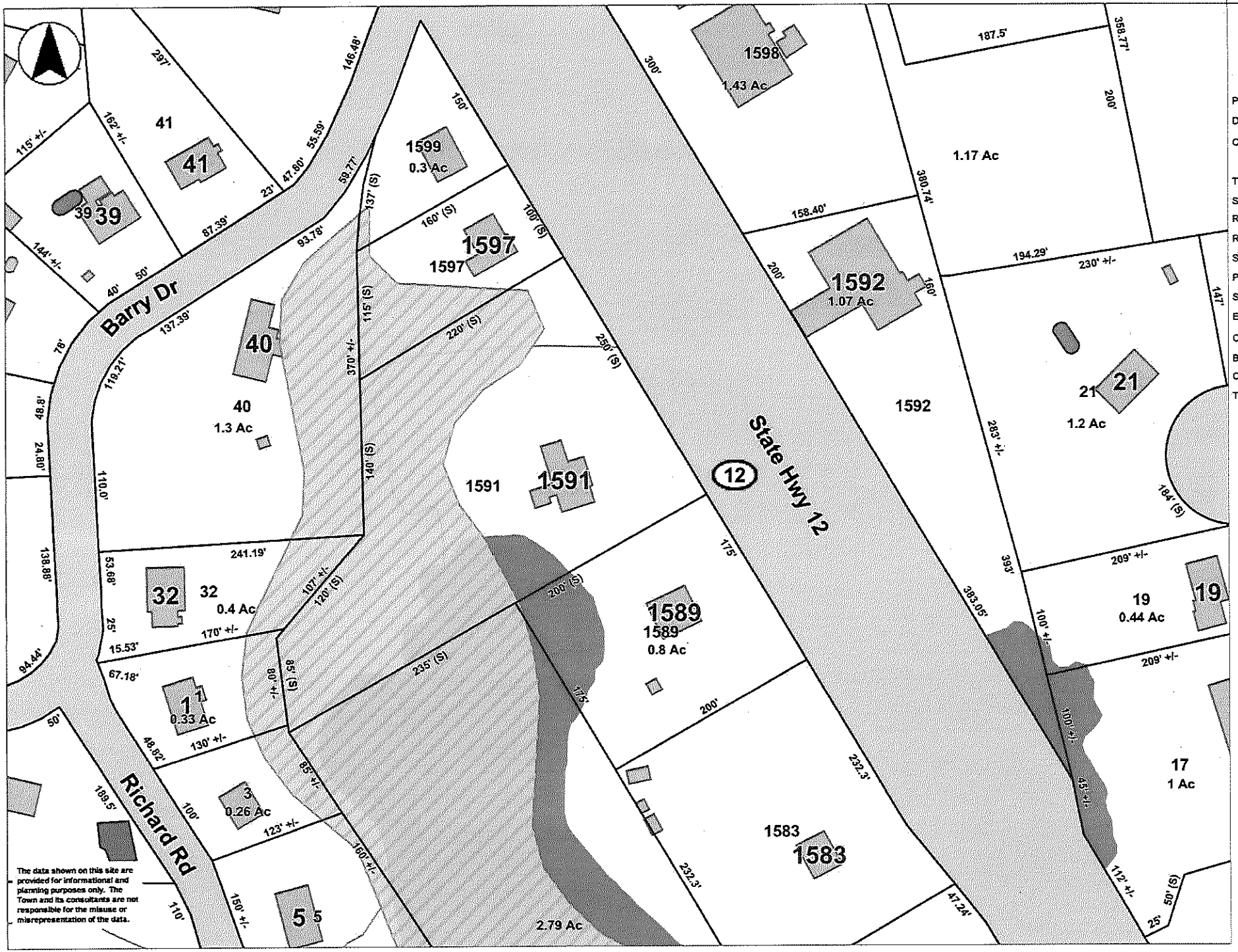
STATE OF CONNECTICUT)
) ss: New London
COUNTY OF NEW LONDON)

On this 26th day of April, 2012, before me, the undersigned officer personally appeared LOIS J. REIMER, Executor of the Last Will and Testament of BARBARA N. CHAPMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Harold M. Lubin
Commissioner of the Superior Court

Latest Address of the Grantees:
1591 Route 12
Gales Ferry, Ct 06335

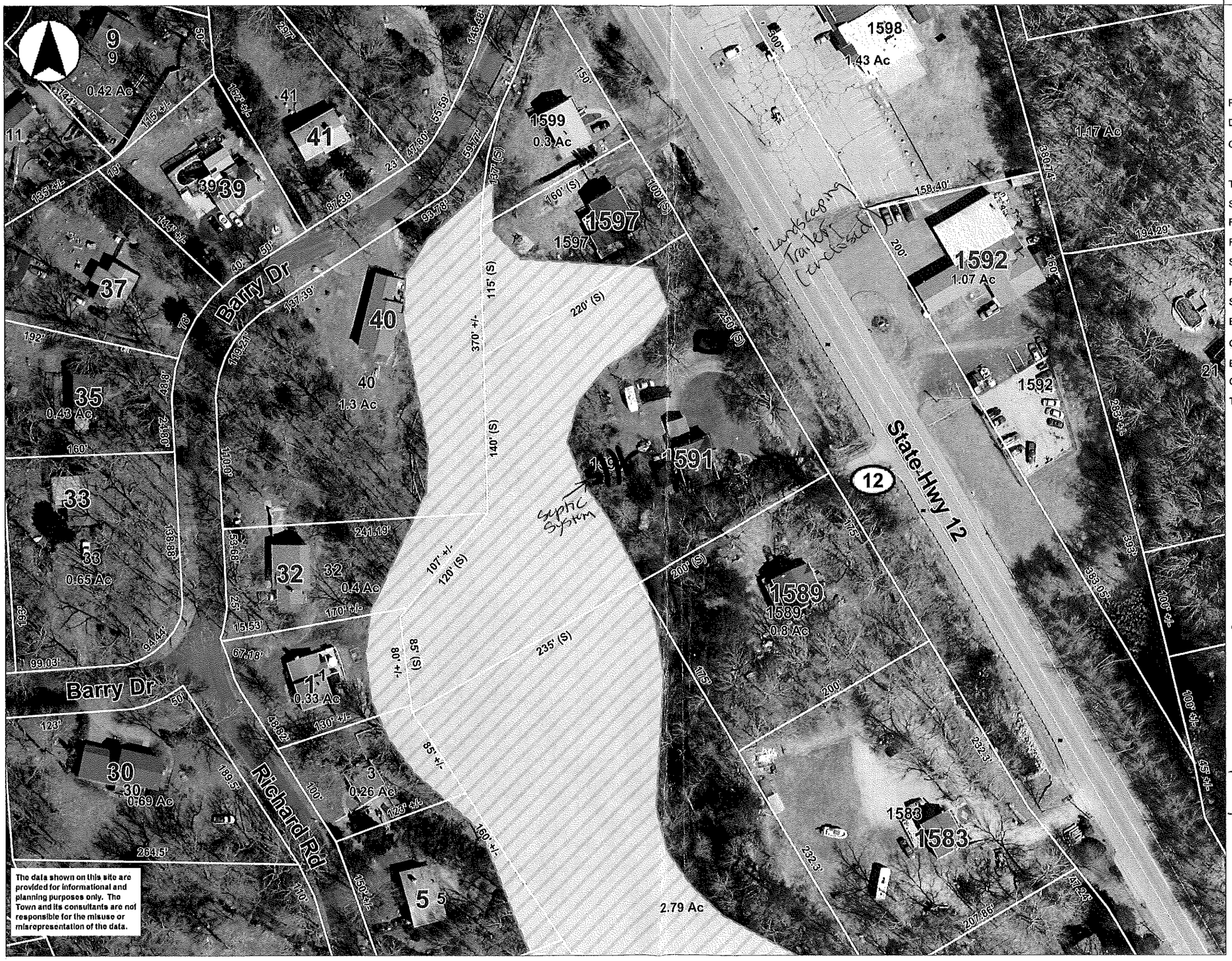


Parcels
DEP Wetland Soils
CT Highways
Interstate
US Highway
State Highway
Town Boundary
Sports Fields
Railroad
ROWs
Streets
Pools
Streams
Easements
Open Water
Buildings
CT Communities
Thames River

0 150 300 ft

Printed on 10/31/2022 at 04:06 PM

Ledyard, CT MapsOnline



Daniel Parke
1591 Rte. 12
Gales Ferry
GFDD

City water
Septic

DAIZ
- Shed, parking spot + Trailer used for business.
  All activity off-site.
- No new construction
- No outdoor storage of material or equipment

Parke Lawncare

LEGAL NOTICE
LEDYARD PLANNING & ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS

At 7:00 PM, on Thursday, December 8th, 2022, the Ledyard PZC will hold a Public Hearing on the following application:

PZ22-19SUP Application of Daniel Parke, 1591 RTE 12 Gales Ferry for Commercial Services Home Occupation.

A copy of the application and all supporting documents will be on file in the Town Clerk's Office and the Land Use Department at Town Hall, 741 Colonel Ledyard Hwy, Ledyard, CT 06339.

FOR PUBLICATION IN THE DAY ON Thursday, November 24 2022 & Thursday, December 1 2022.

File #: 22-389 **Agenda Date:** 12/8/2022 **Agenda #:** B.

LAND USE APPLICATION

Subject/Application:
Application PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Lane, Gales Ferry, CT 06335, to allow a Short-term Rental use.

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number PZ#22-16 SUP Submission Date 8/17/2022 Official Receipt Date 8/25/2022

FEE: $560.00 DATE PAID 8/17/2022 RECEIPT # 575041

==========

Applicant/Agent Victor O'Laughlen
(Please Print Legibly)

Signature: _____

Address: 10 Cardinal Lane Gales Ferry, CT 06335 **Telephone** 781- 656 - 5553

E-Mail Address: volaughlenct@gmail.com preferred

Owner Name (if different): same

Address of Owner: same **Telephone** same - -

Location of Work (Street Address) ~~work remotely~~ N/A

Tax Assessor's Map. 24 **Block** 370 **Lot** 10 **Zone** R40

Is this property within 500 feet of another municipality? Y (N) **CAM Zone** Y (N)

Existing Use single-family home **CAM Exempt** Y N

X **Special Permit** ___ **Site Plan Review** ___ **Regulation Change** ___ **Zone Map Change**

___ **CAM Review** ___ **Other:** _____

Details:
Special permit request to allow for hosted short-term rental use

Approved by _____ **Date** _____

Denied by _____ **Date** _____

Property Location 10 CARDINAL LN | Map ID 24/ 370/ 10/ / | Bldg Name | State Use 1010
Vision ID 570 | Account # 154940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-18-2022 10:06:55

CURRENT OWNER

NEW DIGS LLC

79 FOUNTAIN ST

NORWICH CT 06360

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	2 Suburban
	6 Private Septic	5 Curb & Gutter	

SUPPLEMENTAL DATA

Alt Prcl ID	24-370-10	Solar Pane	
Sub-div	HOLMBERG	Generator	
Dev.Lot	16	Forest	
Survey#		Farm	
Elderly		MPT SB	
Census	07012		
GIS ID	570	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	74,600	52,220
DWELLING	1-3	211,600	148,120
RES OUTBL	1-4	1,500	1,050
	Total	287,700	201,390

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NEW DIGS LLC	615	921	12-20-2021	U	I		
YUAN WAN-HSI + OLAUGHLEN VICTOR JR	607	786	07-19-2021	Q	I	354,350	00
NYBERG MICHAEL J + JILL M	0571	0482	11-29-2018	U	I	285,000	07
WITHROW RONALD LEE JR + SHALENE M	0395	0119	12-21-2004	Q	I	319,000	00
WATER STREET LLC	0390	0379	09-21-2004	U	I	255,000	06

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1-1	52,220	2020	1-1	52,220			
	1-3	148,120		1-3	148,120			
	1-4	1,050		1-4	1,050			
	Total	201390		Total	201390		Total	

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0065				

NOTES

BEIGE
FDN=CONC
NEW WINDOWS
8/2101 UPD ROOF
V373 P915 1/12/04 SPLIT
.92 TO LOT 12 CARDINAL LN
V373 P917 1/12/04 SPLIT
.92 FROM 10 CARDINAL LN
8/18/22 5BD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	209,000
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	74,600
Special Land Value	0
Total Appraised Parcel Value	287,700
Valuation Method	C
Total Appraised Parcel Value	287,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-202	06-13-2019	RE	Remodel	9,500		100	06-01-2019	ADD SUPPORT FOR EXISTIN
09-65	04-21-2009	RS	Residential	3,000	07-23-2009	100	05-29-2009	INSTALL ABOVE GROUND 18
02-312	08-01-2002		WOOD STOVE	3,000	10-01-2002	100	10-01-2002	CHIMNEY FLUE Closed per

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-17-2020	DM			15	Reval Review
03-23-2020	SF			14	Sales Review
01-24-2001	PL			00	Measur+Listed
01-24-2001	PL			00	Measur+Listed
05-18-1992	KS	X		10	Letter Sent no response
05-18-1992	KS	X		10	Letter Sent no response
10-07-1991	CM			01	Measur+1Visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam M01	R40		0.920	AC	72,000	1.07185	1	1.00	0055	1.050		1.0000	81,036	74,600
		Total Card Land Units			0.920	AC	Parcel Total Land Area			0.9200				Total Land Value		74,600

Property Location 10 CARDINAL LN | Map ID 24/ 370/ 10/ / | Bldg Name | State Use 1010
Vision ID 570 | Account # 154940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-18-2022 10:06:55

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	04	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	06	Board & Batten
Exterior Wall 2	19	Brick Veneer
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	3	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

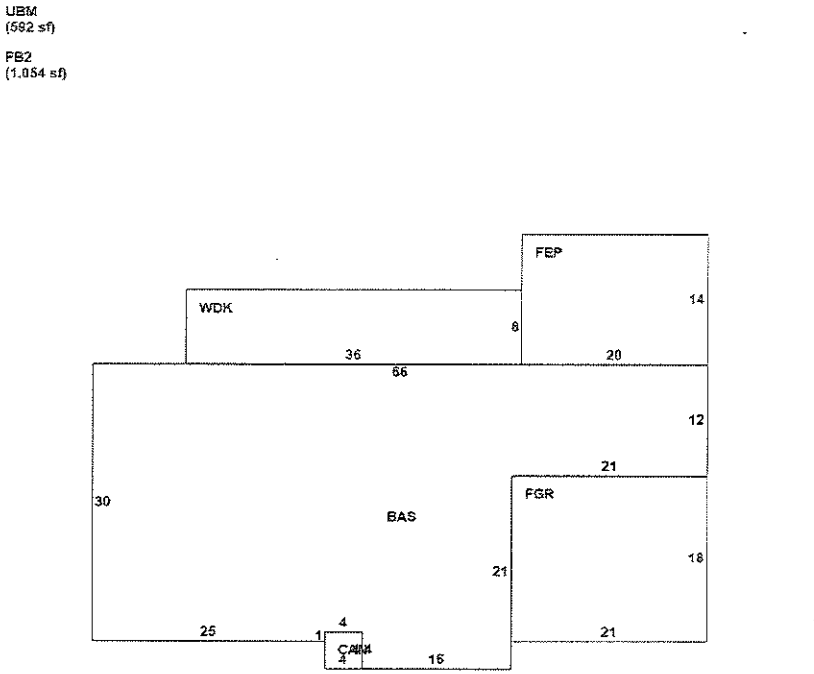
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam M01	100
		0
		0

COST / MARKET VALUATION

Building Value New	234,831
Adjusted Base Rate	87.79
Year Built	1976
Effective Year Built	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	209,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	1ST Fireplace	B	1	2200.00	2005		89.00		0	2,000
FLU2	Brick Flue	B	1	700.00	2005		89.00		0	600
SPL4	Pool- Round	L	18	90.00	2009		90.0		0	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	Main Floor	1,646	1,646	1,646	87.79	144,504
CAN	Canopy	0	16	3	16.46	263
FB2	Finished Bsmt- Ave	0	1,054	369	30.74	32,395
FEP	Finished Enclosed Porch	0	280	196	61.45	17,207
FGR	Finished Garage	0	378	151	35.07	13,256
UBM	Unfinished Basement	0	592	118	17.50	10,359
WDK	Wood Deck	0	288	29	8.84	2,546
	Ttl Gross Liv / Lease Area	1,646	4,254	2,512		220,530

Section 8.28

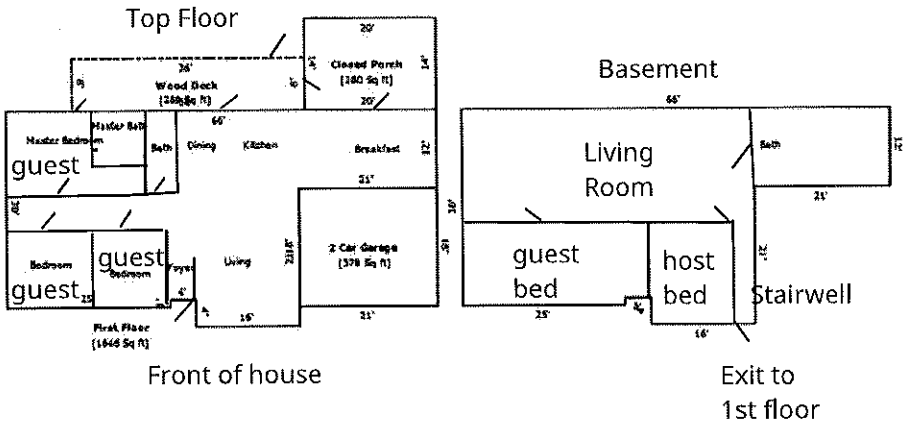
	Reg	Comment
B1	An STR must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the single-family dwelling. Its owner, the STR Host, may (a) occupy his single-family residence as his primary residence and use its accessory apartment as an STR, or (b) occupy the accessory apartment as his primary residence and use the single-family dwelling as an STR. The single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs	10 Cardinal is a single-family primary residence with the owners bedroom in the basement as highlighted in the site plan
B2	Apartments and condominiums in multi-family dwellings, shall not be used as STRs.	single-family home
B3	The applicant must be current on all municipal taxes at the time of application, and for the duration of time the dwelling is utilized as an STR	confirmed up to date
B4	The proposed STR shall not have Zoning, Building, Fire, or Health Code violations, and shall not be blighted under the Town's Blight Ordinance	no known violations
B5	The STR shall not constitute or create a risk to public health, safety, convenience, and/or general welfare	agreed
B6	STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STR's property card (in the tax assessor's office), less the number of bedrooms reserved for use by its host	Agreed, advertised as 4 bedroom home with 2 adults per room
B7	Unaccompanied minors are not permitted in an STR.	agreed, enforced via Airbnb and host
B8	Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, pet rules, and a declaration the host is the owner of and has his primary residence in the STR (or its accessory apartment, as appropriate)	agreed, in house rules
B9	An STR "use" must (a) be essentially invisible to the neighborhood; (b) not create a nuisance (i.e. noise, odors, trespass, lighting, etc.); (c) not be detrimental to the aesthetic quality of the residence or its neighborhood; and (d) not interfere with the quality of life in the neighborhood.	agreed, in house rules
B10	Non-lodging uses by STR guests, such as weddings, receptions, banquets, and corporate retreats, are prohibited	agreed, in house rules
B11	There shall be no signage, lighting, or other indication the dwelling is an STR	confirmed
B12	The Host is responsible for the conduct of his guests	agreed / confirmed

B13	The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department	Agreed and will be provided upon request / approval
B14	A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an STR if it is serviced by a shared driveway.	confired, no shared driveway
B15	A dwelling used as an STR without a special permit is prohibited	agreed, permit in process
C1	A copy of the LLHD approval of the proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval.)	completed and provided
C2	A copy of the applicant's official Connecticut photo ID or Connecticut Driver's License showing their primary residence (domicile) is the same as the address of their proposed STR	temporary license provided. Permanent license to be provided when received in September
C3	A copy of the property card showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License	provided
C4	A detailed floor plan, drawn to scale, of the single-family or duplex dwelling or accessory apartment to be used as an STR, showing room dimensions, bedrooms that will be used by guests, and bedroom(s) reserved for the host	provided
C5	A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed and sealed A-2 survey, but must satisfy site plan requirements listed in §6.6.A; §6.6.B-(1)-(a), -(c) [proposed use description], -(e), -(f), -(g), -(m); §6.6.B-(2)-(b) [location and building footprint, including decks, overhangs, pools, gazebos, tennis courts, fences, fire pits, etc.], -(g), -(h), -(j); and §6.6.B-(3)-(b) [location of parking spaces and driveway], and -(e) [surface treatment of parking areas].	provided
C6	A copy of the STR Host/Guest Agreement and the STR Rules and Regulations adequate for the protection of nearby properties from the risks of potential deleterious effects of the proposed STR use	provided
D1	Suitable off-street parking space(s) for the STR owner/host and his STR guests shall be provided	provided, 5 spaces
D2	On-street parking, and parking on non-designated spaces, is prohibited.	agreed, in house rules
D3	Covered parking (garages & carports) may be used for STR guest parking.	agreed, garage available
D4	All parking spaces shall have an all-weather surface	agreed, paved asphault driveway

E	Exterior permanent and temporary site lighting shall comply with applicable Zoning Regulations and be of a design that does not illuminate or create glare on nearby properties	agree, no change from previous owner
F	All garbage and recyclables shall be fully contained within the standard durable, insect-proof, and rodent-proof wheeled containers provided by the Town's refuse service provider	agreed & currently in use
G	In the event ownership of an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit the documents listed in §3-(A) – §3-(F) for the Planning and Zoning Commission to review and approve as a minor amendment to its Special Permit.	agreed
H1	The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these requirements	agreed / understood
H2	These regulations may be enforced pursuant to §15.1-A and §15.2-A of the Zoning Regulations, and Town Ordinance #300-009 (Zoning Citations).	understood
H3	The Planning and Zoning Commission may revoke an STR Special Permit, after a public hearing, for failure to comply with the requirements in these regulations	understood
I	All STRs that are currently permitted under Ordinance #300-30 shall be governed by that Ordinance until such time as their permit expires. At that time, a Special Permit shall be required in conformance with the STR Regulations herein to continue the STR use.	not applicable
	6.6 Site Plan	
A	A minimum of two (2) copies of site plans is required for any application. Applications that require Commission review require an additional eight (8) copies for Commission members.	10 copies to be provided
	The site plan shall be drawn at a scale of one inch (1") equals forty feet (40'), or another scale as may be approved by the Zoning Official or Commission, as appropriate, and shall include the following information:	drawn to scale
B1a	The name and address of the applicant and owner of record as listed on the Town's tax rolls	complete
B1b	Date, north arrow, and a numerical and graphic scale on each map	complete
B1c	A brief written description of the proposed use or uses and the type of work proposed	complete, in package
B1e	The address of the property and/or parcel identification number	complete, in package
B1f	Signed permission authorizing Commission members, the Zoning Official, and Town staff to conduct a site walk of the property. (May contain reasonable dates and time limits)	complete, in package

B1g	The boundaries of the property	complete
B1m	An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)	complete
B2b	Location and building footprint (including decks, overhangs, pools, etc.), design, size (to scale) and height of all existing and proposed buildings and structures, signs, fences, walls and any other structures as may be appropriate. (Reference the Design Guidelines if in a Design District.)	complete
B2g	Well location and/or public water connection	public water
B2h	Septic system	on site plan and details provided in LLHD for 5th bedroom approval
B2j	Location and height of retaining walls	complete
B3b	Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps	complete
B3e	Surface treatment of all parking and loading areas.	complete, asphalt

Victor O'Laughlen
10 Cardinal Lane Gales Ferry, CT



property card change to 5 BR in progress. LLHD approval provided.

TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

		Calculation Details
Living Area		
First Floor	1646 Sq ft	30 x 25 = 750 12 x 21 = 252 20 x 29 = 580 16 x 4 = 64
Total Living Area (Rounded):	**1646 Sq ft**	
Non-living Area		
2 Car Garage	378 Sq ft	21 x 18 = 378
Closed Porch	280 Sq ft	20 x 14 = 280
Wood Deck	288 Sq ft	36 x 8 = 288
Patio	201.06 Sq ft	Arc = 100.53 Arc = 100.53
Basement	1646 Sq ft	30 x 25 = 750 12 x 21 = 252 20 x 29 = 580 4 x 16 = 64

Site Plan - Short-term Rental Application

I. Victor O'Laughlen, applicant and owner of property
II. Proposal to use the single-family property as a hosted short-term rental as specified in section 8.28 of zoning regs
III. Address: 10 Cardinal Lane, Gales Ferry, CT 06335
IV. This document authorizes Commission members, the Zoning Official, and Town staff to conduct a site walk of the property assuming it is scheduled and coordinated between the owner / applicant and the group requesting the consolidated review.
V. Boundaries of the property highlighted in the Ledyard land records map below
VI. Approval block signature to be provided by commission
VII. Location and building footprint added to the Ledyard land records map below
VIII. Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps added to the Ledyard land records map below
IX. Surface treatment of the driveway and outdoor parking spaces is asphalt and concrete (indoor 2-car garage)

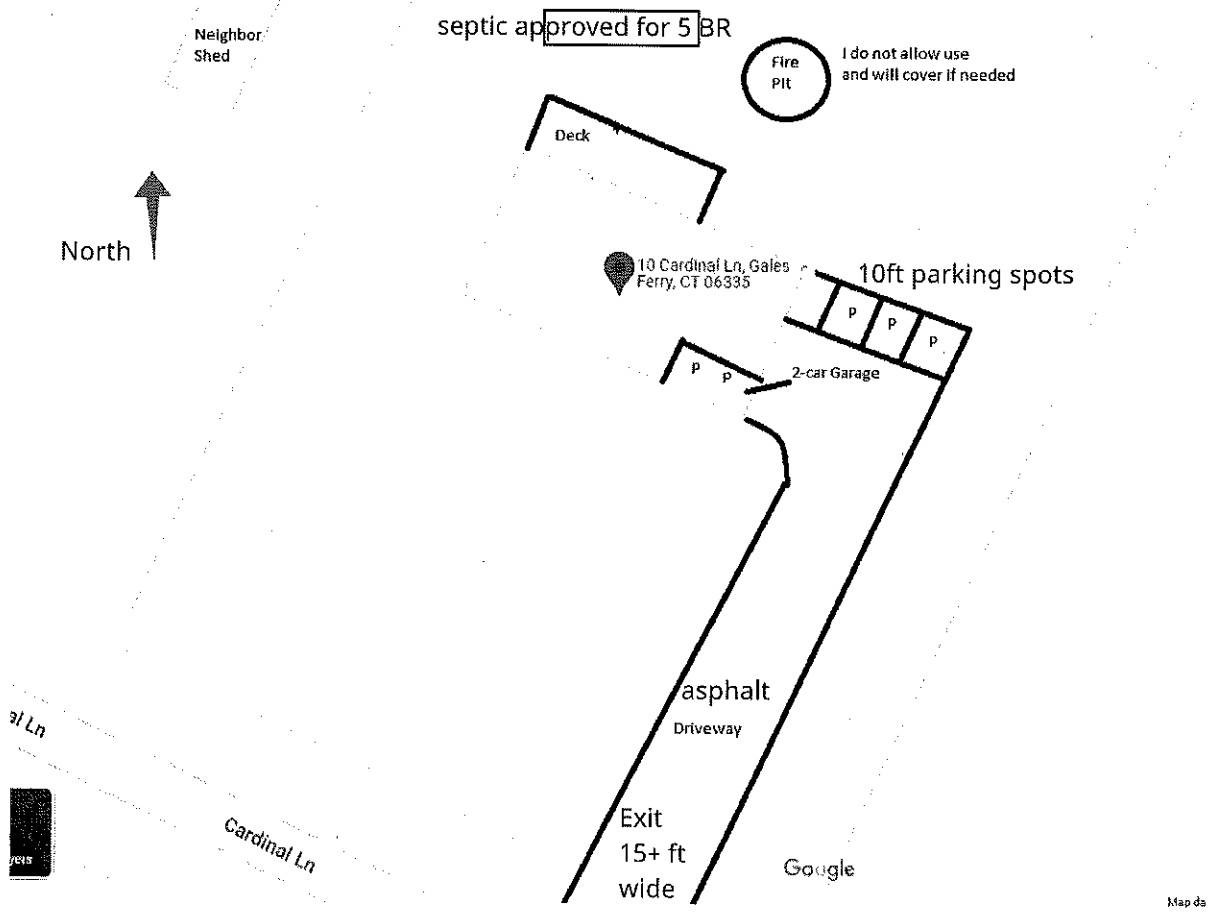
Victor O'Laughlen

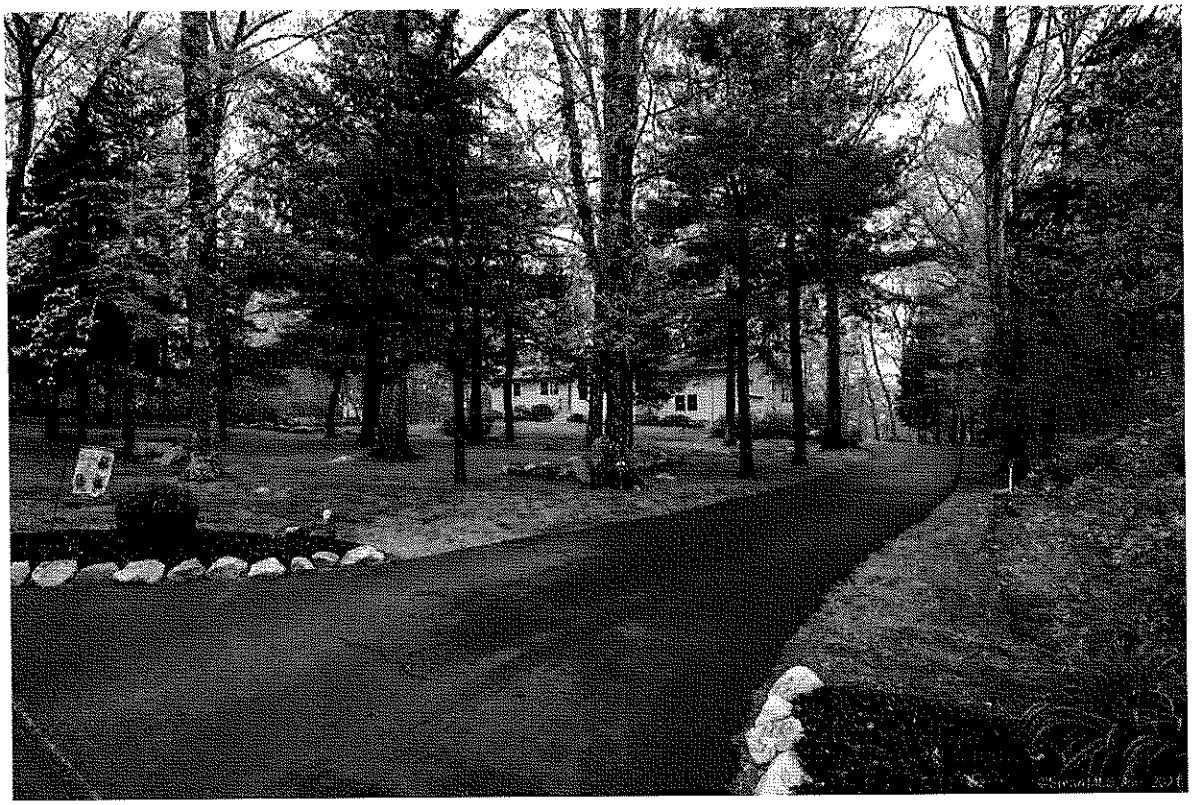
Approval Signature
for Commission Chairman
or Secretary

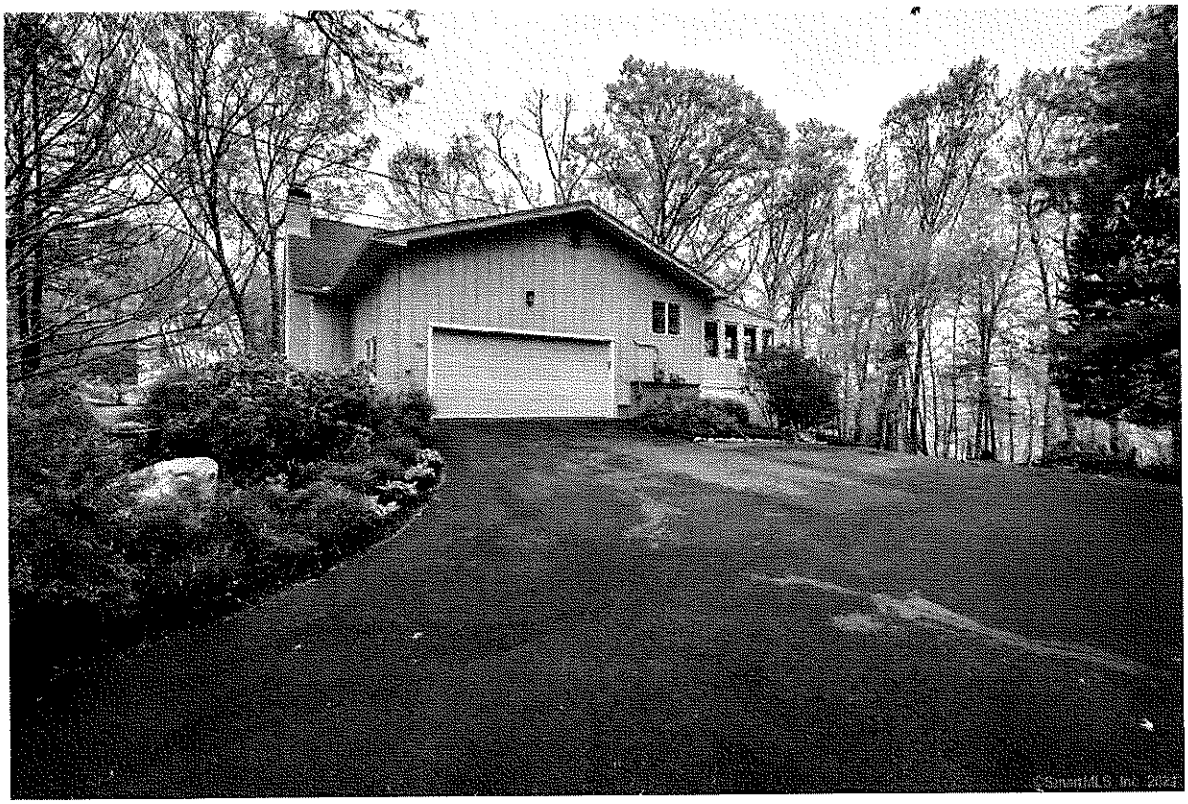
Date of Approval

itaurants | Hotels | Attractions | Transit | Parking | Pharmacies | ATMs

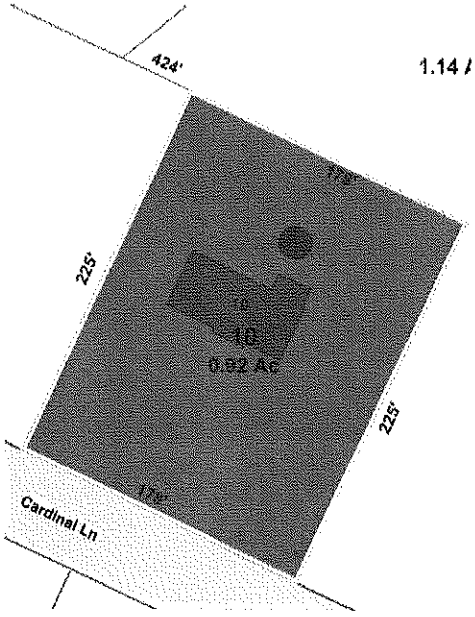
8/17/2022








10 Cardinal Ln, Gales Ferry, CT 06335
Cardinal Ln
Cardinal Ln
Google
Imagery ©2022 Maxar Technologies, Map data ©2022


424'
1.14 /
225'
225'
10
0.92 Ac
Cardinal Ln

This is what is provided in the house rules for each guest that they need to agree to before booking:

No events
No pets
No parking on the road and 5 car limit
Comfortably sleeps up to 8 adults

NO PARTIES AND NO SMOKING!!

- Unfortunately I am removing the fire pit so no fires in the backyard.

- Please respect m neighbors and be quiet going in and out - No shoes in the house please

- Min age 21 to book, no parties
- No prom groups
- Quiet hours after 10pm

NO PARTIES in my house! - Photo ID may be required upon check-in. My family has been living in Connecticut for over a decade. We know our neighbors very well. We love hosting people who are courteous and respectful. Please respect the neighborhood and our neighbors by not being loud or littering outside the home. We value the relationships we have with our neighbors. No unregistered guests allowed.

**Note: All guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment information, and agreement to your house rules

Paid 7/13/2022

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No. _____

REVIEW FEE: $25.00
w/site visit or soil test: $50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. *A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/ well (s), and proposed building addition or accessory structure.*
2. *For additions of living space: existing and proposed floor plans.*
3. *Soil testing information, if available.*

Date: 7/13/22 Property Address: 10 Cardinal Lane Town: Gales Ferry

Applicant Name: Victor O'Laughlen Phone: 781-656-5553

Email: volaughlect@gmail.com

Applicant Address (if different from above): _____

Property Water Supply: ☐ Well (s) ☒ Public Water ☐ Both

Type of Application:
☒ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms 1
☐ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
☐ Lot Line Change

Please provide a brief description of the proposed project: Converting common area in basement to an additional bedroom. Finished basement already includes an existing bedroom and bathroom

Signed: VOL * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Joseph Blanchard Title: REHS/RS ☑ Approved ☐ Denied

Signed: Joe Blanchard Date: 7/19/2022

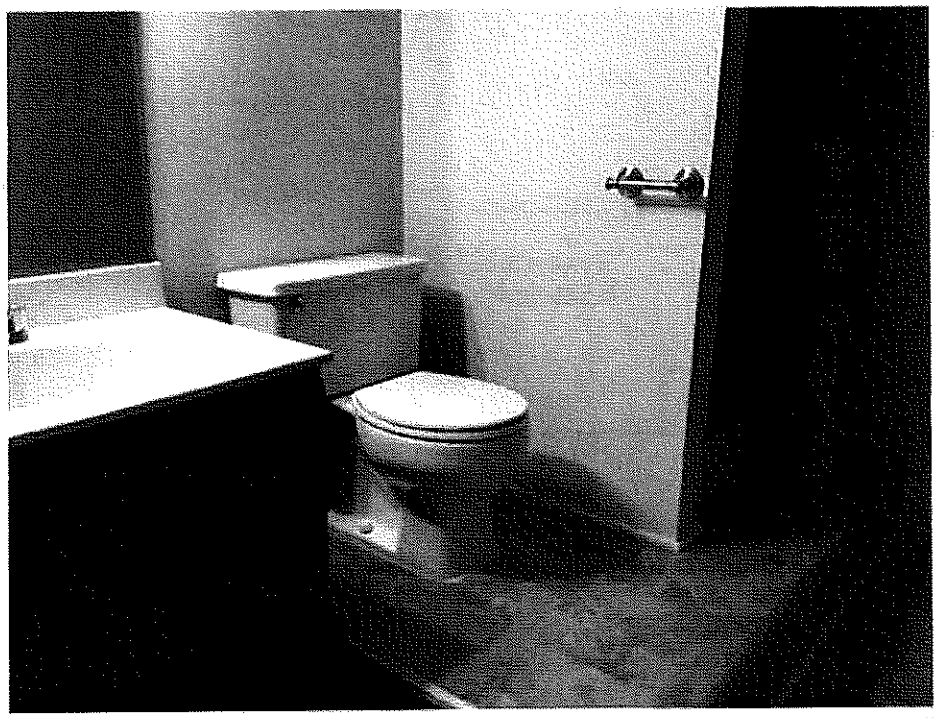
Comments: Soil testing on file, As-built on file, Code complying system on site (Repair in 2008 → 50LF stone trenches & 55LF Mantis 536-8 = 700ft²) oversized for 5 bedroom house per current CT Technical Standards.



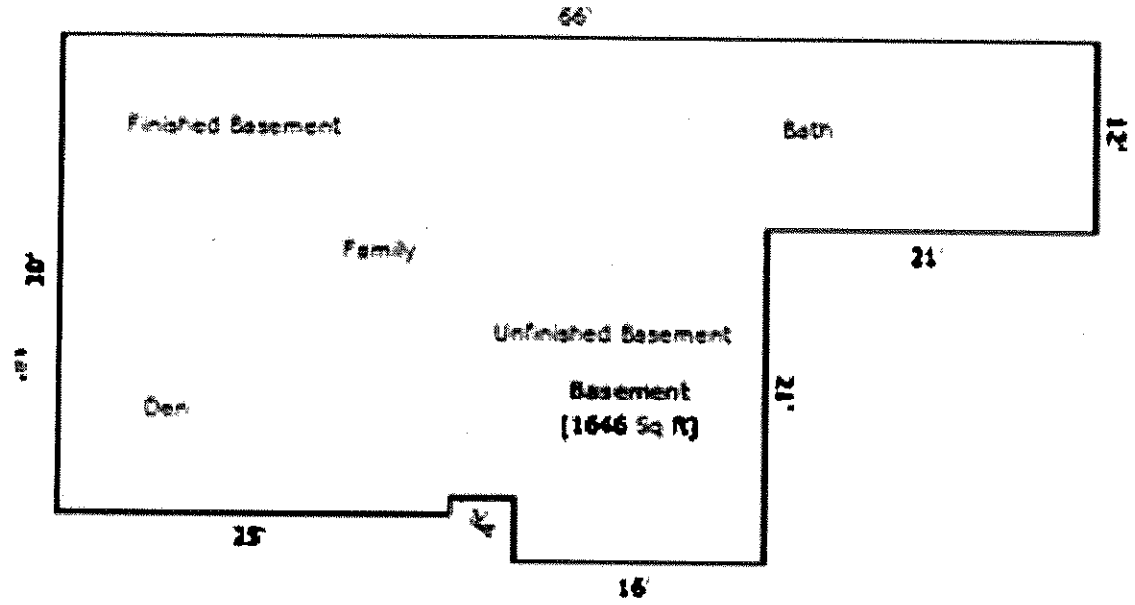
Finished basement room to convert to additional bedroom (photo above). This photo was listed by the listing agent when purchased by me last summer.



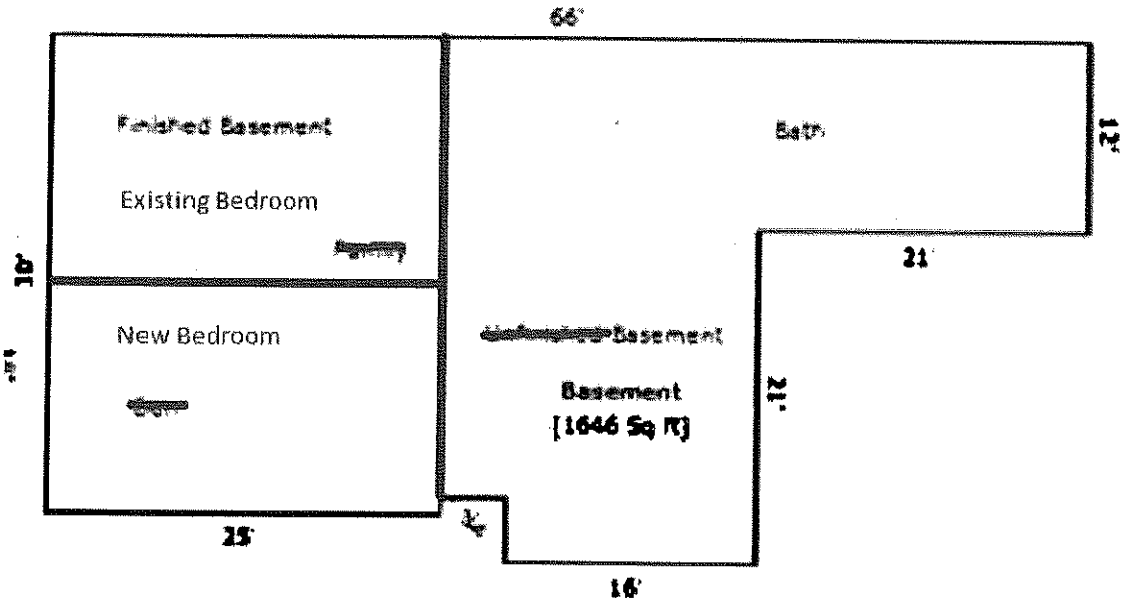
Existing basement bedroom (photo above). This was photo was provided by listing agent when purchased by me last summer.



Existing basement bathroom (photo above). This photo was provided by the listing agent during the purchase last summer. I've made cosmetic updates since then.



Original layout per records though the drawing should highlight the existing bedroom. The finished basement already includes this bedroom plus a bathroom as purchased and as listed on on the property card.

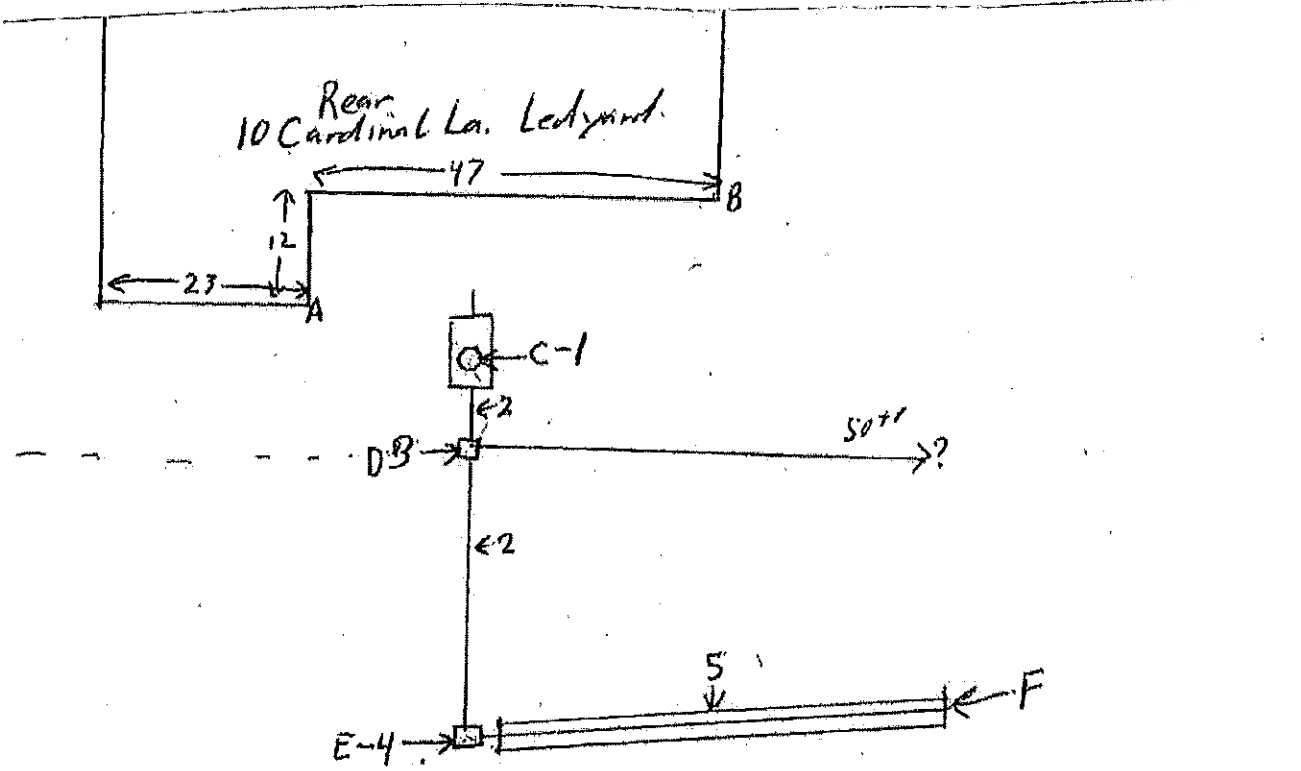


The revised plan as edited in red by me shows the existing bedroom plus the new bedroom. The basement is finished and also includes a small common area by the stairwell.

Septic "As Built" drawing for:

10 Cardinal La. Gales Ferry, Ct.

Repaired for owner Ron & Shalene Withrow by Buttermore's, Steven E. Buttermore Ct. License # 5875 on 08/14/08. System designed by Steven E. Buttermore & approved & inspected by Ledge Light Health Dist.



Received
AUG 21 2008
LEDGE LIGHT HEALTH DISTRICT

Cross measurements:

	A	B
C	20	34
D	25	40
E	54	68
F	87	65

All measurements in feet.

System notes:

1. Existing 1000 gal concrete single compartment septic tank. PVC outlet baffle installed & riser & lid to grade.
2. 4" sdr 35 pipe to D boxes
3. "D" plastic D box with HLO installed. existing pipe & stone trench. Trench 50'+. Existing trench in opposite direction abandoned in place under above ground pool.
4. "E" plastic D-box end of trench 2
5. 50' Eljen Mantis units set on & in c-33 sand from Lombardi Gravel & Excavation (sieve on file). Mantis units fed from top & middle. Units covered w/fabric. Vent to grade end of trench.
6. Math . 4 bedroom home with 10 min/inch perc rate requires 660sf leaching. Existing pipe & stone trench 50' (min. probably 60-75') @ 3sf/lf = 150sf. New top fed 50' Mantis trench w/11sf/lf credit = 550sf. 700sf provided.
7. Notes: No Garbage disposal, No Large Tubs, No Grease in system, Do not drive over system area. Recommend septic tank to be pumped every 2-3 years .

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

943 North Rd, (P.O. Box 909) Groton, CT 06340

Phone: 448-4882 Fax: 448-4885 Web: www.ledgelighthd.org

Form #2 Alternate — Technical Standards for Subsurface Sewage Disposal Systems — 1/1/2007

Location:	10 Cardinal Lane,Ledyard B100a/repair		Completed By:	Ryan McCammon, RS	
Slope:	7%	Parent Material: Charlton Chatfield Soils	Accuracy Assured By:	Ryan McCammon, RS	
Others Present:	Steve Buttermore, installer		Date: 7-23-08	Weather: 80 sunny	Time: 9am
Test Pit #:	1A-84"	Depth to Observed Ground-Water (inches):	Weeping:	Standing:	Ledge:

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other
A	0-6"	Dark brown				topsoil	5	friable	yes	
B	6-25"	medium brown				fine-medium sancy loam	15	firm	yes	
C	25-84"	tan/grey				fine sand and rock/boulders	35	firm/friable	no	boulders

Test Pit #:		Depth to Observed Ground-Water (inches):	Weeping:	Standing:	Ledge:

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other

Test Pit #:		Depth to Observed Ground-Water (inches):	Weeping:	Standing:	Ledge:

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Form #2 Alternate — Technical Standards for Subsurface Sewage Disposal Systems — 1/1/2007

Percolation Tests

From 12 Cardinal Lane 11/04

PERC:	1A
DEPTH:	24"
PRESOAK:	10:30 AM
Time	Reading
11:05am	17.5"
11:10	19"
11:15	20.5"
11:20	22"
Rate	3.33 min/inch

Design Requirements

The property owner installed an above ground pool on top of part of their existing leaching system and thus this section must be abandoned and replaced in a different location. The remaining septic system consists of a 1,000 gal single compatment tank and 50-60' of leaching trench (to the west of the tank) for 150-180' of leaching. A licensed septic installer is to submit a plan for a 4 bedroom house (660ft2 of leaching) in the area of TP 1A and no deper than 3' into grade. The installer can use the existing tank and trench if they are in good shape and functioning and replace the existing d-box to high level overflow to 480-510ft2 of leaching in the area of TP1A. Perc was taken from neighboring lot due to similar soils and proximity. All parts of the septic system are to maintain 10' to the existing pool, 10' to property lines, 15' to house and 75' to wells (well is in front near road and house connected to municipal water)

Special Conditions:

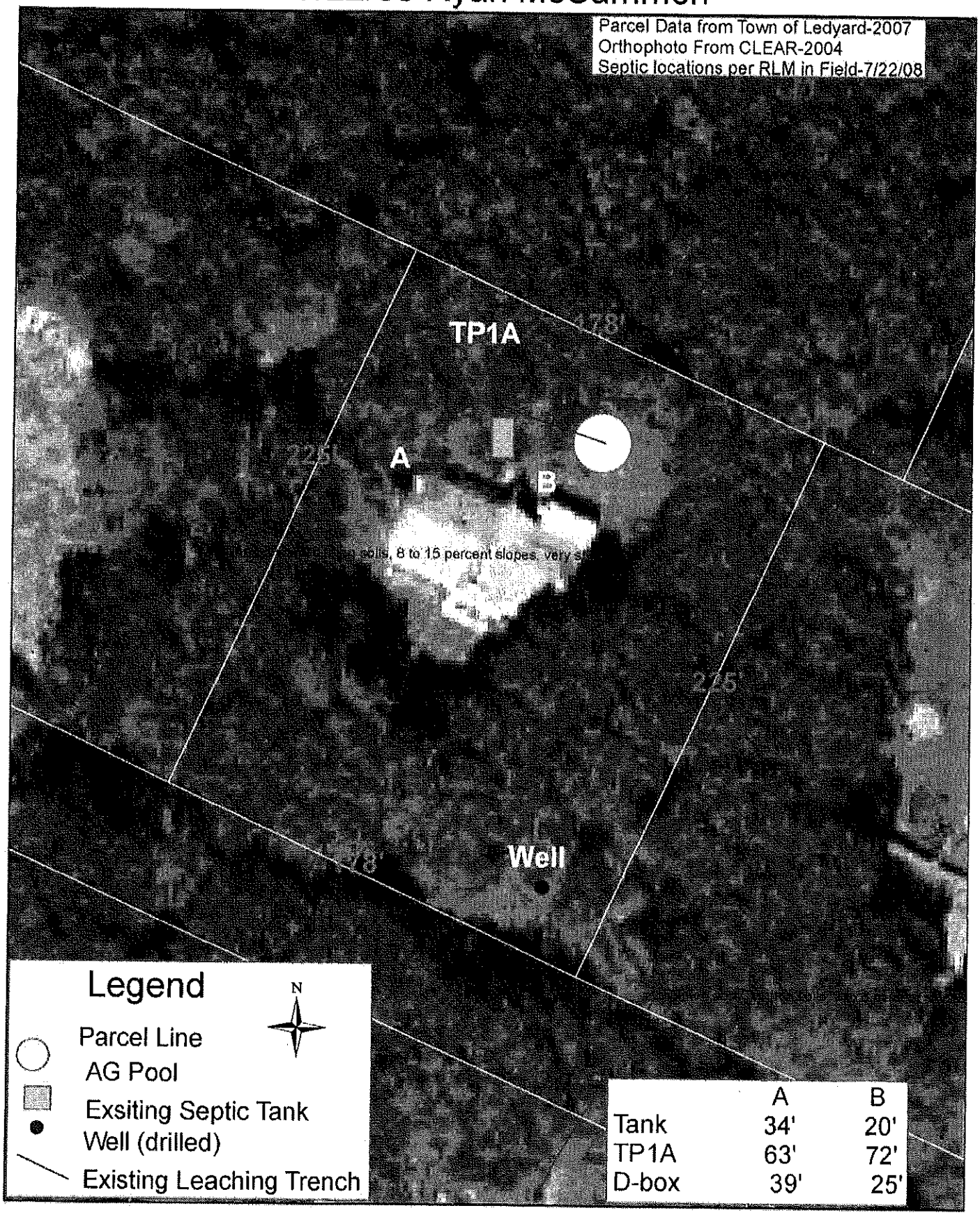
Design Flow > 2000 GPD	No
Public Water Supply Watershed	No
Probable High Ground Water	No
Slope > 25 Percent	No
Perc Rate < 1 min/inch	No
Perc Rate > 30 min/inch	No
Ledge < 5 feet Below Grade	No
Limited Suitable Area	No
Open Watercourse or Wetland	No
Flood Plain/Seasonal Flooding	No
G.W. < 36 inches Below Grade	No

Conclusions:

Suitable for Sewage Disposal	Yes
Unsuitable for Sewage Disposal	No
Additional Investigation Required	No
Wet Season Monitoring Required	No
Retest During Wet Season	No
Licensed Engineer Plan Required	No
Other:	

Location Drawing

10 Cardinal Lane Soils Testing, Ledyard
7/22/08 Ryan McCammon



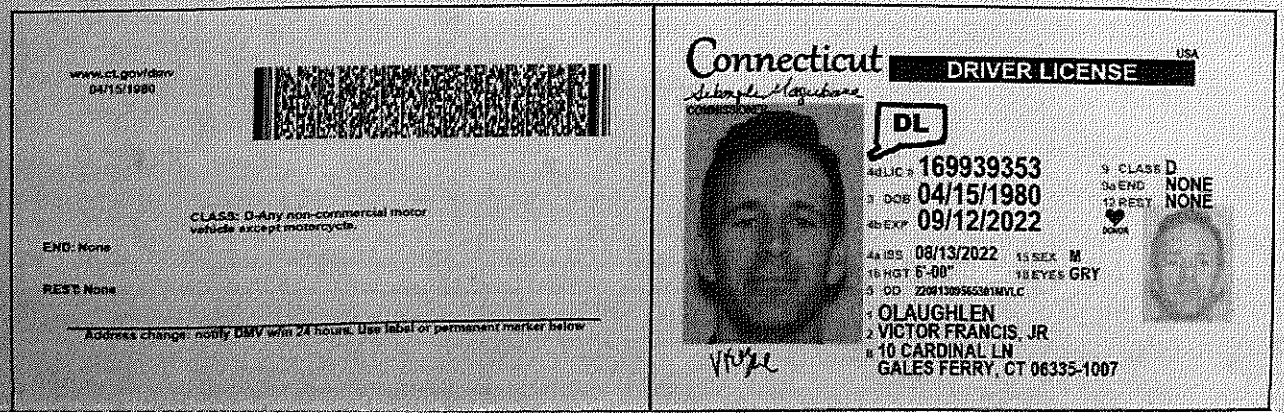
SAFETY SECURITY SERVICE **DMV**

Temporary Driver License

- This is a temporary document which expires on 09/12/2022.
- Your permanent card will be mailed to the mailing address we have on file for you.
- The post office will only deliver your permanent card to the address you gave the DMV.
- You may visit the DMV website to check the delivery status of your permanent card at https://dmvcardtrack.ct.gov.

Use your QR app to scan the code and launch the card tracking website.

If you do not receive your permanent card in the mail in 30 days, please call 860-263-5700 (Hartford area / out of state) or 800-842-8222 (elsewhere in CT). Real ID markers such as the "Gold Star" will only appear on your permanent card. This Temporary is NOT VALID FOR IDENTIFICATION unless accompanied by your expiring CT card.



RECEIVED
[illegible] 05 2022
LAND USE DEPARTMENT

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

As recorded in our letter to the planning and zoning commission regarding non-hosted short-term rentals (STRs), the home at 10 Cardinal Lane has been the basis for our disillusionment with STRs in the town. While we have not experienced some of the extreme cases that others in town have had to deal with, our experience has not been invisible to the adjoining properties and neighborhood either. We have had to deal with increased traffic in the neighborhood, often with renters speeding down our block, excessive noise throughout the day and late at night, individuals leaving fires unattended in the backyard, along with a host of other less than ideal situations and concerns.

10 Cardinal Lane, the house directly next door to us and owned by Victor O'Laughlen, was purchased in July 2021. I work from home 2-3 days a week; my wife works almost exclusively from home and we are often outside doing yardwork or playing in the yard with our son on the weekends. At no point have we ever seen Mr. O'Laughlin at this property and do not believe that property can be claimed as a primary residence.

In November 2021, when it became apparent to us that the property was being used as a STR, we reached out to Mr. O'Laughlen through his house keeper. We were able to speak with him later that day, where he stated he was the owner, and were told that the property was a 2nd home, used primarily as a vacation home for him when he wanted to get out of the city and would be occasionally rented out on AirBnB when not in use. He also stated that he traveled a lot for work and therefore may not be there often. At the time, I asked that if he is in town, that he let us know so we could introduce ourselves. He never took us up on this offer, most likely because he's never been to the house since the conversation took place.

Through the fall and winter months, the home was mostly empty during the week and rented on the weekends. During the spring and summer months, it has been rented out continuously from May/June until now, with large groups, sometimes numbering 14 people with upwards of 8 cars, often renting the property. This can easily be confirmed by looking at the reviews for this property. The posting for the home on AirBnB says no more than 5 cars and no parties. Based our experience, guests have not followed those rules and I have no reason to believe that they will follow any other rules posted for the property. The listing itself encourages large groups, emphasizing that the property "comfortably sleeps 8 adults" and multiple reviews listing it as a great location for their parties and group events.

At no point have we seen the same cars there, other than the house keeper and property management. Most of the guests have license plates from Massachusetts, New York and New Jersey. The property currently has a tree laying through part of the backyard from an adjacent vacant lot. The tree came down in one of the storms in October 2021, along with some branches that fell in a storm a few weeks ago. I would expect that if someone was there, using the home as their primary residence, they would have taken steps to have these issues resolved in lieu of leaving it there to create a hazard for guests. In the case of the tree, it has been almost a year since it has fallen and it was only cut back partially by the property management company so they could mow the lawn easier.

There is a fire pit in the back yard of the property. Mr. O'Laughlen stated in his initial conversation with us that he recognized that the fire pit was a fire hazard. He said that he intended to have the fire pit removed. Despite recognizing that the fire pit was a hazard, the fire pit is piled high with fire wood between each guest such that it can be seen exceeding the height of the pit from our property next door, on the far side. The landscaping company that manages the property did not do a leaf cleanup in the fall. Someone from the property management company blew the leaves off the front walkway and left everything else until the Spring. If Mr. O'Laughlen regularly visited the property, he would be aware of the significant fire danger he is posing to the neighborhood and might have taken action to clean up the property himself or hire someone to improve the safety of the property for all of us.

The home is owned by an LLC, New Digs LLC, which up until December 2021, had Mr. O'Laughlen as the only stated officer of the company. It has since been changed to the directors/officers being New Digs LLC. If you do some searching in local property records, you will find that New Digs LLC owns another property in Ledyard, 25 Coachman Pike, which continues to be rented even though they do not have a valid permit, along with 3 properties in Norwich, 4 Mohegan Rd, 79 Fountain St (which is listed as the mailing address for the owner of all the properties in both Norwich and Ledyard) and recently 235 Laurel Hill Ave. All of these properties, minus the 235 Laurel Hill Ave property since it was just purchased in July, can be found on AirBnB. New Digs is clearly a commercial venture buying properties in the area to use as STRs. When we first spoke to Mr. O'Laughlen last year, he mentioned living in the New York City area. The home at 79 Fountain St directs you to an apartment located in NYC, which we believe is most likely Mr. O'Laughlen's actual primary place of residence. All this information is readily available on public sites for the various towns and state.

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If you look at the AirBnB pages for the other properties mentioned, they use similar wording in the description even though they also go by various aliases which claim the homes are the primary residence of the host. We believe he most likely owns these properties as well.

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Based on the above, we do not believe Mr. O'Laughlen has any plans to live at the home where he is claiming to have his primary residence. To claim Connecticut as a primary residence, one must plan to reside in the state for a minimum of 183 days per year. We do not believe Mr. O'Laughlen has met that criterion – certainly using this address – and probably will not meet it going forward. Even after getting a driver's license within the last few weeks for the purpose of this STR application, which I assume he did at a Connecticut DMV on the other side of the state, he has still not been at the home as of this letter on 9/3/22. If you reviewed the AirBnB availability for the property as of August 27th, it appeared continually available with the single exception of the evening of this STR hearing. (Note: We have provided a printout of the property availability taken on August 27, 2022 demonstrating this.) AirBnB requires a minimum 2-night stay for this property. We believe that single unavailable night is the first and only night Mr. O'Laughlen has spent a night at this property, after which he will immediately return to his actual primary residence located elsewhere.

We request that the application for a hosted STR at 10 Cardinal Ln be denied that, based on the information provided, this home is not Mr. O'Laughlen's primary residence. He has already stated to the town zoning official that he has held a Virginia license for the last 20 years, even though he has most likely lived in the New York City area since 2007. New York State, the same as Connecticut, requires that one change their license within 30 days of making New York your primary residence. It appears that Mr. O'Laughlen has a history of disregarding local laws and regulations, potentially knowingly mis-representing the state and location of his residence. Given that, we do not believe he should be taken at his word that he intends to make 10 Cardinal Lane his primary residence. We request that his application not be approved unless and until he demonstrates that he actually meets the criteria for primary residence as defined by the state of Connecticut. We also request that he not be allowed to continue to operate 10 Cardinal LN as a STR until he actually has an approved permit for the property.

We believe Mr. O'Laughlen is trying to circumvent the laws of the town to maintain his STR at 10 Cardinal Ln, continuing to make money off the property at the inconvenience and detriment of the residents in the neighborhood. The point of a hosted STR is that there is someone there with a vested stake in the property and in the neighborhood, who would actively manage issues with the property and its guests. The expectation of a hosted STR is that occupancy by guests would be somewhat limited and not a continual or excessive intrusion to the neighborhood. Due to work travel needs that he stated to me previously, and the fact that he does not work locally, he will most likely not be on the property with

any regularity, making this a non-hosted STR, which is not what he is applying for and not currently allowed by town zoning laws.

10 Cardinal Ln, Gales Ferry

https://www.airbnb.com/rooms/51639902?adults=1&children=0&infants=0&check_in=2022-10-03&check_out=2022-10-08&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662140135_ja2s3RLokz2AeJOw

25 Coachman Pike, Ledyard

https://www.airbnb.com/rooms/52059088?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662158383_8kd19H0tb286YLP2

79 Fountain St, Norwich

https://www.airbnb.com/rooms/46416055?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158651_RCuMZJf%2BD9a72XAQ

4 Mohegan Rd, Norwich

https://www.airbnb.com/rooms/646026506667390733?adults=1&children=0&infants=0&check_in=2022-10-02&check_out=2022-10-07&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158831_2J%2FSUTjlmRZg%2Fwq4

Nancy Woodlock

From: Nancy Woodlock
Sent: Monday, October 24, 2022 8:07 AM
To: Victor O'Laughlen
Cc: Zoning.Official; Juliet Hodge
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good Morning Victor,

Unfortunately right now the Town does not have a Building Official in place, they are working hard to fill that position but as of today that has not happened. Once we have a Building Official hired we will schedule an inspection, I will add you to the list that is currently growing. You can contact the Zoning Official, John Herring for any inspection he may need to do.

Regards,

Nancy Woodlock
Assistant to the Building Official
741 Colonel Ledyard Highway
Ledyard, CT 06339
860-464-3217

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Friday, October 21, 2022 4:46 AM
To: Nancy Woodlock <building.asst@ledyardct.org>
Cc: Zoning.Official <zoning.official@ledyardct.org>; Building Official <building.official@ledyardct.org>; Joseph Blanchard <jblanchard@llhd.org>; Juliet Hodge <planner@ledyardct.org>
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good morning Nancy,

No upgrades needed or completed, just moving furniture between existing rooms to remediate the illegal bedroom issue.

I've attached a before (v2) and after (v3) floor plan showing the change.

I will also attempt to send some videos under separate cover showing the changes. Each of the bedrooms in the videos have legal egress (doors) leading to the outside. The old basement bedrooms are empty.

I've sent a note to LLHD, who had previously approved the house for 5 bedrooms due to the existing septic set up to confirm no issues. There shouldn't be an issue given no change in number of bedrooms or bathrooms. Will let you know of any changes / issues.

I'm happy to schedule an inspection for next week – please let me know! The inspection needs to be completed before November 1.

Nancy Woodlock

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Friday, October 21, 2022 5:01 AM
To: Nancy Woodlock
Cc: Zoning.Official; Building Official; Joseph Blanchard; Juliet Hodge
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane
Attachments: 10 Cardinal - Floor Plan v2.pdf; 10 Cardinal - Floor Plan v3_revised bedrooms.pdf; 10 Cardinal Ln Ledyard B100a - LLHD Approval.pdf; 10 Cardinal Ln Property Card.pdf

Hi Nancy,
No upgrades for this submission, just changing furniture. I've attached the floor plan before (v2) and after (v3) and will attempt to send 2 videos under separate cover - challenges will file sizes.

The LLHD already approved the 5 bedrooms, attached.

If required, can you or your designee inspect early next week? I was advised inspection needed before November 1st.

Thanks
Victor

On Tue, Oct 18, 2022 at 10:50 AM Nancy Woodlock <building.asst@ledyardct.org> wrote:

> Good Morning Victor,
>
> The Building Department would need you to fill out a Building Permit for any upgrades that may have been done without a permit. If you didn't do any structural, remodeling, electrical, plumbing or mechanical work then our Office would not need anything from you. The illegal bedroom situation in the basement definitely can not remain. The windows do not have the proper egress per State Code, for that you should send us photos verifying that the rooms are now only used for storage and not for bedrooms. The Building Official may need to re-inspect to confirm that but that will be his decision. If you could provide us with a phone number that would be appreciated as he may need to speak with you also.
>
> Regards,
>
> Nancy Woodlock
>
> Assistant to the Building Official
>
> 741 Colonel Ledyard Highway

Ledyard, CT 06339

860-464-3217

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, October 17, 2022 9:50 AM
To: Nancy Woodlock <building.asst@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

You don't often get email from volaughlenct@gmail.com. Learn why this is important

Thanks Nancy

I will simply be moving beds from the unapproved basement bedrooms to the Sun room on the first floor, which has egress exits (door to outside), and to the basement area that has an egress exit (door to outside) . The two basement bedrooms that are not approved will become storage rooms.

The LLHD already approved the house for 5 bedrooms after reviewing the septic system and it's been reflected on the property card as well.

I sent an email to LLHD to confirm nothing further from their side and will let you know .

Do you anticipate any additional forms are needed other than a revised floor plan? No changes to electrical or plumbing . Just moving furniture

Thanks

Victor

On Oct 17, 2022, at 2:37 PM, Nancy Woodlock <building.asst@ledyardct.org> wrote:

Good Morning Mr. O'Laughlen,

I have attached the Building Permit Application that you will need to fill out and provide us with detailed plans of the improvements you are making to the home. You will also need to provide us with the License and Insurance information of the Contactor's performing the work. If you do any electrical, mechanical or plumbing work this can all be included on one permit application but we will need all the trade licenses and insurances as well.

You will need to fill out the attached application for Ledge Light Health District and provide them with a before and after floor plan of the home. If you have any questions for Ledge Light call 860-448-4882 and someone there can assist you. Their applications can be done online or dropped off here at the Town Hall and a runner picks up applications every Thursday.

Currently we are without a Building Official but hope to have one hired within the next two weeks. So unfortunately any technical questions you may want to reach out to a near by Town and ask their Building Official as the State Codes would be the same.

If you have any questions regarding the application process please give me a call at 860-464-3217.

Regards,

Nancy Woodlock

Assistant to the Building Official

741 Colonel Ledyard Highway

Ledyard, CT 06339

860-464-3217

From: Zoning.Official <zoning.official@ledyardct.org>
Sent: Wednesday, October 12, 2022 8:00 AM
To: Victor OLaughlen Jr <volaughlenct@gmail.com>
Cc: Juliet Hodge <planner@ledyardct.org>; Nancy Woodlock <building.asst@ledyardct.org>
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good morning-

You will need a building permit, issued by the Building inspector. I am copying this e-mail to Nancy Woodlock, who can provide you with more details. Your permit application will include the information needed for the Building inspector to verify that the finished work will meet all codes.

Ms. Woodlock may let you know that you will also need approval from the Ledge Light Health District, as sizing of septic systems is based on the number of bedrooms.

I assume you are not anticipating any changes to the footprint of the building- additions, etc. If that is the case, you will not need a zoning permit.

John Herring

Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Wednesday, October 12, 2022 7:26 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Cc: Juliet Hodge <planner@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

Hi John confirming that I will complete the changes to the house and schedule an inspection by Nov 1

I do have a technical question about the proposed configuration in the basement bedroom.

Who can I connect to pre-vet the adjustment ?

Thanks

Victor

On Oct 11, 2022, at 2:36 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Good afternoon-

As a follow-up to our earlier e-mails, I wanted to clarify- you need not withdraw your application if you have your emendations in by November 1. The next PZC meeting is November 10 (second Thursday of the month), and the earlier date allows for public notice, etc.

Let me know what you decide.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Tuesday, October 11, 2022 10:20 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Cc: Juliet Hodge <planner@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

Thank you John for the information .

I will resubmit as I have been working through a plan to change the layout of the house to remediate the issue and will not join the call tomorrow to formally present

I assume I will work through you for another walk through when the changes have been made (currently under way)?

Many thanks

Victor

On Oct 11, 2022, at 10:05 AM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Dear Mr. O'Laughlin:

In reviewing your application for your short term rental permit, it became apparent that there are problems.

Most critically, your application specifies 10 Cardinal Lane as a 5 bedroom home, with 4 bedrooms allotted for rental. Despite what is currently listed on the tax assessor's records, the two rooms in the basement which you have characterized as bedrooms are not in fact legal bedrooms, as neither has adequate emergency egress. The September 6 inspection by the Building Inspector noted the problem, and a copy was given to your agent Manny. The Inspector checked the box "Failure" and noted in the comments section that neither basement bedroom had a suitable egress window, as is required by the Building Code. Note that the zoning regulations specify that all bedrooms must be legal and one criterion for permit approval is no violations of zoning or building codes.

In addition, though we have received a photo of your temporary Connecticut driver's license specifying residence at that address, we do not yet have a copy of the permanent license.

Based on the above, my recommendation is that you withdraw your application until you have addressed these problems. Should the Commission formally review your application, they would I believe be required to deny your application. Withdrawal now will not prejudice an application at a later date, and the fee already paid would be used, so there would be no additional charge.

Should you decide to withdraw your application, please let us know in writing- an e-mail will suffice.

John Herring

Zoning Official

Town of Ledyard

TOWN OF LEDYARD
BUILDING INSPECTION DEPT.

COPY

INSPECTION REPORT

LOCATION: 10 CARDINAL LANE Date: 9-6-22

TYPE OF INSPECTION

Footing		Insulation	
Foundation/Backfill		Fireplace	
Footing Drain		Woodstove	
Waterproofing		Roof	
Framing		Siding/Windows	
Trench		Gas Line Test	
Electrical Service		Chimney	
Contact Eversource		Demolition	
Rough Electric		Public Sewer	
Rough Mechanical		Public Water	
Rough Plumbing		Other	

Certificate of Occupancy and Use for _____

Certificate of Approval Section 110.9 date: _____

Final Inspection: Y_____ N ✓

Inspection: Passed _____ Failed ✓ Reinspection Required ✓

Comments: 1. BEDROOM IN BASEMENT - NO EGRESS WINDOW
2. 2ND BEDROOM IN BASEMENT - NO EGRESS WINDOW

AIR BNB INSPECTION
NEED EGRESS WINDOWS INSTALLED IN BASEMENT TO HAVE CODE APPROVED BEDROOMS

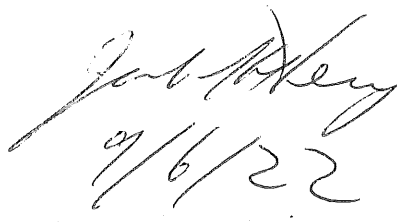
Building Official/Agent: [signature]

Entered in PF: _____

September 6, 2022

Site Visit to 10 Cardinal Lane re application for STR permit.

a) Building Officer Thomas Weber was also present. Both bedrooms in the basement are illegal for occupancy- neither has adequate egress.
b) There is virtually no evidence of personal habitation in the home. Kitchen counters totally bare, limited artwork on walls in public rooms and bedrooms, but no evidence of ongoing living there. The basement bedroom labeled as "host bedroom" had 2 pairs of shoes visible as well as 8 shirts on hangars and one suit or sport jacket (all on a rack in plain sight). I did not open closet or cupboard doors. The shoes, shirts, and jacket were the only items of personal apparel visible in the home except for a jacket on a chair, presumably belonging to the representative.
c) In the basement area off the "host bedroom" is a washer and dryer. There are cleaning supplies visible on a nearby shelf. There was a stack of textiles which appeared to be exclusively linens (sheets, towels, etc.) and perhaps some curtains- no personal clothing items in evidence.
d) Thomas Weber explained to the individual representing Mr. O'Laugholin, Manny, that the basement rooms are not legal for use as bedrooms. He explained what would be necessary to make them legal and gave the representative a copy of his report.
e) Building office er Weber noted the existence of complaints form neighbors. At the representative's request, I elaborated, noting thatwe had had complaints on a number of such properties.
f) I explained the process for an STR permit, noting especially that as public hearings, the property owner and any other member of the public can be heard, whether in support or opposition to a proposed action.
g) I noted that the fire pit in the back yard was still extant (in reviews on Airbnb, he said he was going to remove it). It did not have any fresh wood in it but had the remnants of a previous fire. There is also a "Quiet Zone" sign attached to a tree near the neighbors to the west.



Received
9/9/22 5:58 PM

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

As recorded in our letter to the planning and zoning commission regarding non-hosted short-term rentals (STRs), the home at 10 Cardinal Lane has been the basis for our disillusionment with STRs in the town. While we have not experienced some of the extreme cases that others in town have had to deal with, our experience has not been invisible to the adjoining properties and neighborhood either. We have had to deal with increased traffic in the neighborhood, often with renters speeding down our block, excessive noise throughout the day and late at night, individuals leaving fires unattended in the backyard, along with a host of other less than ideal situations and concerns.

10 Cardinal Lane, the house directly next door to us and owned by Victor O'Laughlen, was purchased in July 2021. I work from home 2-3 days a week; my wife works almost exclusively from home and we are often outside doing yardwork or playing in the yard with our son on the weekends. At no point have we ever seen Mr. O'Laughlin at this property and do not believe that property can be claimed as a primary residence.

In November 2021, when it became apparent to us that the property was being used as a STR, we reached out to Mr. O'Laughlen through his house keeper. We were able to speak with him later that day, where he stated he was the owner, and were told that the property was a 2nd home, used primarily as a vacation home for him when he wanted to get out of the city and would be occasionally rented out on AirBnB when not in use. He also stated that he traveled a lot for work and therefore may not be there often. At the time, I asked that if he is in town, that he let us know so we could introduce ourselves. He never took us up on this offer, most likely because he's never been to the house since the conversation took place.

Through the fall and winter months, the home was mostly empty during the week and rented on the weekends. During the spring and summer months, it has been rented out continuously from May/June until now, with large groups, sometimes numbering 14 people with upwards of 8 cars, often renting the property. This can easily be confirmed by looking at the reviews for this property. The posting for the home on AirBnB says no more than 5 cars and no parties. Based our experience, guests have not followed those rules and I have no reason to believe that they will follow any other rules posted for the property. The listing itself encourages large groups, emphasizing that the property "comfortably sleeps 8 adults" and multiple reviews listing it as a great location for their parties and group events.

At no point have we seen the same cars there, other than the house keeper and property management. Most of the guests have license plates from Massachusetts, New York and New Jersey. The property currently has a tree laying through part of the backyard from an adjacent vacant lot. The tree came down in one of the storms in October 2021, along with some branches that fell in a storm a few weeks ago. I would expect that if someone was there, using the home as their primary residence, they would have taken steps to have these issues resolved in lieu of leaving it there to create a hazard for guests. In the case of the tree, it has been almost a year since it has fallen and it was only cut back partially by the property management company so they could mow the lawn easier.

1

There is a fire pit in the back yard of the property. Mr. O'Laughlen stated in his initial conversation with us that he recognized that the fire pit was a fire hazard. He said that he intended to have the fire pit removed. Despite recognizing that the fire pit was a hazard, the fire pit is piled high with fire wood between each guest such that it can be seen exceeding the height of the pit from our property next door, on the far side. The landscaping company that manages the property did not do a leaf cleanup in the fall. Someone from the property management company blew the leaves off the front walkway and left everything else until the Spring. If Mr. O'Laughlen regularly visited the property, he would be aware of the significant fire danger he is posing to the neighborhood and might have taken action to clean up the property himself or hire someone to improve the safety of the property for all of us.

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Further proof of residence can be found on the AirBnB page for the property. Up until early August, the host of the home was listed as Matt and Jenn. In August it was changed to Victor to align with the hosted STR application which was being applied for at that time. You can find prior replies from "Matt" appearing with Victor's name, suggesting he changed the display name associated with the AirBnB account he uses for the property. This can be confirmed by looking at the reviews, where multiple reviewers call out the the host as Matt and Jenn. Additionally, in Victor's host information, it states that he and his family have lived in Connecticut for over a decade and know their neighbors very well. After speaking with other neighbors on our street, we can say that neither our family nor any of our neighbors have ever even met him. A simple LinkedIn and Facebook search on Victor O'Laughlen shows that he is from Virginia, leaving the Virginia/DC area to move to New York in 2007 where he has been in the greater New York City area ever since. We believe these are all lies put in place to give the perception that the home is the private residence of Mr. O'Laughlen. We believe Mr. O'Laughlen lives somewhere else, most likely New York City where the company he works for is located, where his office is and potentially at or near the apartment which the 79 Fountain St address assigns as the mailing address.

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(2)

photos? We believe that is most likely because he is not in residence and did not have the ability to take current photos himself. Additionally, the application to expand the property from 4 to 5 bedrooms makes no mention of the intended use as a STR, with significantly higher numbers of people using the property than a normal family. LLHD is most likely expecting a typical family unit to be occupying the home instead of the commercial activity which will be occurring there, with 8-12 people using the home on a regular basis. Maybe this has no impact, but the information was never provided for them to make the appropriate assessment. Additionally, in his STR permit application, Mr. O'Laughlen states that one of the basement bedrooms is his personal room and not available to guests. When the home is rented out, up to and including the week before this hearing, the lights have been on in both basement bedroom windows. That leads us to believe that Mr. O'Laughlen has not actually reserved any personal space in the house that he intends to use for occupying the home as a primary residence.

Based on the above, we do not believe Mr. O'Laughlen has any plans to live at the home where he is claiming to have his primary residence. To claim Connecticut as a primary residence, one must plan to reside in the state for a minimum of 183 days per year. We do not believe Mr. O'Laughlen has met that criterion – certainly using this address – and probably will not meet it going forward. Even after getting a driver's license within the last few weeks for the purpose of this STR application, which I assume he did at a Connecticut DMV on the other side of the state, he has still not been at the home as of this letter on 9/3/22. If you reviewed the AirBnB availability for the property as of August 27th, it appeared continually available with the single exception of the evening of this STR hearing. (Note: We have provided a printout of the property availability taken on August 27, 2022 demonstrating this.) AirBnB requires a minimum 2-night stay for this property. We believe that single unavailable night is the first and only night Mr. O'Laughlen has spent a night at this property, after which he will immediately return to his actual primary residence located elsewhere.

We request that the application for a hosted STR at 10 Cardinal Ln be denied that, based on the information provided, this home is not Mr. O'Laughlen's primary residence. He has already stated to the town zoning official that he has held a Virginia license for the last 20 years, even though he has most likely lived in the New York City area since 2007. New York State, the same as Connecticut, requires that one change their license within 30 days of making New York your primary residence. It appears that Mr. O'Laughlen has a history of disregarding local laws and regulations, potentially knowingly mis-representing the state and location of his residence. Given that, we do not believe he should be taken at his word that he intends to make 10 Cardinal Lane his primary residence. We request that his application not be approved unless and until he demonstrates that he actually meets the criteria for primary residence as defined by the state of Connecticut. We also request that he not be allowed to continue to operate 10 Cardinal LN as a STR until he actually has an approved permit for the property.

We believe Mr. O'Laughlen is trying to circumvent the laws of the town to maintain his STR at 10 Cardinal Ln, continuing to make money off the property at the inconvenience and detriment of the residents in the neighborhood. The point of a hosted STR is that there is someone there with a vested stake in the property and in the neighborhood, who would actively manage issues with the property and its guests. The expectation of a hosted STR is that occupancy by guests would be somewhat limited and not a continual or excessive intrusion to the neighborhood. Due to work travel needs that he stated to me previously, and the fact that he does not work locally, he will most likely not be on the property with

any regularity, making this a non-hosted STR, which is not what he is applying for and not currently allowed by town zoning laws.

10 Cardinal Ln, Gales Ferry

https://www.airbnb.com/rooms/51639902?adults=1&children=0&infants=0&check_in=2022-10-03&check_out=2022-10-08&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662140135_ja2s3RLokz2AeJOw

25 Coachman Pike, Ledyard

https://www.airbnb.com/rooms/52059088?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662158383_8kd19H0tb286YLP2

79 Fountain St, Norwich

https://www.airbnb.com/rooms/46416055?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158651_RCuMZJf%2BD9a72XAQ

4 Mohegan Rd, Norwich

https://www.airbnb.com/rooms/646026506667390733?adults=1&children=0&infants=0&check_in=2022-10-02&check_out=2022-10-07&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158831_2J%2FSUTjlmRZg%2Fwq4

PRINTED 8/24/2022

(1)

NEW DIGS LLC ACTIVE

NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
NEW DIGS LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Annual report due
3/31/2023

NAICS code
Lessors of Residential Buildings and Dwellings (531110)

Business ALEI
1369694

Date formed
12/15/2020

Business type
LLC

Mailing address
NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Last report filed

https://service.ct.gov/business/s/onlinebusinesssearch?businessName=NEW%20DIGS%20W%20LLC%20#96535%205830%20EAST%202ND%20ST.,%20CASPER,%20WY,%2082609,%20United%20States

2022

(2)

NAICS sub code
531110

Principal Details

Principal Name
NEW DIGS W LLC

Principal Title
MANAGING MEMBER

Principal Business address
NEW DIGS W LLC #96535, 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Agent details

Agent name
VICTOR OLAUGHLEN

Agent Business address
NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Agent Mailing address
79 FOUNTAIN STREET, NORWICH, CT, 06360-0636, United States

Agent Residence addresss
79 FOUNTAIN STREET , NORWICH, CT, 06360-0636, United States

Filing History

Name History

None

Shares

SECRETARY OF THE STATE OF
CONNECTICUT
165 CAPITOL AVENUE
P.O. BOX 150470
HARTFORD, CT 06115-0470

12/15/2020

VICTOR OLAUGHLEN
109 SAINT MARKS PLACE, APT 20
NEW YORK
NEW YORK, NY 10009USA

RE: Acceptance of Business Filing **THIS IS NOT A BILL**

This letter is to confirm the acceptance of the following business filing:

Business Name:
NEW DIGS LLC

Type of Request:
CERTIFICATE OF ORGANIZATION

Work Order Number	: 2020427275-001	Business Filing Number	: 0007037833
Filing Date/Time	: 12/15/2020 08:51 AM	Effective Date/Time	: 12/15/2020 08:51 AM
Total Payment	: $120.00	Customer ID	: 003622440
Business ID	: 1369694		

As a reminder, any entity that registers with the Connecticut Office of the Secretary of the State, must register with Department of Revenue Services (DRS) to obtain a Connecticut Tax Registration Number. Visit the DRS registration page at www.ct.gov/register to electronically register your business entity.

JENNA NOME
Business Services Division
860-509-6003
www.concord-sots.ct.gov

Zoning.Official

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Saturday, August 13, 2022 11:02 AM
To: Zoning.Official
Subject: Re: 10 Cardinal Lane - Citation

Hi John,
Please find the last remaining artifact for my application submission as promised .

The DMV provides a temporary license with the actual card to be mailed in a few weeks. I

I've attached both the temporary license and the notice highlighting the delay in providing the actual license.

Let me know of any questions or concerns

Thanks
Victor

CONNECTICUT

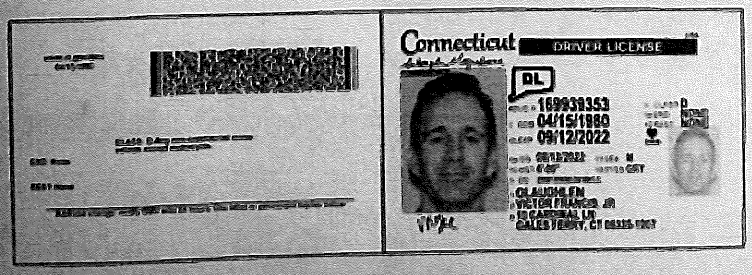
DMV

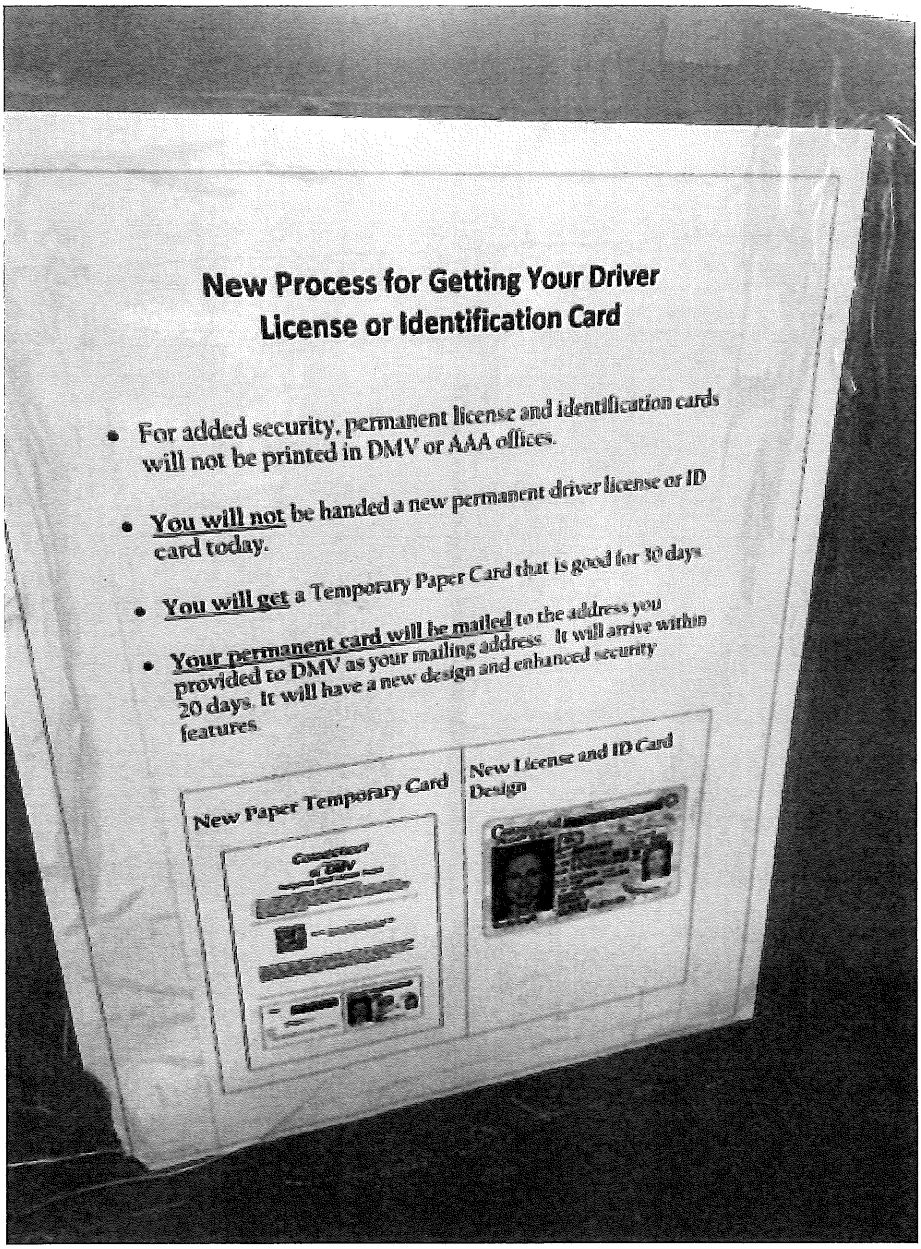
Temporary Driver License

- This is a temporary document which expires on 09/12/2022.
- Your permanent card will be mailed to the mailing address we have on file for you.
- The post office will only deliver your permanent card to the address you gave the DMV.
- You may visit the DMV website to check the delivery status of your permanent card at https://dmvcardtrack.ct.gov.

Use your QR app to scan the code and launch the card tracking website.

If you do not receive your permanent card in the mail in 30 days, please call 860-263-5700 (Hartford area / out of state) or 800-842-8222 (elsewhere in CT). Real ID markers such as the "Gold Star" will only appear on your permanent card. This Temporary is NOT VALID FOR IDENTIFICATION unless accompanied by your expiring CT card.





On Aug 9, 2022, at 8:42 AM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Thank you for the update. I look forward to your completing the application.

As I am at the moment preparing materials for the Planning and Zoning Commission regarding the already completed applications, ihave not reviewed that materials you have already sent.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Saturday, August 6, 2022 5:34 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

Hi John,
Following up on the drivers license requirement - the earliest date I could get for the DMV for next week is Aug 12 at 2 pm .

Will provide an update soon after my appointment

Thanks
Victor

On Aug 3, 2022, at 2:54 PM, Victor O'Laughlen <volaughlenct@gmail.com> wrote:

Hi John,
Thanks for highlighting – I was able to reach to Nancy Clang and she provided quickly – please see attached.

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Wednesday, August 3, 2022 8:21 AM
To: Victor O'Laughlen
Subject: RE: 10 Cardinal Lane - Citation

Good Morning-

I have received and printed out your application. Though I have not had the opportunity to review things in detail, I did notice immediately that you included a "Town of Ledyard Property Summary Report." That is not the property card which is required for the application. You can get a property card from the tax office at Town Hall, and either forward it directly or include it with the driver's license copy.

Once I have the opportunity to review your application in detail I will let you know of other issues.

John Herring
Zoning Official
Town of Ledyard

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 3, 2022 6:01 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: RE: 10 Cardinal Lane - Citation

Good morning John,

Sounds good – please find the attached document as requested. Hopefully multiple attachments aren't an issue. Let me know if you need anything additional.

For the LLC I'm in the managing member of the LLC and I've attached the CT state acceptance when it was created.

The way the DMV releases reservation time slots requires me to check on Friday / Saturday for the following week to confirm my reservation.

Will keep you posted

Thanks
Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, August 2, 2022 9:15 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Victor-

Please go ahead and send the application and follow up with the updated driver's license next week. Also, be sure include documentation of your affiliation with the LLC which formally owns the property. Documentation can include, for example, the State registration of the business noting your position or other formal documentation.

The Planning and Zoning Commission is scheduled to meet on Thursday, August 11. Having a complete application before then will allow them formally to accept the application and schedule the public hearing to discuss the merits. Once the Commission accepts the application, we will notify you of the date of the hearing.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Tuesday, August 2, 2022 4:27 AM

To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

Good morning John,

I'd like to provide you with an update on my application. I have all the materials ready - including the approval from LLHD - except for the drivers license requirement.

Due to unexpected family travel I will not be able to change my license until Aug 8 (awaiting confirmation on schedule) .

I've held onto my Virginia's drivers license for 20+ years but now need to make the adjustment for this requirement. Apologies for this delay but I am working toward resolving the issue .

If you'd like the other documents I'm happy to send .

Thanks
Victor

> On Jul 19, 2022, at 3:27 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:
>
> Victor-
>
> The approval block is simply a place on the map for the Commission chair to sign approval. The block is included as the map is generated, so that once the project is approved, there is a clearly defined space for signature and dating of the formal approval.
>
> You are correct that the commission must approve special permits. As a short term rental (which does not involve any new construction) does not include changes to the site, you can use an existing map, so long as it includes relevant information as noted in the regulations, such as locations of all buildings, and improvements, driveways, etc.
>
> I hope this clarifies the situation.
>
> John Herring
> Zoning Official
> Town of Ledyard
>
> **From:** Victor O'Laughlen <volaughlenct@gmail.com>
> **Sent:** Monday, July 18, 2022 9:08 AM
> **To:** Zoning.Official <zoning.official@ledyardct.org>
> **Subject:** RE: 10 Cardinal Lane - Citation
>
> You don't often get email from volaughlenct@gmail.com. Learn why this is important

Another point of clarification if you don't mind – I'm working through the site plan requirements and in the zoning regulations it notes the following:

An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)

Can you help me understand what this requirement is? I'm assuming commission approval is required given that it is a special permit application but I'm not clear on what an approval block for the site plan is nor am I clear on how to receive one ahead of the review.

Many thanks

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, July 12, 2022 10:43 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Mr. O'Laughlen:

I have attached a copy of the permit form for use in applying for a special permit. The information required in the zoning regulations can be supplied on separate pages.

As for the Ledge Light information, last week we were informed by them that if the STR does not involve any changes in the number of bedrooms (i.e., occupancy), they do not need to review the application. That portion of the regulation may therefore be ignored unless the number of bedrooms is changing.

As noted in the regulations, the number of bedrooms to be considered is limited to the number of bedrooms "shown on the STR's property card." SO, for example, if a property is listed as a 5 bedroom home, the limit for the STR would be 4 bedrooms (one reserved for the owner/occupant).

I hope this provides you with the information you need.

John Herring
Zoning Official
town of Ledayrd

-----Original Message-----
From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, July 11, 2022 12:05 PM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

[You don't often get email from volaughlenct@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi John - a couple quick questions if you don't mind :

- do you have specific forms you require filling out ? I read the policy but didn't see any links for specific forms

- the LLHD approval reference I assume is for Ledge Light Health District . Do you have a specific name of a contact that I can reach out to ensure I obtain their approval?

Thanks
Victor

> On Jul 9, 2022, at 1:25 PM, Victor OLaughlen Jr <volaughlenct@gmail.com> wrote:
>
> Hi John,
>
> I'm writing to confirm that I've received receipt of your letter dated July 6. I somehow missed your correspondence in April otherwise I would have been in touch earlier .
>
> I will submit the application for the permit within the 30-day requirement and appreciate the detail provided in the letter .
>
> Will be in touch soon and thanks again.
>
> Victor O'Laughlen
>
>
>

Nancy Clang

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Thursday, August 18, 2022 11:29 AM
To: Nancy Clang
Subject: Re: 10 Cardinal Ln
Attachments: 10 Cardinal Ln 5bd.pdf

Thanks Nancy!

On Aug 18, 2022, at 10:07 AM, Nancy Clang <assessor.asst@ledyardct.org> wrote:

Good Morning Mr. O'Laughlen. Thank you for providing this information. We have updated our records accordingly to reflect the 5th bedroom. I have attached an updated property card for your records.

Nancy Clang
Assistant to the Assessor
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339
(860) 464-3239

Hours: Monday-Thursday 7:30am-4:45pm

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 17, 2022 6:45 PM
To: Nancy Clang <assessor.asst@ledyardct.org>
Subject: RE: 10 Cardinal Ln

Hi Kathy I received LLHD approval for a 5th bedroom and I have recently installed. How can I update the property card to reflect 5 bedrooms?

Thanks
Victor

Sent from Mail for Windows

From: Nancy Clang
Sent: Wednesday, August 3, 2022 8:43 AM
To: volaughlenct@gmail.com
Subject: 10 Cardinal Ln

Property card for 10 Cardinal Lane as requested. Let me know if you have any questions.

Nancy Clang
Assistant to the Assessor

Zoning.Official

From: Carol Miello <cscalice@gmail.com>
Sent: Friday, August 5, 2022 8:44 AM
To: Zoning.Official
Cc: Matthew Miello
Subject: Short Term Rental - 10 Cardinal Lane, 5-Aug-2022

Hi John,

The short-term rental property at 10 Cardinal Lane in Gales Ferry had 6 vehicles parked in the driveway this morning at 8am, assuming they didn't have any additional vehicles parked in the garage.

Carol

Rec'd via email
9/6/22 9:41 AM

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

We have been neighbors to a non-hosted STR for a little over a year now. The owner lives out of state and owns of another property in Ledyard, along with 3 properties in Norwich.

I have no issues with hosted STRs. I believe the owner will have a vested interest in the wellbeing of their neighbors, their home and the overall community. I would also expect a resident of a hosted STR to have some relationship with their neighbors to address issues as they arise.

Our main concern with non-hosted STRs comes from the transient nature of the home. We are fortunate to have approximately an acre of land so that we are not right on top of our neighbors, but that land still does not prevent us from seeing and hearing much of what goes on in the STR next door to us. While we have not had any major issues with the house, it is a matter of when, not if, a more significant event occurs. Additionally, the individual events are not of any particular concern, but the frequency at which they occur, certainly is. The new renters coming in have no idea if the previous renters were noisy or disruptive, and they probably wouldn't care anyway.

We often see weekends with 5 or 6 cars staying overnight, with up to 8 vehicles overnight one weekend. With this transient nature of the home, we feel it brings a higher risk of people speeding and drunk driving down our block, given that people are generally visiting on vacation or to visit the local attractions, primarily the casinos. We personally watched someone driving significantly over the speed limit and passing cars illegally on a one lane road, only to see that they were guests in the house next door.

The home next to us has a fire pit in the back yard. The property manager makes the fire pit appealing for guests by stacking firewood in a large pile in the pit. Thankfully most of the guests have been smart enough to take most of the wood off before they start a fire, but there are some who have had rather large fires going with woods nearby and a lawn covered in leaves. There were also guests who left the fire burning overnight and we woke up in the morning to see the fire smoldering in the pit from our house. Not only are we concerned that a guest will start a serious fire, we've experienced a group of young men drinking and burning beer boxes that rained ash down in our backyard one afternoon while our son was playing outside. There is also the potential for more serious issues, like sex offenders renting next door without us being aware. A permanent resident would appear on a sex offender registry. A short-term renter does not.

As parents of a 4-year old child, we look anxiously at our neighbor's home each week as a new set of "neighbors" arrives, not knowing what may be in store for us during their stay. As I stated above, we have generally been fortunate that we have not experienced significant issues like large house parties, but there have certainly been days where we needed to hurry our son into the house while he was playing outside, in order to prevent him from hearing music playing from the house or adult language that is not appropriate for a 4-year-old.

While these events could happen with a permanent neighbor, the frequency at which it occurs is something that is unique to an STR. STR tenants are generally there on vacation and to have a good

time. When it is a standing neighbor, this might happen a few times a year, but with an STR, it is nearly every guest that stays – weekends and weekdays. And while they may not need to get up the next morning while they enjoy the deck or fire pit late at night on a nice summer evening, we need to get our son up for school the next day and head into work ourselves.

In addition to the immediate impacts felt by the neighbors of the non-hosted STR, there are larger impacts to the community. A simple google search of "Impacts of AirBnBs on communities" will come up with multiple scholarly and journalistic articles detailing the negative impacts of STRs on local communities. We have provided three such articles along with this letter. It is my understanding that renters pay a 15% tax to the state at the time of booking, which the residents of Ledyard probably would not see any significant portion of. Beyond that, the financial benefits to the residents to a town like Ledyard from increased tourism is most likely negligible or insignificant. We are not a town reliant on tourism so any spending in town would be small while impacting the legitimate lodging establishments in the town and surrounding area. The existence of non-hosted STRs can be directly correlated to increases in housing prices, both for buyers and long-term renters, as housing stock is held onto by STR hosts in lieu of being sold, who are often out of state entities. These homes are no longer available to people who work in the area and want to live in a community like Ledyard. As an example, the previous owners of the home next door to me have been two NAVY families. When the home was sold to my previous neighbors in 2018, it sold for $285k. When that family got new orders and moved away in 2021, it was listed for $325k and sold for $354k within a few days. We watched as multiple families looked at the property during the first open house, only to be bought by an STR investor for a significantly higher sum than the asking price. Buyers entering the housing market with the expectation of making them STRs change the math associated with a home purchase that the average home buyer just can't compete with. An extra $10k-$20k for a home purchase by a STR investor just means a slightly longer return-on-investment, where a home buyer may see it as not worth it or push the home past what they can afford. If we want to have a serious discussion about the lack of affordable housing in town, addressing the existence of non-hosted STRs needs to be the first issue addressed. And none of the above discussion touches on the things that can't be quantified, such as no longer having a neighbor.

Due to these issues, and the anxiety we feel each time a new set of guests arrive, we are seriously considering selling our home that we have lived in for the last 10+ years, invested in significantly and hoped to raise our family in, and moving elsewhere. We fear for the degradation and gentrification of the community that will occur if non-hosted STRs are allowed to proliferate and the impact it will have on our way of life that we have enjoyed while living in our home. The proposal being made would cap non-hosted STRs at 1% of the overall housing, which corresponds to 55-60 homes in the community based on 2020 census data and some assumed increase in the number of houses built since then. While that does not sound like much, that is still 60 potential families who will not be able to own a home in the community, never mind the impacts to the current and future populations who will no longer be able to afford to live in Ledyard. We love our town and our home, but the stress and anxiety associated with living next to an STR has created outweighs that enjoyment. We have already decided not to make any further improvements to our home until this issue is resolved and we are assured that the investment is worthwhile. What is the economic impact if others decide to do the same, withholding investment in their home for fear that it may be force to move in the future?

Based on the above, we cannot support the idea of allowing non-hosted STRs in our town. While there is some financial benefit, it does not offset the serious risks and impacts associated with non-hosted STRs to the current and future residents of the town.

While we strongly encourage the town to deny the application to allow non-hosted STRs, if the town so chooses to allow them, we would like to see further restrictions in addition to those being proposed. We would like to see:

1) Further reduction in the number of non-hosted STRs in town. The proposed number is 1%, we would like this to be a set number or a smaller percentage (e.g. 0.25% of total homes)
2) Restrictions on the number of non-hosted STRs allowed on a block or in a neighborhood (no STRS within some pre-determined distance of each other) to prevent the possibility of homes being surrounded by non-hosted STRs
3) Requirements for noise monitoring equipment (www.noiseaware.com) both inside and outside of the home
4) Requirements for STR owners to put up privacy fencing on their property at their own expense, if requested by the permanent residents that neighbor the property
5) Requirements that STR owners are financially liable for any damage to neighboring homes and property arising from inappropriate behavior by their guests
6) Requirement that owner or designated representative live within a reasonable distance from the home to address issues that arise, provide their contact information to the neighboring homes and be available 24/7 while the property is being rented

We strongly agree with the proposed limit on the number of renters allowed in the STR and believe 4 adults should be the maximum occupancy. That said, we still feel non-hosted STRs should not be permitted in Ledyard as the restrictions being proposed, along with the ones above, will still not solve all the concerns and potential problems associated with non-hosted STRs now and in the future.

We recommend that non-hosted STRs not be allowed in Ledyard and a moratorium of 2 years be put in place before the issue can be discussed again.

22-16SUP

RECEIVED
0 5 2022
LAND USE DEPARTMENT

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

As recorded in our letter to the planning and zoning commission regarding non-hosted short-term rentals (STRs), the home at 10 Cardinal Lane has been the basis for our disillusionment with STRs in the town. While we have not experienced some of the extreme cases that others in town have had to deal with, our experience has not been invisible to the adjoining properties and neighborhood either. We have had to deal with increased traffic in the neighborhood, often with renters speeding down our block, excessive noise throughout the day and late at night, individuals leaving fires unattended in the backyard, along with a host of other less than ideal situations and concerns.

10 Cardinal Lane, the house directly next door to us and owned by Victor O'Laughlen, was purchased in July 2021. I work from home 2-3 days a week; my wife works almost exclusively from home and we are often outside doing yardwork or playing in the yard with our son on the weekends. At no point have we ever seen Mr. O'Laughlin at this property and do not believe that property can be claimed as a primary residence.

In November 2021, when it became apparent to us that the property was being used as a STR, we reached out to Mr. O'Laughlen through his house keeper. We were able to speak with him later that day, where he stated he was the owner, and were told that the property was a 2nd home, used primarily as a vacation home for him when he wanted to get out of the city and would be occasionally rented out on AirBnB when not in use. He also stated that he traveled a lot for work and therefore may not be there often. At the time, I asked that if he is in town, that he let us know so we could introduce ourselves. He never took us up on this offer, most likely because he's never been to the house since the conversation took place.

Through the fall and winter months, the home was mostly empty during the week and rented on the weekends. During the spring and summer months, it has been rented out continuously from May/June until now, with large groups, sometimes numbering 14 people with upwards of 8 cars, often renting the property. This can easily be confirmed by looking at the reviews for this property. The posting for the home on AirBnB says no more than 5 cars and no parties. Based our experience, guests have not followed those rules and I have no reason to believe that they will follow any other rules posted for the property. The listing itself encourages large groups, emphasizing that the property "comfortably sleeps 8 adults" and multiple reviews listing it as a great location for their parties and group events.

At no point have we seen the same cars there, other than the house keeper and property management. Most of the guests have license plates from Massachusetts, New York and New Jersey. The property currently has a tree laying through part of the backyard from an adjacent vacant lot. The tree came down in one of the storms in October 2021, along with some branches that fell in a storm a few weeks ago. I would expect that if someone was there, using the home as their primary residence, they would have taken steps to have these issues resolved in lieu of leaving it there to create a hazard for guests. In the case of the tree, it has been almost a year since it has fallen and it was only cut back partially by the property management company so they could mow the lawn easier.

There is a fire pit in the back yard of the property. Mr. O'Laughlen stated in his initial conversation with us that he recognized that the fire pit was a fire hazard. He said that he intended to have the fire pit removed. Despite recognizing that the fire pit was a hazard, the fire pit is piled high with fire wood between each guest such that it can be seen exceeding the height of the pit from our property next door, on the far side. The landscaping company that manages the property did not do a leaf cleanup in the fall. Someone from the property management company blew the leaves off the front walkway and left everything else until the Spring. If Mr. O'Laughlen regularly visited the property, he would be aware of the significant fire danger he is posing to the neighborhood and might have taken action to clean up the property himself or hire someone to improve the safety of the property for all of us.

The home is owned by an LLC, New Digs LLC, which up until December 2021, had Mr. O'Laughlen as the only stated officer of the company. It has since been changed to the directors/officers being New Digs LLC. If you do some searching in local property records, you will find that New Digs LLC owns another property in Ledyard, 25 Coachman Pike, which continues to be rented even though they do not have a valid permit, along with 3 properties in Norwich, 4 Mohegan Rd, 79 Fountain St (which is listed as the mailing address for the owner of all the properties in both Norwich and Ledyard) and recently 235 Laurel Hill Ave. All of these properties, minus the 235 Laurel Hill Ave property since it was just purchased in July, can be found on AirBnB. New Digs is clearly a commercial venture buying properties in the area to use as STRs. When we first spoke to Mr. O'Laughlen last year, he mentioned living in the New York City area. The home at 79 Fountain St directs you to an apartment located in NYC, which we believe is most likely Mr. O'Laughlen's actual primary place of residence. All this information is readily available on public sites for the various towns and state.

Further proof of residence can be found on the AirBnB page for the property. Up until early August, the host of the home was listed as Matt and Jenn. In August it was changed to Victor to align with the hosted STR application which was being applied for at that time. You can find prior replies from "Matt" appearing with Victor's name, suggesting he changed the display name associated with the AirBnB account he uses for the property. This can be confirmed by looking at the reviews, where multiple reviewers call out the the host as Matt and Jenn. Additionally, in Victor's host information, it states that he and his family have lived in Connecticut for over a decade and know their neighbors very well. After speaking with other neighbors on our street, we can say that neither our family nor any of our neighbors have ever even met him. A simple LinkedIn and Facebook search on Victor O'Laughlen shows that he is from Virginia, leaving the Virginia/DC area to move to New York in 2007 where he has been in the greater New York City area ever since. We believe these are all lies put in place to give the perception that the home is the private residence of Mr. O'Laughlen. We believe Mr. O'Laughlen lives somewhere else, most likely New York City where the company he works for is located, where his office is and potentially at or near the apartment which the 79 Fountain St address assigns as the mailing address.

If you look at the AirBnB pages for the other properties mentioned, they use similar wording in the description even though they also go by various aliases which claim the homes are the primary residence of the host. We believe he most likely owns these properties as well.

Mr. O'Laughlen's application to Ledge Light Health District (LLHD) raises further questions about his residency and the approval he received for expanding the property to 5 bedrooms. The pictures shown in order to increase the number of bedrooms with LLHD were pictures provided by the listing agent at the time of purchase over a year ago. Why would someone who lives there use outdated, pre-sale

photos? We believe that is most likely because he is not in residence and did not have the ability to take current photos himself. Additionally, the application to expand the property from 4 to 5 bedrooms makes no mention of the intended use as a STR, with significantly higher numbers of people using the property than a normal family. LLHD is most likely expecting a typical family unit to be occupying the home instead of the commercial activity which will be occurring there, with 8-12 people using the home on a regular basis. Maybe this has no impact, but the information was never provided for them to make the appropriate assessment. Additionally, in his STR permit application, Mr. O'Laughlen states that one of the basement bedrooms is his personal room and not available to guests. When the home is rented out, up to and including the week before this hearing, the lights have been on in both basement bedroom windows. That leads us to believe that Mr. O'Laughlen has not actually reserved any personal space in the house that he intends to use for occupying the home as a primary residence.

Based on the above, we do not believe Mr. O'Laughlen has any plans to live at the home where he is claiming to have his primary residence. To claim Connecticut as a primary residence, one must plan to reside in the state for a minimum of 183 days per year. We do not believe Mr. O'Laughlen has met that criterion – certainly using this address – and probably will not meet it going forward. Even after getting a driver's license within the last few weeks for the purpose of this STR application, which I assume he did at a Connecticut DMV on the other side of the state, he has still not been at the home as of this letter on 9/3/22. If you reviewed the AirBnB availability for the property as of August 27th, it appeared continually available with the single exception of the evening of this STR hearing. (Note: We have provided a printout of the property availability taken on August 27, 2022 demonstrating this.) AirBnB requires a minimum 2-night stay for this property. We believe that single unavailable night is the first and only night Mr. O'Laughlen has spent a night at this property, after which he will immediately return to his actual primary residence located elsewhere.

We request that the application for a hosted STR at 10 Cardinal Ln be denied that, based on the information provided, this home is not Mr. O'Laughlen's primary residence. He has already stated to the town zoning official that he has held a Virginia license for the last 20 years, even though he has most likely lived in the New York City area since 2007. New York State, the same as Connecticut, requires that one change their license within 30 days of making New York your primary residence. It appears that Mr. O'Laughlen has a history of disregarding local laws and regulations, potentially knowingly mis-representing the state and location of his residence. Given that, we do not believe he should be taken at his word that he intends to make 10 Cardinal Lane his primary residence. We request that his application not be approved unless and until he demonstrates that he actually meets the criteria for primary residence as defined by the state of Connecticut. We also request that he not be allowed to continue to operate 10 Cardinal LN as a STR until he actually has an approved permit for the property.

We believe Mr. O'Laughlen is trying to circumvent the laws of the town to maintain his STR at 10 Cardinal Ln, continuing to make money off the property at the inconvenience and detriment of the residents in the neighborhood. The point of a hosted STR is that there is someone there with a vested stake in the property and in the neighborhood, who would actively manage issues with the property and its guests. The expectation of a hosted STR is that occupancy by guests would be somewhat limited and not a continual or excessive intrusion to the neighborhood. Due to work travel needs that he stated to me previously, and the fact that he does not work locally, he will most likely not be on the property with

any regularity, making this a non-hosted STR, which is not what he is applying for and not currently allowed by town zoning laws.

10 Cardinal Ln, Gales Ferry

https://www.airbnb.com/rooms/51639902?adults=1&children=0&infants=0&check_in=2022-10-03&check_out=2022-10-08&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662140135_ja2s3RLokz2AeJOw

25 Coachman Pike, Ledyard

https://www.airbnb.com/rooms/52059088?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662158383_8kd19H0tb286YLP2

79 Fountain St, Norwich

https://www.airbnb.com/rooms/46416055?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158651_RCuMZJf%2BD9a72XAQ

4 Mohegan Rd, Norwich

https://www.airbnb.com/rooms/646026506667390733?adults=1&children=0&infants=0&check_in=2022-10-02&check_out=2022-10-07&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158831_2J%2FSUTjlmRZg%2Fwq4

Zoning.Official

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 3, 2022 6:01 AM
To: Zoning.Official
Subject: RE: 10 Cardinal Lane - Citation
Attachments: 10 Cardinal - Floor Plan v2.pdf; 10 Cardinal Lane - Site Plan.pdf; 10 Cardinal Lane Property Card.pdf; 10 Cardinal List of House Rules.pdf; 10 Cardinal Ln Ledyard B100a - LLHD Approval.pdf; Ledyard STR Application 20220714.pdf; State of CT LLC Acceptance Letter.pdf

Good morning John,

Sounds good – please find the attached document as requested. Hopefully multiple attachments aren't an issue. Let me know if you need anything additional.

For the LLC I'm in the managing member of the LLC and I've attached the CT state acceptance when it was created.

The way the DMV releases reservation time slots requires me to check on Friday / Saturday for the following week to confirm my reservation.

Will keep you posted

Thanks
Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, August 2, 2022 9:15 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Victor-

Please go ahead and send the application and follow up with the updated driver's license next week. Also, be sure include documentation of your affiliation with the LLC which formally owns the property. Documentation can include, for example, the State registration of the business noting your position or other formal documentation.

The Planning and Zoning Commission is scheduled to meet on Thursday, August 11. Having a complete application before then will allow them formally to accept the application and schedule the public hearing to discuss the merits. Once the Commission accepts the application, we will notify you of the date of the hearing.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Tuesday, August 2, 2022 4:27 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

Good morning John,

I'd like to provide you with an update on my application. I have all the materials ready - including the approval from LLHD - except for the drivers license requirement.

Due to unexpected family travel I will not be able to change my license until Aug 8 (awaiting confirmation on schedule)
.

I've held onto my Virginia's drivers license for 20+ years but now need to make the adjustment for this requirement. Apologies for this delay but I am working toward resolving the issue .

If you'd like the other documents I'm happy to send .

Thanks
Victor

> On Jul 19, 2022, at 3:27 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:
>
> Victor-
>
> The approval block is simply a place on the map for the Commission chair to sign approval. The block is included as the map is generated, so that once the project is approved, there is a clearly defined space for signature and dating of the formal approval.
>
> You are correct that the commission must approve special permits. As a short term rental (which does not involve any new construction) does not include changes to the site, you can use an existing map, so long as it includes relevant information as noted in the regulations, such as locations of all buildings, and improvements, driveways, etc.
>
> I hope this clarifies the situation.
>
> John Herring
> Zoning Official
> Town of Ledyard
>
> **From:** Victor O'Laughlen <volaughlenct@gmail.com>
> **Sent:** Monday, July 18, 2022 9:08 AM
> **To:** Zoning.Official <zoning.official@ledyardct.org>
> **Subject:** RE: 10 Cardinal Lane - Citation
>
> You don't often get email from volaughlenct@gmail.com. Learn why this is important

Another point of clarification if you don't mind – I'm working through the site plan requirements and in the zoning regulations it notes the following:

An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)

Can you help me understand what this requirement is? I'm assuming commission approval is required given that it is a special permit application but I'm not clear on what an approval block for the site plan is nor am I clear on how to receive one ahead of the review.

Many thanks

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, July 12, 2022 10:43 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Mr. O'Laughlen:

I have attached a copy of the permit form for use in applying for a special permit. The information required in the zoning regulations can be supplied on separate pages.

As for the Ledge Light information, last week we were informed by them that if the STR does not involve any changes in the number of bedrooms (i.e., occupancy), they do not need to review the application. That portion of the regulation may therefore be ignored unless the number of bedrooms is changing.

As noted in the regulations, the number of bedrooms to be considered is limited to the number of bedrooms "shown on the STR's property card." SO, for example, if a property is listed as a 5 bedroom home, the limit for the STR would be 4 bedrooms (one reserved for the owner/occupant).

I hope this provides you with the information you need.

John Herring
Zoning Official
town of Ledayrd

-----Original Message-----
From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, July 11, 2022 12:05 PM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

[You don't often get email from volaughlenct@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi John - a couple quick questions if you don't mind :

- do you have specific forms you require filling out ? I read the policy but didn't see any links for specific forms

- the LLHD approval reference I assume is for Ledge Light Health District . Do you have a specific name of a contact that I can reach out to ensure I obtain their approval?

Thanks
Victor

> On Jul 9, 2022, at 1:25 PM, Victor OLaughlen Jr <volaughlenct@gmail.com> wrote:
>
> Hi John,
>
> I'm writing to confirm that I've received receipt of your letter dated July 6. I somehow missed your correspondence in April otherwise I would have been in touch earlier .
>
> I will submit the application for the permit within the 30-day requirement and appreciate the detail provided in the letter .
>
> Will be in touch soon and thanks again.
>
> Victor O'Laughlen
>
>
>

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number _____ Submission Date _____ Official Receipt Date _____

FEE: _____ DATE PAID _____ RECEIPT # _____

==========

Applicant/Agent Victor O'Laughlen
(Please Print Legibly)

Signature: _____

Address: 10 Cardinal Lane Gales Ferry, CT 06335 Telephone 781- 656 - 5553

E-Mail Address: volaughlenct@gmail.com

Owner Name (if different): same

Address of Owner: same Telephone same - -

Location of Work (Street Address) work remotely

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

Is this property within 500 feet of another municipality? Y (N) CAM Zone Y (N)

Existing Use single-family home CAM Exempt Y N

X Special Permit ___ Site Plan Review ___ Regulation Change ___ Zone Map Change

___ CAM Review ___ Other: _____

Details:
Special permit request to allow for hosted short-term rental use

Approved by _____ Date _____

Denied by _____ Date _____

Property Location 10 CARDINAL LN | Map ID 24/ 370/ 10/ / | Bldg Name | State Use 1010
Vision ID 570 | Account # 154940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-18-2022 10:06:55

80

CURRENT OWNER

NEW DIGS LLC

79 FOUNTAIN ST

NORWICH CT 06360

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	2 Suburban
	6 Private Septic	5 Curb & Gutter	

SUPPLEMENTAL DATA

Alt Prcl ID	24-370-10	Solar Pane	
Sub-div	HOLMBERG	Generator	
Dev.Lot	16	Forest	
Survey#		Farm	
Elderly		MPT SB	
Census	07012		
GIS ID	570	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	74,600	52,220
DWELLING	1-3	211,600	148,120
RES OUTBL	1-4	1,500	1,050
	Total	287,700	201,390

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NEW DIGS LLC	615	921	12-20-2021	U	I		
YUAN WAN-HSI + OLAUGHLEN VICTOR JR	607	786	07-19-2021	Q	I	354,350	00
NYBERG MICHAEL J + JILL M	0571	0482	11-29-2018	U	I	285,000	07
WITHROW RONALD LEE JR + SHALENE M	0395	0119	12-21-2004	Q	I	319,000	00
WATER STREET LLC	0390	0379	09-21-2004	U	I	255,000	06

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1-1	52,220	2020	1-1	52,220			
	1-3	148,120		1-3	148,120			
	1-4	1,050		1-4	1,050			
	Total	201390		Total	201390		Total	

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0065				

NOTES

BEIGE
FDN=CONC
NEW WINDOWS
8/2101 UPD ROOF
V373 P915 1/12/04 SPLIT
.92 TO LOT 12 CARDINAL LN
V373 P917 1/12/04 SPLIT
.92 FROM 10 CARDINAL LN
8/18/22 5BD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	209,000
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	74,600
Special Land Value	0
Total Appraised Parcel Value	287,700
Valuation Method	C
Total Appraised Parcel Value	287,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-202	06-13-2019	RE	Remodel	9,500		100	06-01-2019	ADD SUPPORT FOR EXISTIN
09-65	04-21-2009	RS	Residential	3,000	07-23-2009	100	05-29-2009	INSTALL ABOVE GROUND 18
02-312	08-01-2002		WOOD STOVE	3,000	10-01-2002	100	10-01-2002	CHIMNEY FLUE Closed per

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-17-2020	DM			15	Reval Review
03-23-2020	SF			14	Sales Review
01-24-2001	PL			00	Measur+Listed
01-24-2001	PL			00	Measur+Listed
05-18-1992	KS	X		10	Letter Sent no response
05-18-1992	KS	X		10	Letter Sent no response
10-07-1991	CM			01	Measur+1Visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam M01	R40		0.920	AC	72,000	1.07185	1	1.00	0055	1.050		1.0000	81,036	74,600
		Total Card Land Units			0.920	AC	Parcel Total Land Area			0.9200				Total Land Value		74,600

Site Plan - Short-term Rental Application

I. Victor O'Laughlen, applicant and owner of property
II. Proposal to use the single-family property as a hosted short-term rental as specified in section 8.28 of zoning regs
III. Address: 10 Cardinal Lane, Gales Ferry, CT 06335
IV. This document authorizes Commission members, the Zoning Official, and Town staff to conduct a site walk of the property assuming it is scheduled and coordinated between the owner / applicant and the group requesting the consolidated review.
V. Boundaries of the property highlighted in the Ledyard land records map below
VI. Approval block signature to be provided by commission
VII. Location and building footprint added to the Ledyard land records map below
VIII. Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps added to the Ledyard land records map below
IX. Surface treatment of the driveway and outdoor parking spaces is asphalt and concrete (indoor 2-car garage)

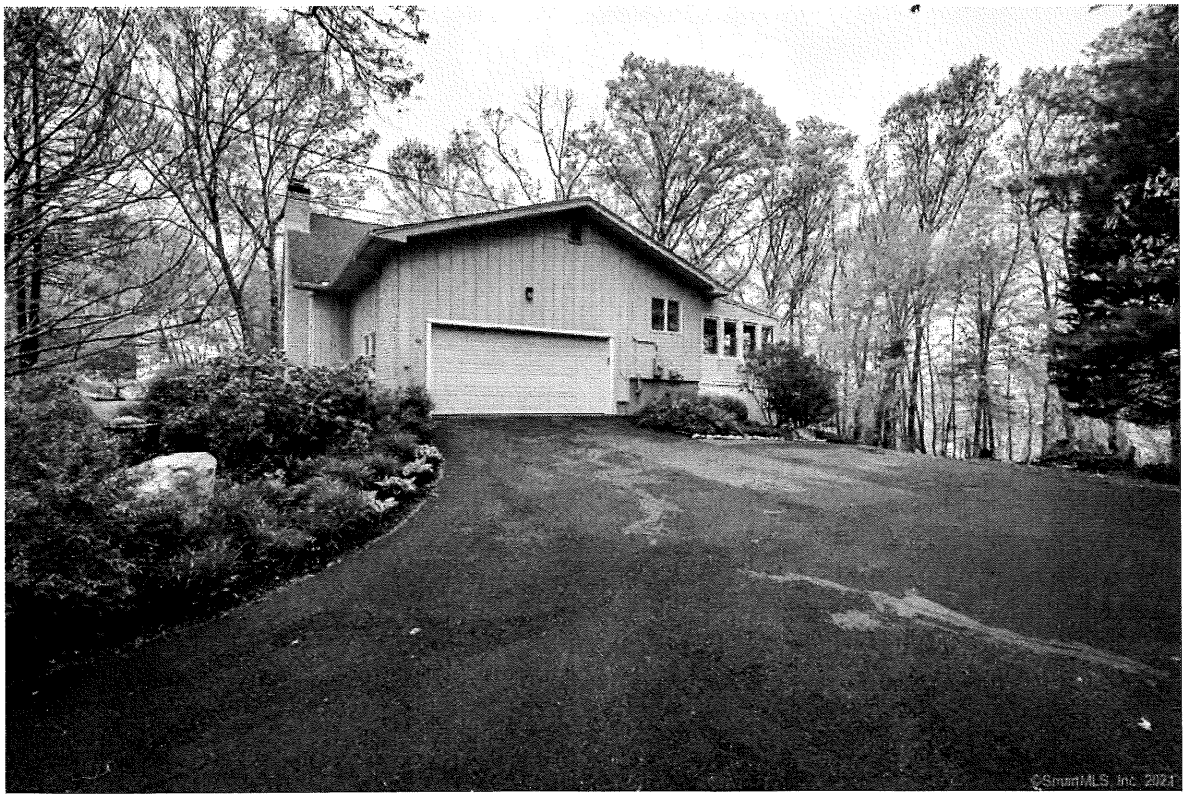
Victor O'Laughlen

Approval Signature
for Commission Chairman
or Secretary

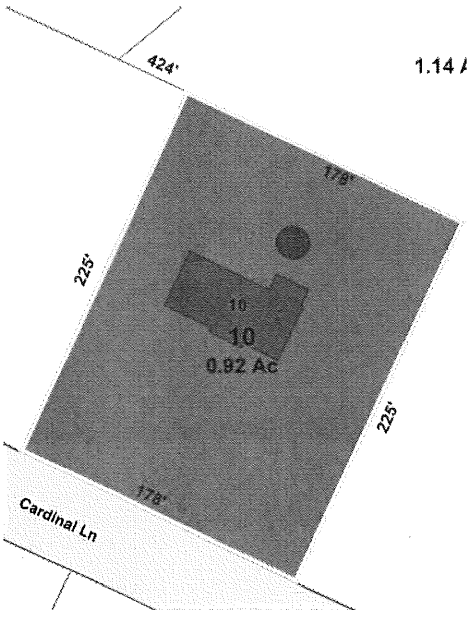
Date of Approval

PARCEL ID
24-370-10
8/24/22






10 Cardinal Ln, Gales Ferry, CT 06335
Cardinal Ln
Cardinal Ln
Google
Imagery ©2022 Maxar Technologies, Map data ©2022


424'
1.14 A
178'
225'
10
10
0.92 Ac
225'
178'
Cardinal Ln

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Form #2 Alternate — Technical Standards for Subsurface Sewage Disposal Systems — 1/1/2007

Percolation Tests

From 12 Cardinal Lane 11/04

PERC:	1A
DEPTH:	24"
PRESOAK:	10:30 AM
Time	Reading
11:05am	17.5"
11:10	19"
11:15	20.5"
11:20	22"
Rate	3.33 min/inch

Design Requirements

The property owner installed an above ground pool on top of part of their existing leaching system and thus this section must be abandoned and replaced in a different location. The remaining septic system consists of a 1,000 gal single compatment tank and 50-60' of leaching trench (to the west of the tank) for 150-180' of leaching. A licensed septic installer is to submit a plan for a 4 bedroom house (660ft2 of leaching) in the area of TP 1A and no deper than 3' into grade. The installer can use the existing tank and trench if they are in good shape and functioning and replace the existing d-box to high level overflow to 480-510ft2 of leaching in the area of TP1A. Perc was taken from neighboring lot due to similar soils and proximity. All parts of the septic system are to maintain 10' to the existing pool, 10' to property lines, 15' to house and 75' to wells (well is in front near road and house connected to municipal water).

Special Conditions:

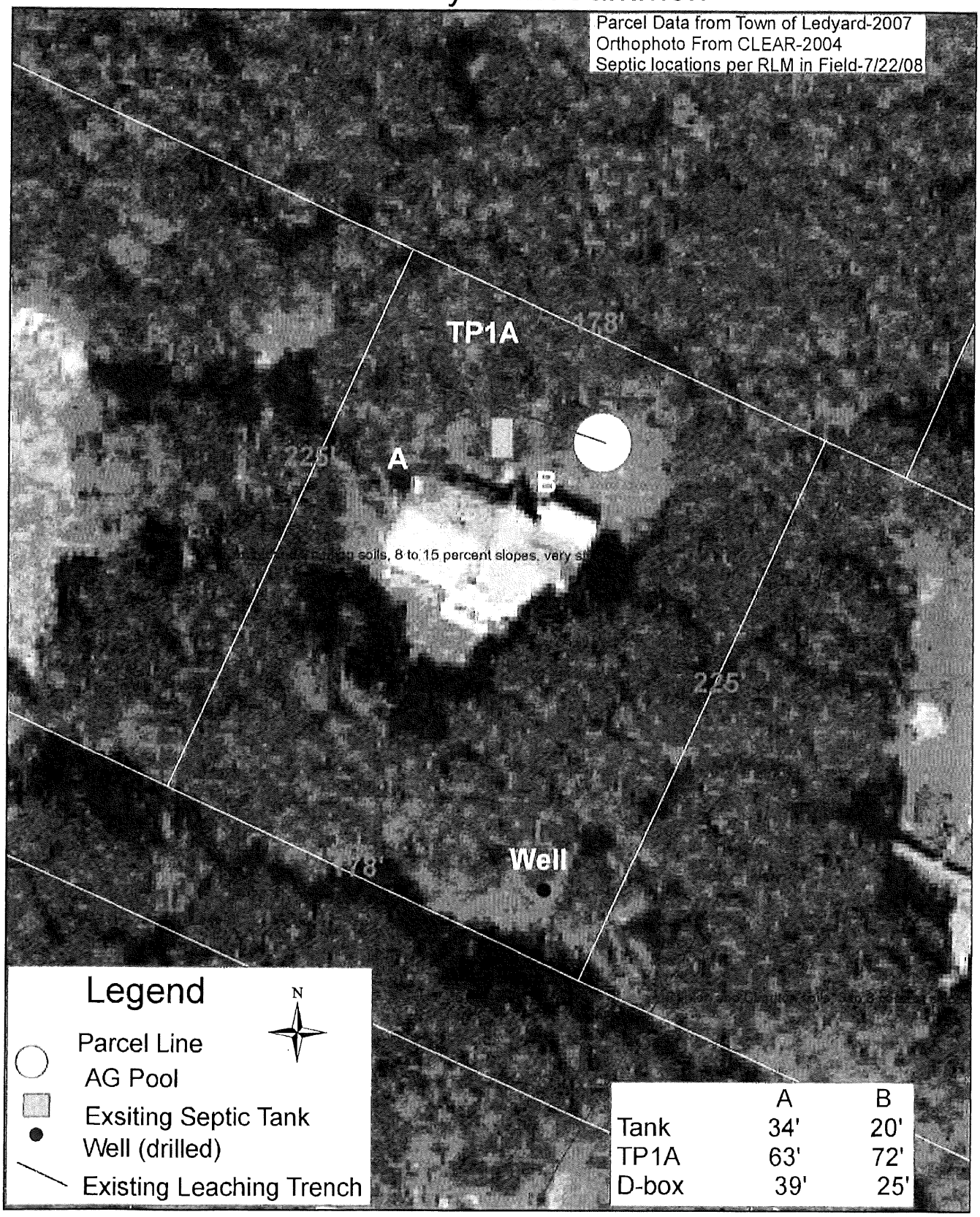
Design Flow > 2000 GPD	No
Public Water Supply Watershed	No
Probable High Ground Water	No
Slope > 25 Percent	No
Perc Rate < 1 min/inch	No
Perc Rate > 30 min/inch	No
Ledge < 5 feet Below Grade	No
Limited Suitable Area	No
Open Watercourse or Wetland	No
Flood Plain/Seasonal Flooding	No
G.W. < 36 inches Below Grade	No

Conclusions:

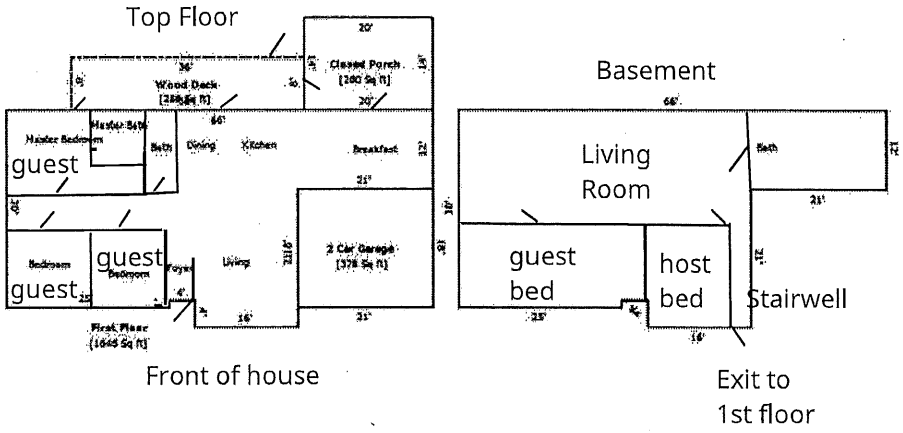
Suitable for Sewage Disposal	Yes
Unsuitable for Sewage Disposal	No
Additional Investigation Required	No
Wet Season Monitoring Required	No
Retest During Wet Season	No
Licensed Engineer Plan Required	No
Other:	

Location Drawing

10 Cardinal Lane Soils Testing, Ledyard
7/22/08 Ryan McCammon



Victor O'Laughlen
10 Cardinal Lane Gales Ferry, CT



property card change to 5 BR in progress. LLHD approval provided.

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1646 Sq ft	30 x 25 =	750
		12 x 21 =	252
		20 x 29 =	580
		16 x 4 =	64
Total Living Area (Rounded):	**1646 Sq ft**		
Non-Living Area			
2 Car Garage	378 Sq ft	21 x 18 =	378
Closed Porch	280 Sq ft	20 x 14 =	280
Wood Deck	288 Sq ft	36 x 8 =	288
Patio	201.06 Sq ft	Arc =	100.53
		Arc =	100.53
Basement	1646 Sq ft	30 x 25 =	750
		12 x 21 =	252
		20 x 29 =	580
		4 x 16 =	64

This is what is provided in the house rules for each guest that they need to agree to before booking:

No events
No pets
No parking on the road and 5 car limit
Comfortably sleeps up to 8 adults

NO PARTIES AND NO SMOKING!!

- Unfortunately I am removing the fire pit so no fires in the backyard.

- Please respect m neighbors and be quiet going in and out - No shoes in the house please

- Min age 21 to book, no parties
- No prom groups
- Quiet hours after 10pm

NO PARTIES in my house! - Photo ID may be required upon check-in. My family has been living in Connecticut for over a decade. We know our neighbors very well. We love hosting people who are courteous and respectful. Please respect the neighborhood and our neighbors by not being loud or littering outside the home. We value the relationships we have with our neighbors. No unregistered guests allowed.

**Note: All guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment information, and agreement to your house rules

CONNECTICUT

DMV

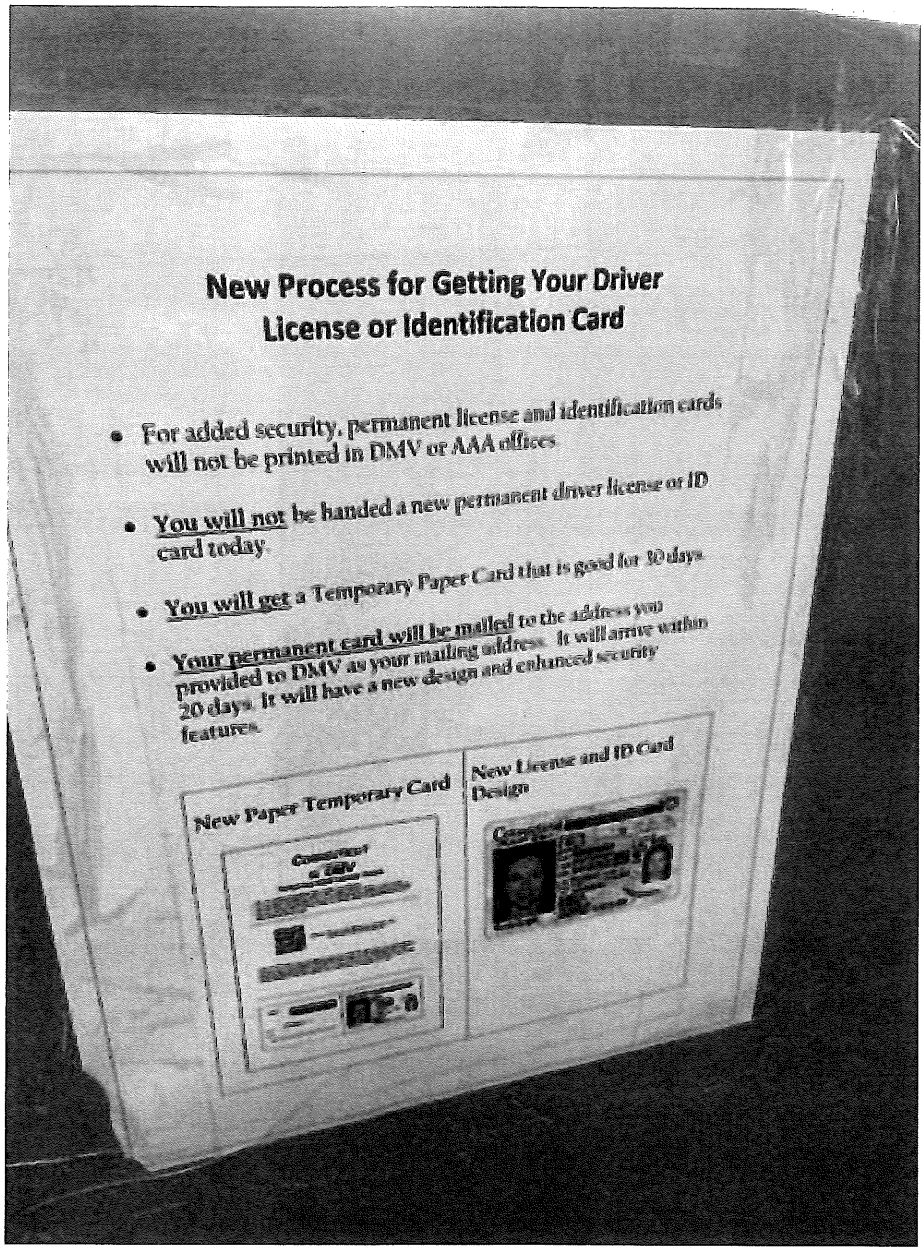
Temporary Driver License

- This is a temporary document which expires on 09/12/2022.
- Your permanent card will be mailed to the mailing address we have on file for you.
- The post office will only deliver your permanent card to the address you gave the DMV.
- You may visit the DMV website to check the delivery status of your permanent card at https://dmvcardtrack.ct.gov.

Use your QR app to scan the code and launch the card tracking website.

If you do not receive your permanent card in the mail in 30 days, please call 860-263-5700 (Hartford area / out of state) or 800-842-8222 (elsewhere in CT). Real ID markers such as the "Gold Star" will only appear on your permanent card. This Temporary is NOT VALID FOR IDENTIFICATION unless accompanied by your expiring CT card.




New Process for Getting Your Driver License or Identification Card
For added security, permanent license and identification cards will not be printed in DMV or AAA offices
You will not be handed a new permanent driver license or ID card today.
You will get a Temporary Paper Card that is good for 30 days.
Your permanent card will be mailed to the address you provided to DMV as your mailing address. It will arrive within 20 days. It will have a new design and enhanced security features.
New Paper Temporary Card
New License and ID Card Design

Paid 7/13/2022

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No. _____

REVIEW FEE: $25.00
w/site visit or soil test: $50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. *A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/ well (s), and proposed building addition or accessory structure.*
2. *For additions of living space: existing and proposed floor plans.*
3. *Soil testing information, if available.*

Date: 7/13/22 Property Address: 10 Cardinal Lane Town: Gales Ferry

Applicant Name: Victor O'Laughlen Phone: 781-656-5553

Email: volaughlect@gmail.com

Applicant Address (if different from above): _____

Property Water Supply: ☐ Well (s) ☒ Public Water ☐ Both

Type of Application:
☒ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms 1
☐ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
☐ Lot Line Change

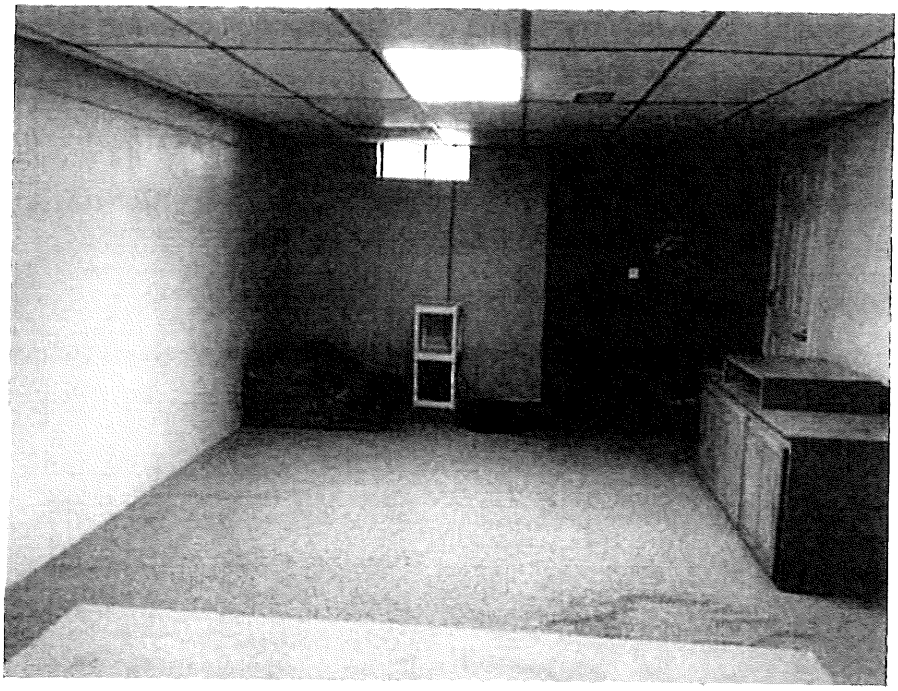
Please provide a brief description of the proposed project: Converting common area in basement to an additional bedroom. Finished basement already includes an existing bedroom and bathroom

Signed: VVOpe * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Joseph Blanchard Title: REHS/RS ☑ Approved ☐ Denied

Signed: Joe Blanchard Date: 7/19/2022

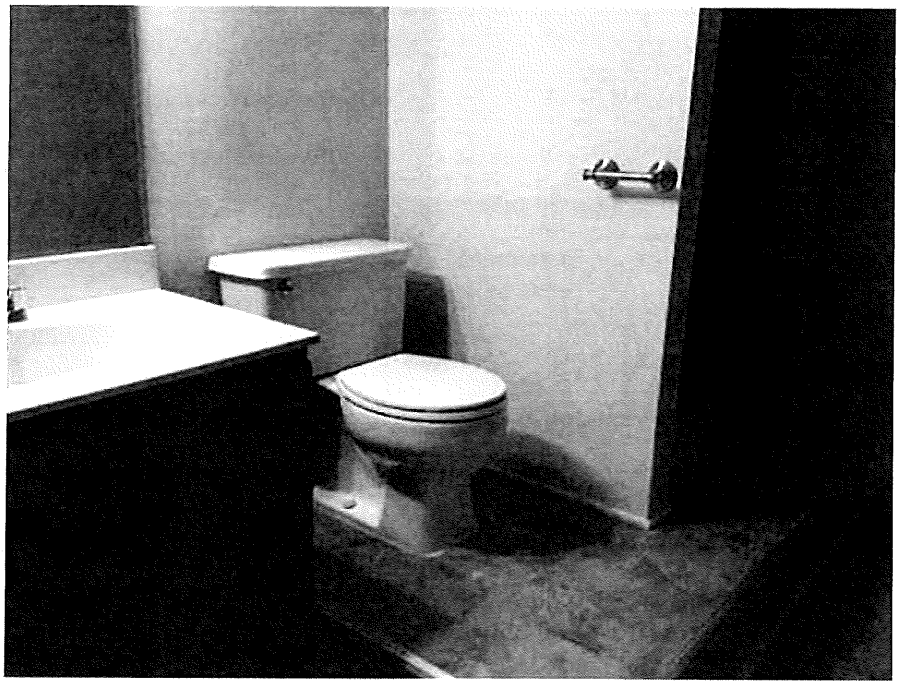
Comments: Soil testing on file, As-built on file, Code complying system on site (Repair in 2008 → 50LF stone trenches & 55LF Mantis 536-8 = 700ft²) oversized for 5 bedroom house per current CT Technical Standards.



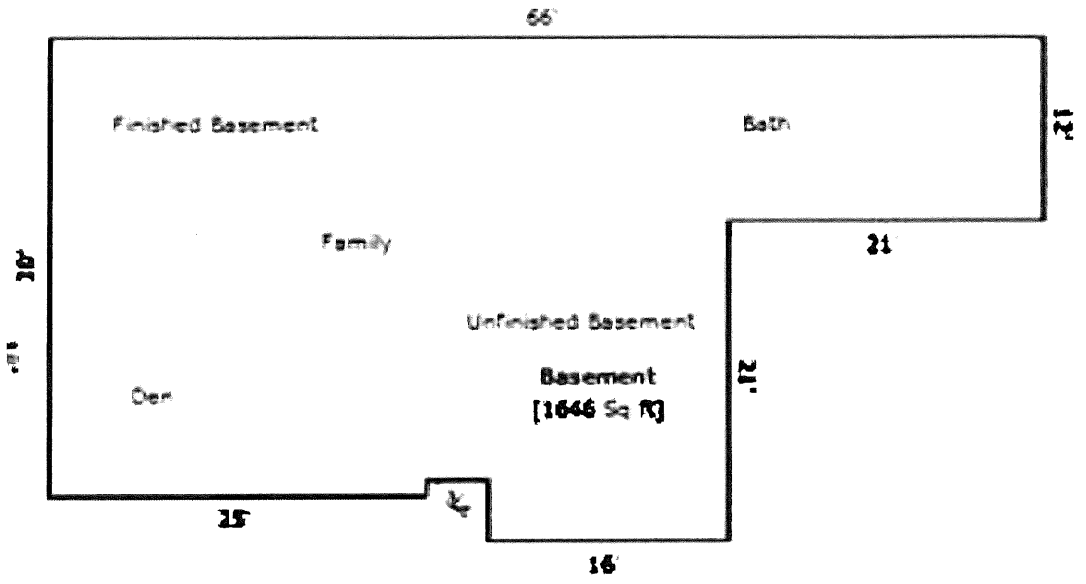
Finished basement room to convert to additional bedroom (photo above). This photo was listed by the listing agent when purchased by me last summer.



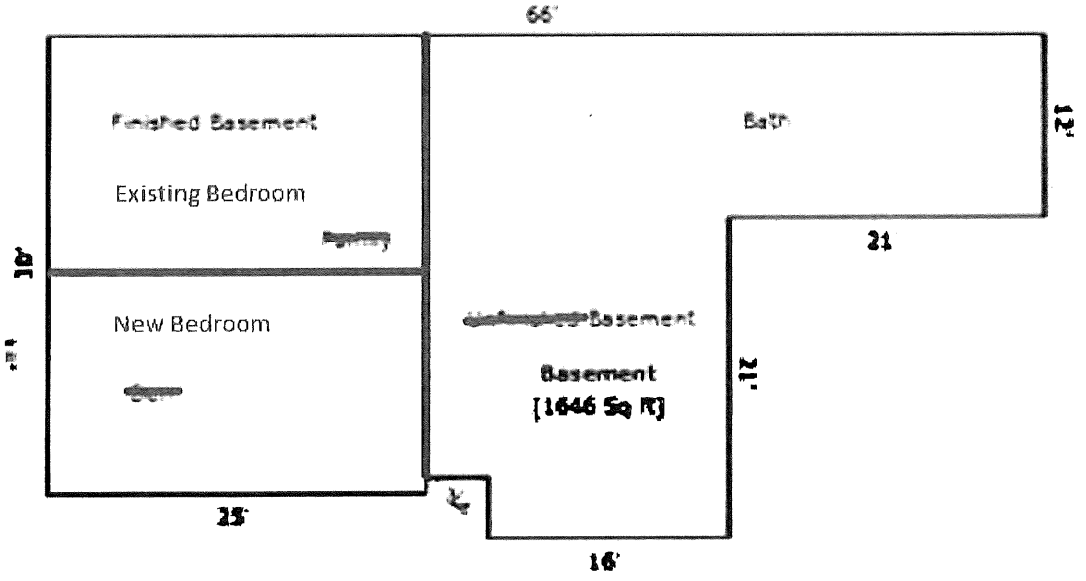
Existing basement bedroom (photo above). This was photo was provided by listing agent when purchased by me last summer.



Existing basement bathroom (photo above). This photo was provided by the listing agent during the purchase last summer. I've made cosmetic updates since then.



Original layout per records though the drawing should highlight the existing bedroom. The finished basement already includes this bedroom plus a bathroom as purchased and as listed on on the property card.

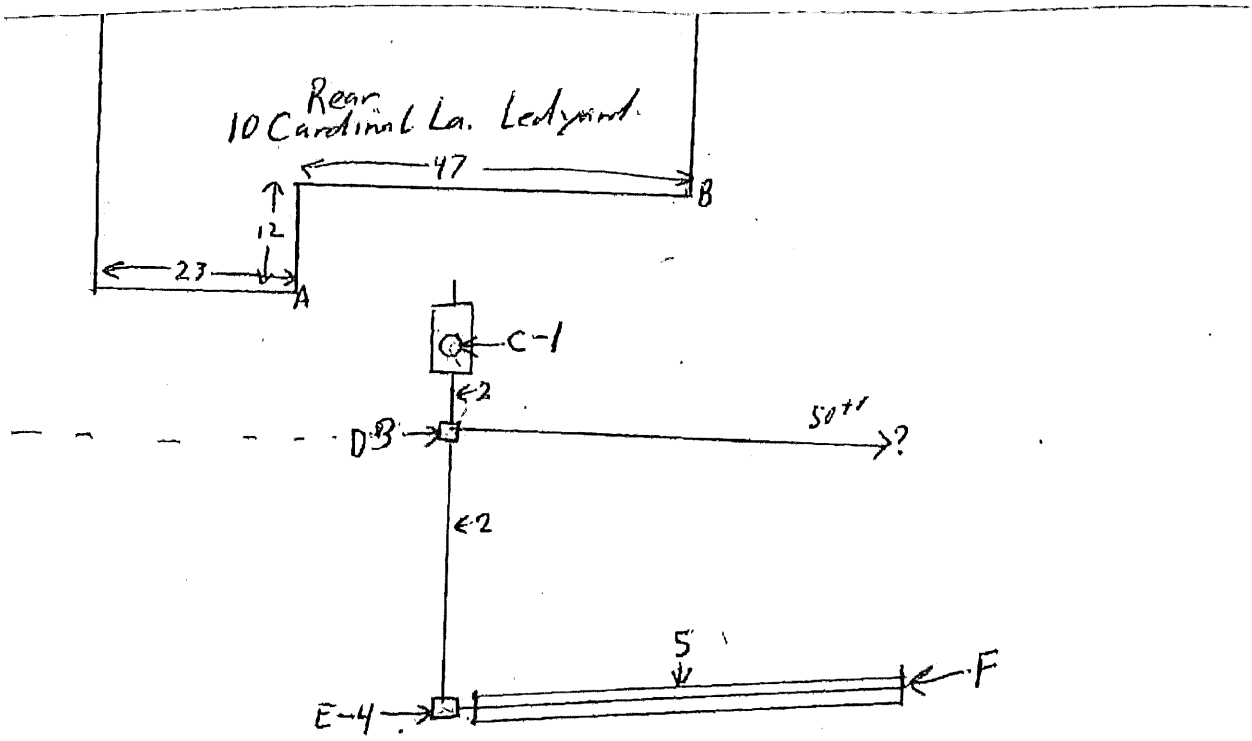


The revised plan as edited in red by me shows the existing bedroom plus the new bedroom. The basement is finished and also includes a small common area by the stairwell.

Septic "As Built" drawing for:

10 Cardinal La. Gales Ferry, Ct.

Repaired for owner Ron & Shalene Withrow by Buttermore's, Steven E. Buttermore Ct. License # 5875 on 08/14/08. System designed by Steven E. Buttermore & approved & inspected by Ledge Light Health Dist.



Received
AUG 21 2008
LEDGE LIGHT HEALTH DISTRICT

Cross measurements:

	A	B
C	20	34
D	25	40
E	54	68
F	87	65

All measurements in feet.

System notes:

1. Existing 1000 gal concrete single compartment septic tank. PVC outlet baffle installed & riser & lid to grade.
2. 4" sdr 35 pipe to D boxes
3. "D" plastic D box with HLO installed. existing pipe & stone trench. Trench 50'+. Existing trench in opposite direction abandoned in place under above ground pool.
4. "E" plastic D-box end of trench 2
5. 50' Eljen Mantis units set on & in c-33 sand from Lombardi Gravel & Excavation (sieve on file). Mantis units fed from top & middle. Units covered w/fabric. Vent to grade end of trench.
6. Math . 4 bedroom home with 10 min/inch perc rate requires 660sf leaching. Existing pipe & stone trench 50' (min. probably 60-75') @ 3sf/lf = 150sf. New top fed 50' Mantis trench w/11sf/lf credit = 550sf. 700sf provided.
7. Notes: No Garbage disposal, No Large Tubs, No Grease in system, Do not drive over system area. Recommend septic tank to be pumped every 2-3 years .

	LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL								
			943 North Rd, (P.O. Box 909) Groton, CT 06340						
			Phone: 448-4882 Fax: 448-4885 Web: www.ledgelighthd.org						
Form #2 Alternate			Technical Standards for Subsurface Sewage Disposal Systems						1/1/2007
Location:	10 Cardinal Lane,Ledyard B100a/repair					Completed By:	Ryan McCammon, RS		
Slope:	7%	Parent Material:	Charlton Chatfield Soils			Accuracy Assured By:	Ryan McCammon, RS		
Others Present:		Steve Buttermore, installer				Date: 7-23-08	Weather: 80 sunny	Time:	9am
Test Pit #:	1A-84"	Depth to Observed Ground-Water (inches):				Weeping:	Standing:	Ledge:	
Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other
A	0-6"	Dark brown				topsoil	5	friable	yes	
B	6-25"	medium brown				fine-medium sancy loam	15	firm	yes	
C	25-84"	tan/grey				fine sand and rock/boulders	35	firm/friable	no	boulders
Test Pit #:		Depth to Observed Ground-Water (inches):				Weeping:	Standing:	Ledge:	
Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other
Test Pit #:		Depth to Observed Ground-Water (inches):				Weeping:	Standing:	Ledge:	
Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other

Property Location 10 CARDINAL LN | Map ID 24/ 370/ 10/ / | Bldg Name | State Use 1010
Vision ID 570 | Account # 154940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-18-2022 10:06:55

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
NEW DIGS LLC	1 Level	2 Public Water	1 Paved	2 Suburban
		6 Private Septic	5 Curb & Gutter	
79 FOUNTAIN ST				
NORWICH CT 06360				

SUPPLEMENTAL DATA

Alt Prcl ID	24-370-10	Solar Pane	
Sub-div	HOLMBERG	Generator	
Dev.Lot	16	Forest	
Survey#		Farm	
Elderly		MPT SB	
Census	07012		
GIS ID	570	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	74,600	52,220
DWELLING	1-3	211,600	148,120
RES OUTBL	1-4	1,500	1,050
	Total	287,700	201,390

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NEW DIGS LLC	615	921	12-20-2021	U	I		
YUAN WAN-HSI + OLAUGHLEN VICTOR JR	607	786	07-19-2021	Q	I	354,350	00
NYBERG MICHAEL J + JILL M	0571	0482	11-29-2018	U	I	285,000	07
WITHROW RONALD LEE JR + SHALENE M	0395	0119	12-21-2004	Q	I	319,000	00
WATER STREET LLC	0390	0379	09-21-2004	U	I	255,000	06

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1-1	52,220	2020	1-1	52,220			
	1-3	148,120		1-3	148,120			
	1-4	1,050		1-4	1,050			
	Total	201390		Total	201390		Total	

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0065				

NOTES

BEIGE
FDN=CONC
NEW WINDOWS
8/2101 UPD ROOF
V373 P915 1/12/04 SPLIT
.92 TO LOT 12 CARDINAL LN
V373 P917 1/12/04 SPLIT
.92 FROM 10 CARDINAL LN
8/18/22 5BD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	209,000
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	74,600
Special Land Value	0
Total Appraised Parcel Value	287,700
Valuation Method	C
Total Appraised Parcel Value	287,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
19-202	06-13-2019	RE	Remodel	9,500		100	06-01-2019	ADD SUPPORT FOR EXISTIN
09-65	04-21-2009	RS	Residential	3,000	07-23-2009	100	05-29-2009	INSTALL ABOVE GROUND 18
02-312	08-01-2002		WOOD STOVE	3,000	10-01-2002	100	10-01-2002	CHIMNEY FLUE Closed per

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-17-2020	DM			15	Reval Review
03-23-2020	SF			14	Sales Review
01-24-2001	PL			00	Measur+Listed
01-24-2001	PL			00	Measur+Listed
05-18-1992	KS	X		10	Letter Sent no response
05-18-1992	KS	X		10	Letter Sent no response
10-07-1991	CM			01	Measur+1Visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	Single Fam M01	R40		0.920	AC	72,000	1.07185	1	1.00	0055	1.050			1.0000	81,036	74,600
		Total Card Land Units			0.920	AC	Parcel Total Land Area			0.9200						Total Land Value	74,600

Property Location 10 CARDINAL LN | Map ID 24/ 370/ 10/ / | Bldg Name | State Use 1010
Vision ID 570 | Account # 154940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-18-2022 10:06:55

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	04	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	06	Board & Batten
Exterior Wall 2	19	Brick Veneer
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	3	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

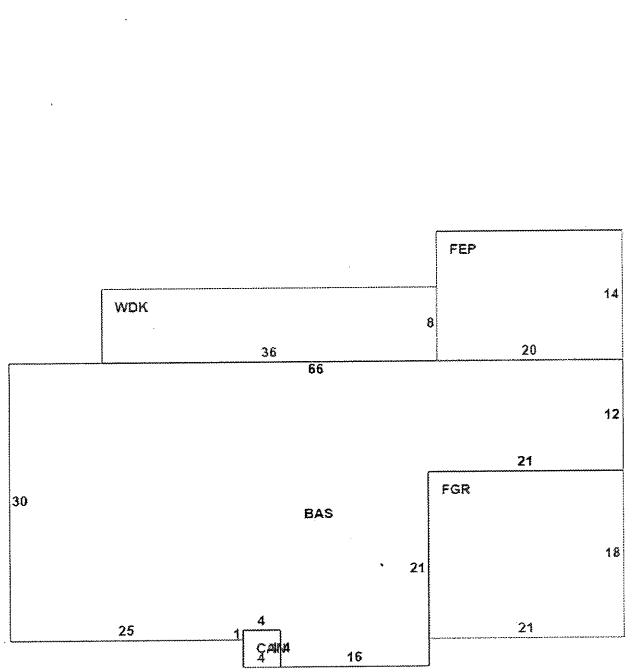
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	Single Fam M01	100
		0
		0

COST / MARKET VALUATION

Building Value New	234,831
Adjusted Base Rate	87.79
Year Built	1976
Effective Year Built	2009
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	209,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	1ST Fireplace	B	1	2200.00	2005		89.00		0	2,000
FLU2	Brick Flue	B	1	700.00	2005		89.00		0	600
SPL4	Pool- Round	L	18	90.00	2009		90.0		0	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	Main Floor	1,646	1,646	1,646	87.79	144,504
CAN	Canopy	0	16	3	16.46	263
FB2	Finished Bsmt- Ave	0	1,054	369	30.74	32,395
FEP	Finished Enclosed Porch	0	280	196	61.45	17,207
FGR	Finished Garage	0	378	151	35.07	13,256
UBM	Unfinished Basement	0	592	118	17.50	10,359
WDK	Wood Deck	0	288	29	8.84	2,546
	Ttl Gross Liv / Lease Area	1,646	4,254	2,512		220,530

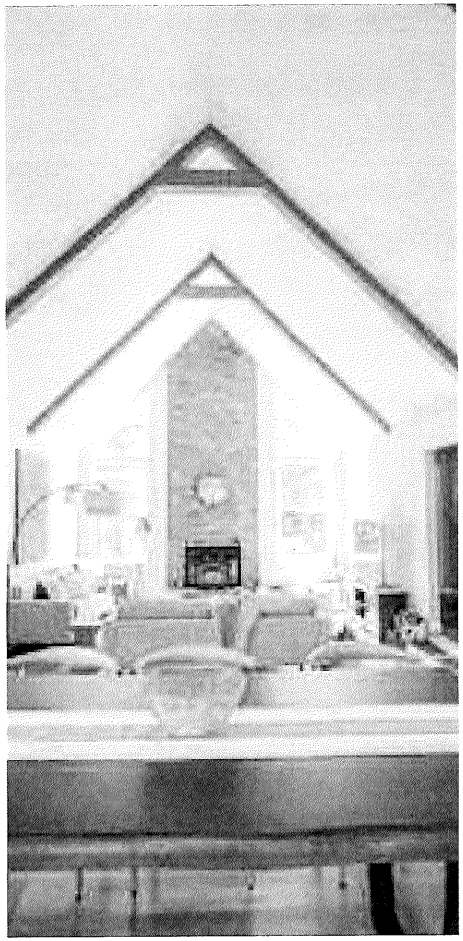
Printed
8/3/22

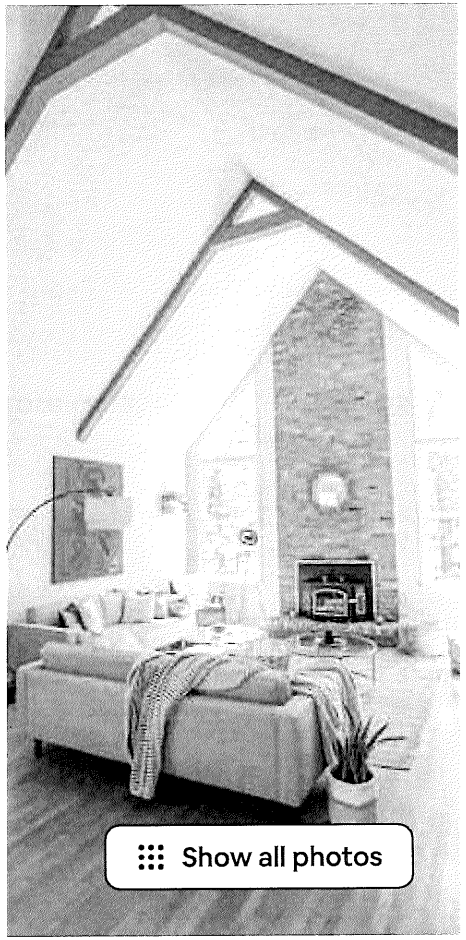
Brand NEW, Modern Home near Casinos & Beaches

★ 4.71 · 49 reviews · Ledyard, Connecticut, United States

Share Save







Entire home hosted by Victor

12 guests · 4 bedrooms · 4 beds · 3 baths



$496 night ★ 4.71 · 49 reviews

Dedicated workspace
A private room with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Free cancellation for 48 hours.

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

Learn more

- Private single-family home near Mohegan Sun (6 min), Foxwoods (12 min), Mystic (20 min), Wine Trails, the Naval base, and Beaches. 1 hour to Newport, RI
- 4 bedrooms and 3 bathrooms. En suite master bedroom w/ bathroom.
- Comfortably sleeps 8 adults!
- High-speed WiFi - work remotely without worry...

Show more >

CHECK-IN	CHECKOUT
4/17/2023	4/24/2023

GUESTS
1 guest

Reserve

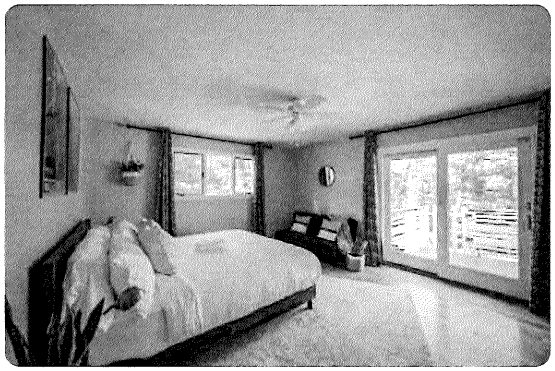
You won't be charged yet

$527 x 7 nights	$3,690
Early bird discount	-$221
Cleaning fee	$170
Service fee	$514
Total before taxes	**$4,153**

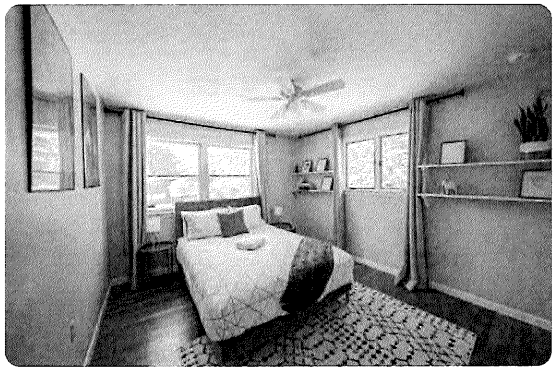
Report this listing

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed, 1 couch



Bedroom 2
1 queen bed

What this place offers

- River view
- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- TV
- Washer

Dryer

Central air conditioning

Private patio or balcony

Show all 46 amenities

7 nights in Ledyard

Apr 17, 2023 - Apr 24, 2023

April 2023

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023

Su	Mo	Tu	We	Th	Fr
	1	2	3	4	5
7	8	9	10	11	12
14	15	16	17	18	19
21	22	23	24	25	26
28	29	30	31		

About this space

- Private single-family home near Mohegan Sun (6 min), Foxwoods (12 min), Mystic (20 min), Wine Trails, the Naval base, and Beaches. 1 hour to Newport, RI
- 4 bedrooms and 3 bathrooms. En suite master bedroom w/ bathroom.
- Comfortably sleeps 8 adults!
- High-speed WiFi - work remotely without worry
- Linens and towels included
- Professional cleaning service with an attention to detail
- Parking available in the 2-car garage and driveway (no parking on the road)
- Easy keypad check in

The space

It's an open floor, contemporary ranch home with cathedral ceilings and skylights throughout.

It's a house in a private location that will offer you the calm and tranquility that you deserve!

Guest access

Easy, secure self-service keypad entry system.

Car recommended - 2 car garage and driveway for parking.

No parking on the street please!

Other things to note

All the essentials are included:
- Wifi
- Fully stocked kitchen
- Towels, shampoo, soap
- Sheets

This is NOT A PARTY HOUSE. There is a 10pm city-wide noise ordinance. If you are looking to party, play loud music, get drunk and rowdy, or talk loudly outside after dark, this house is not for you. The neighbors are very sensitive to noise and will call in complaints and cops will show up.

This is my primary home and I hope you will enjoy it - happy to host you!

Printed from CT Business Registry
8/2/22

Secretary of the State of Connecticut
Annual Report

FILING DETAILS

Filing Number:	0010217790	**Report Year Due Date:**	03/31/2022
Filing Fee:	$80.00	**Filed On:**	2/15/2022 6:34:16 AM

PRIMARY DETAILS

Business Type:	Domestic
Legal Structure:	LLC
Business Name:	NEW DIGS LLC
Business ALEI:	US-CT.BER:1369694

	Existing Information	*Updated Information*
Business Email Address:	newdigswllc@gmail.com	No update
NAICS Information:	Lessors of Residential Buildings and Dwellings (531110)	No update

BUSINESS LOCATION

	Existing Information	*Updated Information*
Principal Office Address:	NEW DIGS W LLC #96535 5830 EAST 2ND ST. CASPER, WY 82609 United States	No update
Mailing Address:	NEW DIGS W LLC #96535 5830 EAST 2ND ST. CASPER, WY 82609 United States	No update

MEMORANDUM

To: File

FROM: John Herring, Zoning Official

SUBJECT: STR Application, 10 Cardinal lane

DATE: August 2, 2022

Received e-mail this morning stating application was ready save for driver's license. Stated he cannot get his Virginia license transferred to CT until next week (Aug 8). I responded, telling him to send in the application and follow up with both the updated license and documentation of his relationship with the LLC which formally owns the property.

I also reviewed the CT Business Registry for New Digs LLC. The most recent filing (February 15, 2022) shows a business address of Casper Wyoming. Mr. O'Laughlen is shown as the agent, with a residence address of 79 Fountain Street, Norwich (See attached).

Paid 7/13/2022

LLHD
Ledge Light Health District

App No._____
Check No._____
Receipt No._____

REVIEW FEE: $25.00
w/site visit or soil test: $50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Promoting healthy communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. *A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/ well (s), and proposed building addition or accessory structure.*
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3. *Soil testing information, if available.*

Date: 7/13/22 Property Address: 10 Cardinal Lane Town: Gales Ferry

Applicant Name: Victor O'Laughlen Phone: 781-656-5553

Email: volaughlect@gmail.com

Applicant Address (if different from above): _____

Property Water Supply: ☐ Well (s) ☒ Public Water ☐ Both

Type of Application:
☒ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms 1
☐ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
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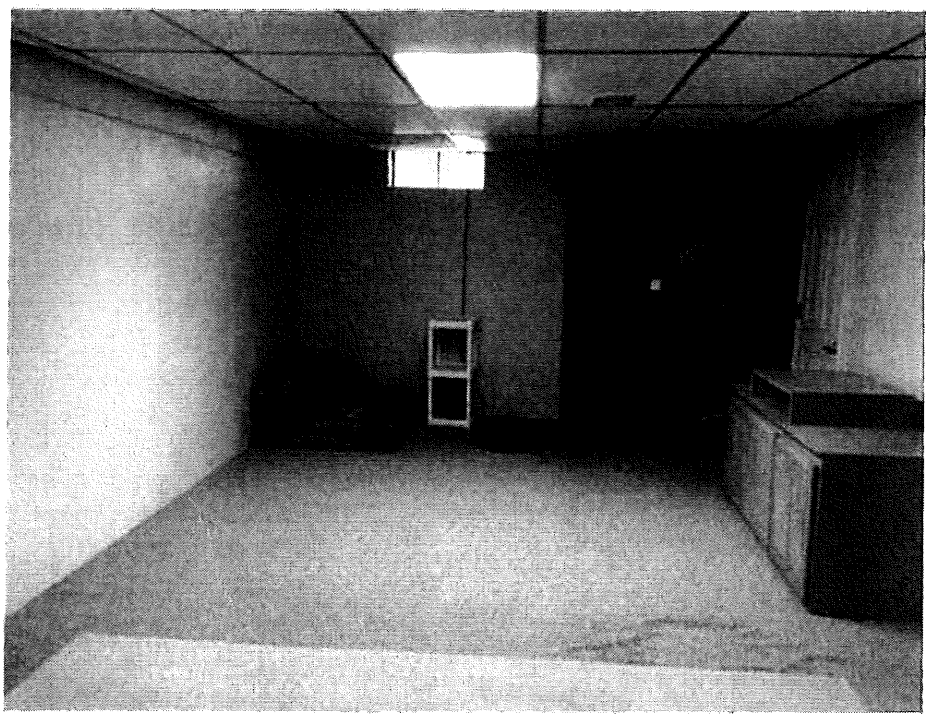
Please provide a brief description of the proposed project: Converting common area in basement to an additional bedroom. Finished basement already includes an existing bedroom and bathroom

Signed: VOL * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Joseph Blanchard Title: REHS/RS ☑ Approved ☐ Denied

Signed: Joe Blanchard Date: 7/19/2022

Comments: Soil testing on file. As-built on file. Code complying system on site (Repair in 2008 → 50LF stone trenches & 55LF Mantis 536-8 = 700ft²) oversized for 5 bedroom house per current CT Technical Standards.



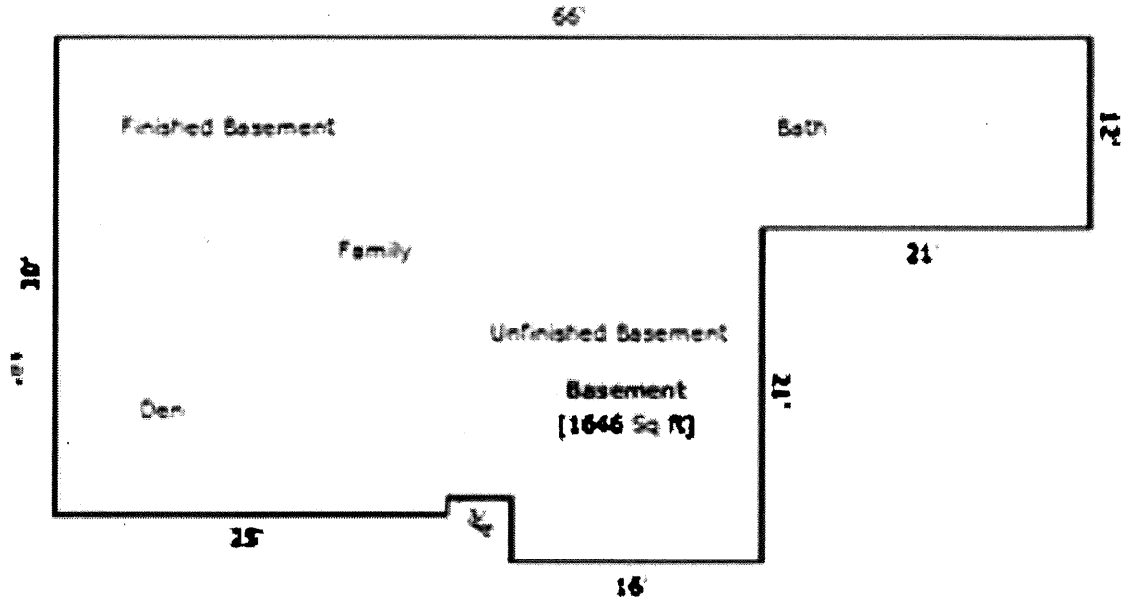
Finished basement room to convert to additional bedroom (photo above). This photo was listed by the listing agent when purchased by me last summer.



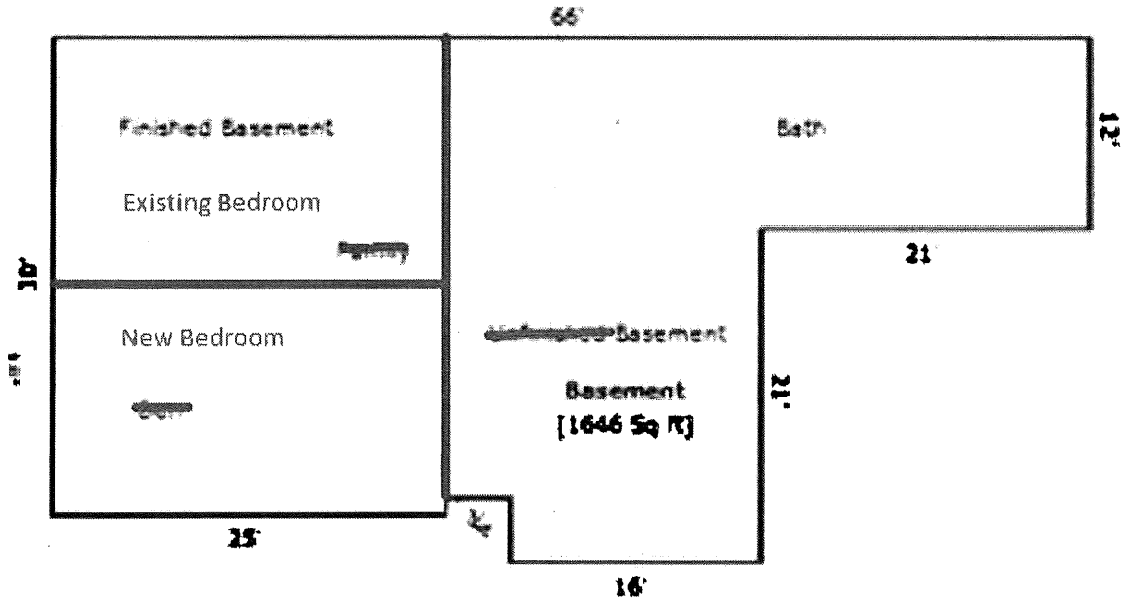
Existing basement bedroom (photo above). This was photo was provided by listing agent when purchased by me last summer.



Existing basement bathroom (photo above). This photo was provided by the listing agent during the purchase last summer. I've made cosmetic updates since then.



Original layout per records though the drawing should highlight the existing bedroom. The finished basement already includes this bedroom plus a bathroom as purchased and as listed on on the property card.

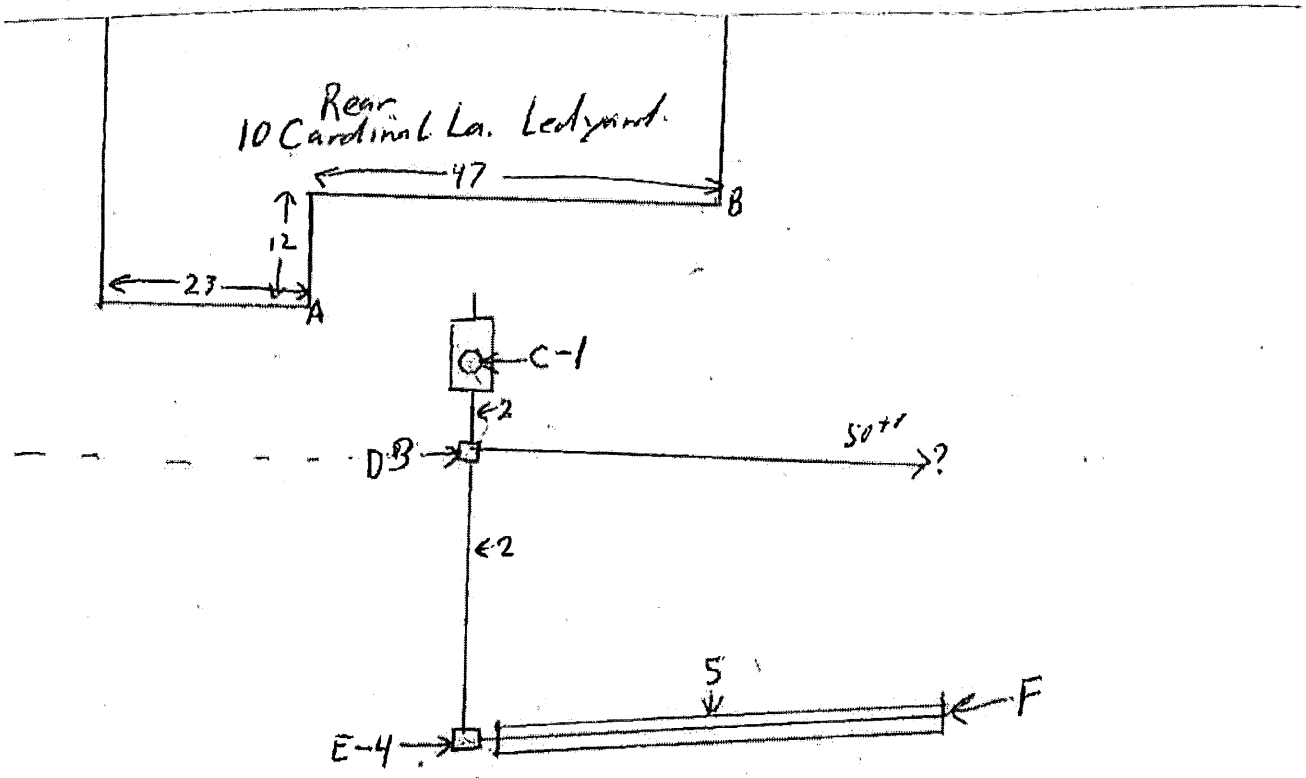


The revised plan as edited in red by me shows the existing bedroom plus the new bedroom. The basement is finished and also includes a small common area by the stairwell.

Septic "As Built" drawing for:

10 Cardinal La. Gales Ferry, Ct.

Repaired for owner Ron & Shalene Withrow by Buttermore's, Steven E. Buttermore Ct. License # 5875 on 08/14/08. System designed by Steven E. Buttermore & approved & inspected by Ledge Light Health Dist.



Received
AUG 21 2008
LEDGE LIGHT HEALTH DISTRICT

Cross measurements:

	A	B
C	20	34
D	25	40
E	54	68
F	87	65

All measurements in feet.

System notes:

1. Existing 1000 gal concrete single compartment septic tank. PVC outlet baffle installed & riser & lid to grade.
2. 4" sdr 35 pipe to D boxes
3. "D" plastic D box with HLO installed. existing pipe & stone trench. Trench 50'+. Existing trench in opposite direction abandoned in place under above ground pool.
4. "E" plastic D-box end of trench 2
5. 50' Eljen Mantis units set on & in c-33 sand from Lombardi Gravel & Excavation (sieve on file). Mantis units fed from top & middle. Units covered w/fabric. Vent to grade end of trench.
6. Math . 4 bedroom home with 10 min/inch perc rate requires 660sf leaching. Existing pipe & stone trench 50' (min. probably 60-75') @ 3sf/lf = 150sf. New top fed 50' Mantis trench w/11sf/lf credit = 550sf. 700sf provided.
7. Notes: No Garbage disposal, No Large Tubs, No Grease in system, Do not drive over system area. Recommend septic tank to be pumped every 2-3 years .

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

943 North Rd, (P.O. Box 909) Groton, CT 06340

Phone: 448-4882 Fax: 448-4885 Web: www.ledgelighthd.org

Form #2 Alternate — Technical Standards for Subsurface Sewage Disposal Systems — 1/1/2007

Location:	10 Cardinal Lane,Ledyard B100a/repair			Completed By:	Ryan McCammon, RS		
Slope:	7%	Parent Material:	Charlton Chatfield Soils	Accuracy Assured By:	Ryan McCammon, RS		
Others Present:	Steve Buttermore, installer			Date: 7-23-08	Weather: 80 sunny	Time:	9am
Test Pit #:	1A-84"	Depth to Observed Ground-Water (inches):		Weeping:	Standing:	Ledge:	

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other
A	0-6"	Dark brown				topsoil	5	friable	yes	
B	6-25"	medium brown				fine-medium sancy loam	15	firm	yes	
C	25-84"	tan/grey				fine sand and rock/boulders	35	firm/friable	no	boulders

Test Pit #:		Depth to Observed Ground-Water (inches):		Weeping:	Standing:	Ledge:	

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other

Test Pit #:		Depth to Observed Ground-Water (inches):		Weeping:	Standing:	Ledge:	

Soil Horizon	Depth (inches)	Matrix Color (moist)	Redoximorphic Features-mottling Depth	Color	%	Soil Texture (USDA)	Gravel Percent	Soil Consistence	Roots	Other

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Form #2 Alternate | Technical Standards for Subsurface Sewage Disposal Systems | 1/1/2007

Percolation Tests

From 12 Cardinal Lane 11/04

PERC:	1A
DEPTH:	24"
PRESOAK:	10:30 AM
Time	Reading
11:05am	17.5"
11:10	19"
11:15	20.5"
11:20	22"
Rate	3.33 min/inch

Design Requirements

The property owner installed an above ground pool on top of part of their existing leaching system and thus this section must be abandoned and replaced in a different location. The remaining septic system consists of a 1,000 gal single compatment tank and 50-60' of leaching trench (to the west of the tank) for 150-180' of leaching. A licensed septic installer is to submit a plan for a 4 bedroom house (660ft2 of leaching) in the area of TP 1A and no deper than 3' into grade. The installer can use the existing tank and trench if they are in good shape and functioning and replace the existing d-box to high level overflow to 480-510ft2 of leaching in the area of TP1A. Perc was taken from neighboring lot due to similar soils and proximity. All parts of the septic system are to maintain 10' to the existing pool, 10' to property lines, 15' to house and 75' to wells (well is in front near road and house connected to municipal water).

Special Conditions:

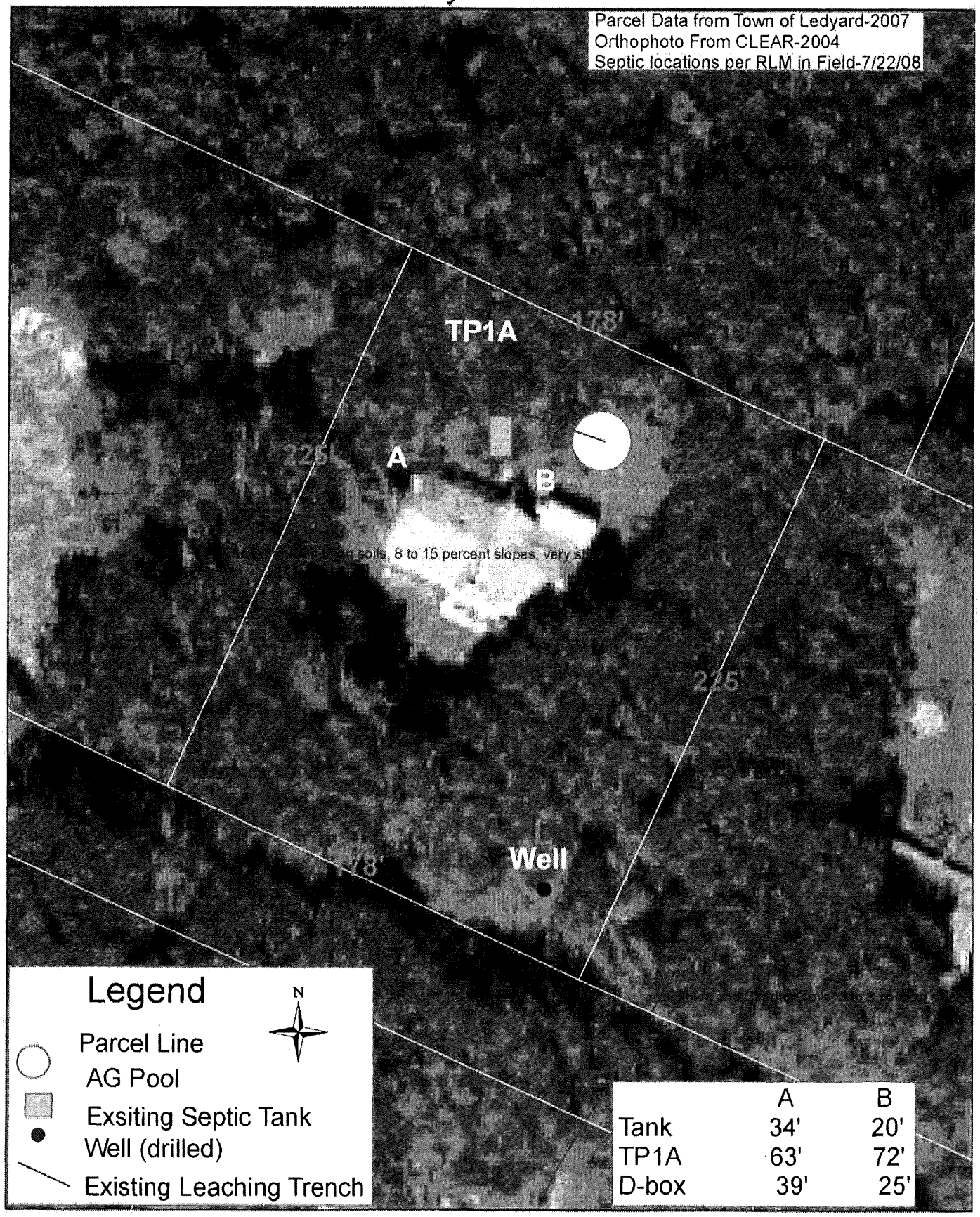
Design Flow > 2000 GPD	No
Public Water Supply Watershed	No
Probable High Ground Water	No
Slope > 25 Percent	No
Perc Rate < 1 min/inch	No
Perc Rate > 30 min/inch	No
Ledge < 5 feet Below Grade	No
Limited Suitable Area	No
Open Watercourse or Wetland	No
Flood Plain/Seasonal Flooding	No
G.W. < 36 inches Below Grade	No

Conclusions:

Suitable for Sewage Disposal	Yes
Unsuitable for Sewage Disposal	No
Additional Investigation Required	No
Wet Season Monitoring Required	No
Retest During Wet Season	No
Licensed Engineer Plan Required	No
Other:	

Location Drawing

10 Cardinal Lane Soils Testing, Ledyard
7/22/08 Ryan McCammon



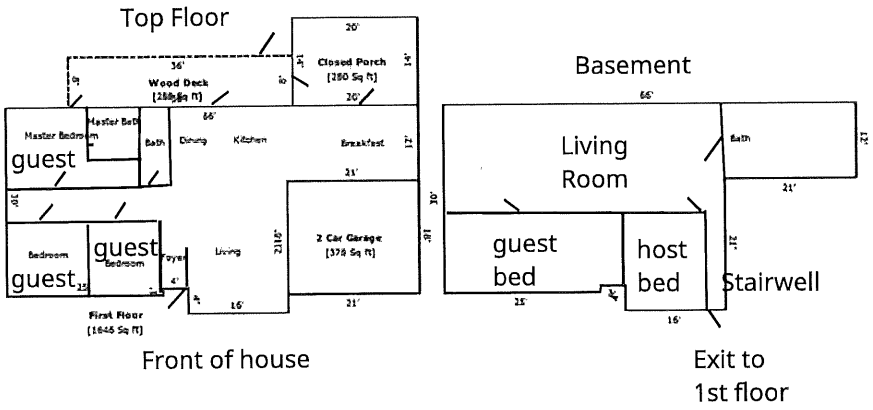
B1g	The boundaries of the property	complete
B1m	An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)	complete
B2b	Location and building footprint (including decks, overhangs, pools, etc.), design, size (to scale) and height of all existing and proposed buildings and structures, signs, fences, walls and any other structures as may be appropriate. (Reference the Design Guidelines if in a Design District.)	complete
B2g	Well location and/or public water connection	public water
B2h	Septic system	on site plan and details provided in LLHD for 5th bedroom approval
B2j	Location and height of retaining walls	complete
B3b	Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps	complete
B3e	Surface treatment of all parking and loading areas.	complete, asphalt

E	Exterior permanent and temporary site lighting shall comply with applicable Zoning Regulations and be of a design that does not illuminate or create glare on nearby properties	agree, no change from previous owner
F	All garbage and recyclables shall be fully contained within the standard durable, insect-proof, and rodent-proof wheeled containers provided by the Town's refuse service provider	agreed & currently in use
G	In the event ownership of an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit the documents listed in §3-(A) – §3-(F) for the Planning and Zoning Commission to review and approve as a minor amendment to its Special Permit.	agreed
H1	The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these requirements	agreed / understood
H2	These regulations may be enforced pursuant to §15.1-A and §15.2-A of the Zoning Regulations, and Town Ordinance #300-009 (Zoning Citations).	understood
H3	The Planning and Zoning Commission may revoke an STR Special Permit, after a public hearing, for failure to comply with the requirements in these regulations	understood
I	All STRs that are currently permitted under Ordinance #300-30 shall be governed by that Ordinance until such time as their permit expires. At that time, a Special Permit shall be required in conformance with the STR Regulations herein to continue the STR use.	not applicable
	6.6 Site Plan	
A	A minimum of two (2) copies of site plans is required for any application. Applications that require Commission review require an additional eight (8) copies for Commission members.	10 copies to be provided
	The site plan shall be drawn at a scale of one inch (1") equals forty feet (40'), or another scale as may be approved by the Zoning Official or Commission, as appropriate, and shall include the following information:	drawn to scale
B1a	The name and address of the applicant and owner of record as listed on the Town's tax rolls	complete
B1b	Date, north arrow, and a numerical and graphic scale on each map	complete
B1c	A brief written description of the proposed use or uses and the type of work proposed	complete, in package
B1e	The address of the property and/or parcel identification number	complete, in package
B1f	Signed permission authorizing Commission members, the Zoning Official, and Town staff to conduct a site walk of the property. (May contain reasonable dates and time limits)	complete, in package

B13	The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department	Agreed and will be provided upon request / approval
B14	A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an STR if it is serviced by a shared driveway.	confired, no shared driveway
B15	A dwelling used as an STR without a special permit is prohibited	agreed, permit in process
C1	A copy of the LLHD approval of the proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval.)	completed and provided
C2	A copy of the applicant's official Connecticut photo ID or Connecticut Driver's License showing their primary residence (domicile) is the same as the address of their proposed STR	temporary license provided. Permanent license to be provided when received in September
C3	A copy of the property card showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License	provided
C4	A detailed floor plan, drawn to scale, of the single-family or duplex dwelling or accessory apartment to be used as an STR, showing room dimensions, bedrooms that will be used by guests, and bedroom(s) reserved for the host	provided
C5	A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed and sealed A-2 survey, but must satisfy site plan requirements listed in §6.6.A; §6.6.B-(1)-(a), -(c) [proposed use description], -(e), -(f), -(g), -(m); §6.6.B-(2)-(b) [location and building footprint, including decks, overhangs, pools, gazebos, tennis courts, fences, fire pits, etc.], -(g), -(h), -(j); and §6.6.B-(3)-(b) [location of parking spaces and driveway], and -(e) [surface treatment of parking areas].	provided
C6	A copy of the STR Host/Guest Agreement and the STR Rules and Regulations adequate for the protection of nearby properties from the risks of potential deleterious effects of the proposed STR use	provided
D1	Suitable off-street parking space(s) for the STR owner/host and his STR guests shall be provided	provided, 5 spaces
D2	On-street parking, and parking on non-designated spaces, is prohibited.	agreed, in house rules
D3	Covered parking (garages & carports) may be used for STR guest parking.	agreed, garage available
D4	All parking spaces shall have an all-weather surface	agreed, paved asphault driveway

Section 8.28

	Reg	Comment
B1	An STR must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the single-family dwelling. Its owner, the STR Host, may (a) occupy his single-family residence as his primary residence and use its accessory apartment as an STR, or (b) occupy the accessory apartment as his primary residence and use the single-family dwelling as an STR. The single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs	10 Cardinal is a single-family primary residence with the owners bedroom in the basement as highlighted in the site plan
B2	Apartments and condominiums in multi-family dwellings, shall not be used as STRs.	single-family home
B3	The applicant must be current on all municipal taxes at the time of application, and for the duration of time the dwelling is utilized as an STR	confirmed up to date
B4	The proposed STR shall not have Zoning, Building, Fire, or Health Code violations, and shall not be blighted under the Town's Blight Ordinance	no known violations
B5	The STR shall not constitute or create a risk to public health, safety, convenience, and/or general welfare	agreed
B6	STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STR's property card (in the tax assessor's office), less the number of bedrooms reserved for use by its host	Agreed, advertised as 4 bedroom home with 2 adults per room
B7	Unaccompanied minors are not permitted in an STR.	agreed, enforced via Airbnb and host
B8	Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, pet rules, and a declaration the host is the owner of and has his primary residence in the STR (or its accessory apartment, as appropriate)	agreed, in house rules
B9	An STR "use" must (a) be essentially invisible to the neighborhood; (b) not create a nuisance (i.e. noise, odors, trespass, lighting, etc.); (c) not be detrimental to the aesthetic quality of the residence or its neighborhood; and (d) not interfere with the quality of life in the neighborhood.	agreed, in house rules
B10	Non-lodging uses by STR guests, such as weddings, receptions, banquets, and corporate retreats, are prohibited	agreed, in house rules
B11	There shall be no signage, lighting, or other indication the dwelling is an STR	confirmed
B12	The Host is responsible for the conduct of his guests	agreed / confirmed



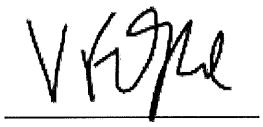
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details	
Living Area			
First Floor	1646 Sq ft	30 x 25 =	750
		12 x 21 =	252
		20 x 29 =	580
		16 x 4 =	64
Total Living Area (Rounded):	**1646 Sq ft**		
Non-living Area			
2 Car Garage	378 Sq ft	21 x 18 =	378
Closed Porch	280 Sq ft	20 x 14 =	280
Wood Deck	288 Sq ft	36 x 8 =	288
Patio	201.06 Sq ft	Arc	= 100.53
		Arc	= 100.53
Basement	1646 Sq ft	30 x 25 =	750
		12 x 21 =	252
		20 x 29 =	580
		4 x 16 =	64

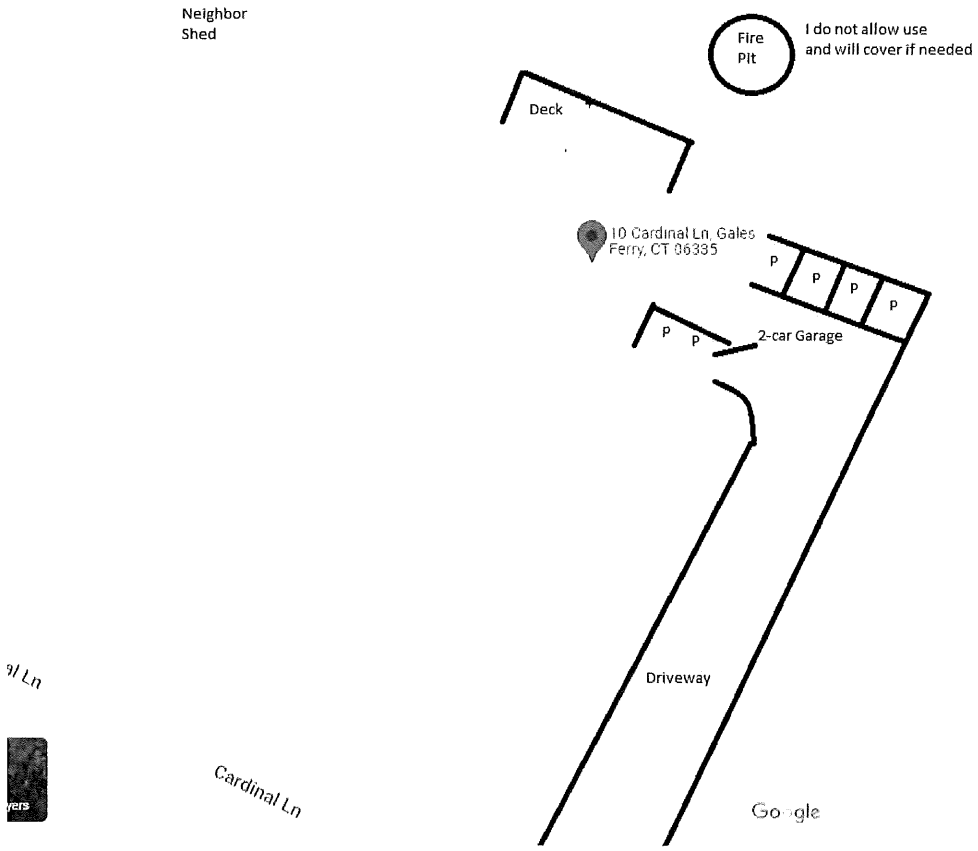
Site Plan - Short-term Rental Application

I. Victor O'Laughlen, applicant and owner of property
II. Proposal to use the single-family property as a hosted short-term rental as specified in section 8.28 of zoning regs
III. Address: 10 Cardinal Lane, Gales Ferry, CT 06335
IV. This document authorizes Commission members, the Zoning Official, and Town staff to conduct a site walk of the property assuming it is scheduled and coordinated between the owner / applicant and the group requesting the consolidated review.
V. Boundaries of the property highlighted in the Ledyard land records map below
VI. Approval block signature to be provided by commission
VII. Location and building footprint added to the Ledyard land records map below
VIII. Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps added to the Ledyard land records map below
IX. Surface treatment of the driveway and outdoor parking spaces is asphalt and concrete (indoor 2-car garage)



Victor O'Laughlen

ıtaurants Hotels Attractions Transit Parking Pharmacies ATMs



Map da


©SmartMLS, Inc. 2021


©SmartMLS, Inc. 2021


10 Cardinal Ln, Gales Ferry, CT 06335
Cardinal Ln
Cardinal Ln
Google
Imagery ©2022 Maxar Technologies, Map data ©2022

Town of Ledyard Property Summary Report

10 CARDINAL LN

PARCEL ID:	24-370-10
LOCATION:	10 CARDINAL LN
OWNER NAME:	NEW DIGS LLC

ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2018	$187,670.00	$123,060.00	$64,610.00
2017	$187,670.00	$123,060.00	$64,610.00

BUILDING # 1

YEAR BUILT	1976	**ROOF STRUCTURE**	Gable/Hip
STYLE	Ranch	**ROOF COVER**	Asphalt Shingl
MODEL	Residential	**FLOOR COVER 1**	Hardwood
GRADE	Average +	**FLOOR COVER 2**	Carpet
STORIES	1	**HEAT FUEL**	Oil
OCCUPANCY	Single Fam M01	**HEAT TYPE**	Forced Air-Duc
EXT WALL 1	Board & Batten	**AC TYPE**	Central
EXT WALL 2	Brick Veneer	**BEDROOMS**	4 Bedrooms
INT WALLS 1	Drywall/Sheet	**FULL BATHS**	3
INT WALLS 2	NULL	**HALF BATHS**	0
		TOT ROOMS	7



EXTRA FEATURES

DESCRIPTION	CODE	UNITS
1ST Fireplace	FPL1	NULLxNULL (1.00 UNITS)
Brick Flue	FLU2	NULLxNULL (1.00 UNITS)

EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Pool- Round	SPL4	18xNULL (18.00 DIAMETER)

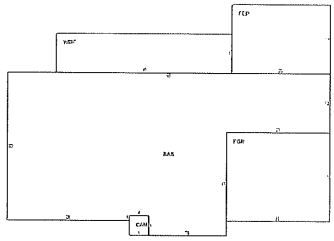
Town of Ledyard Property Summary Report

10 CARDINAL LN

PARCEL ID:	24-370-10
LOCATION:	10 CARDINAL LN
OWNER NAME:	NEW DIGS LLC



OWNER OF RECORD
NEW DIGS LLC
79 FOUNTAIN ST
NORWICH, CT 06360



LIVING AREA:	1646	**ZONING:**	R40	**ACREAGE:**	0.92

SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
NYBERG MICHAEL J + JILL M	571/ 482	29-Nov-2018	$285,000.00
WITHROW RONALD LEE JR + SHALENE M	395/ 119	21-Dec-2004	$319,000.00
WATER STREET LLC	390/ 379	21-Sep-2004	$255,000.00
WALIGURSKI MILDRED A TRUSTEE	373/ 915	12-Jan-2004	$0.00
WALIGURSKI MILDRED A TRUSTEE	311/ 471	30-Apr-2001	$0.00
ANDERSON PETER A	301/ 906	14-Jun-2000	$0.00
WALIGURSKI WALTER J TRUSTEE OF WALTER J WALIGURSKI	301/ 908	14-Jun-2000	$0.00
WALIGURSKI WALTER J	286/ 923	15-Jan-1999	$0.00
WALIGURSKI WALTER J TRUSTEE	286/ 925	15-Jan-1999	$0.00
WALIGURSKI WALTER J + ANITA K	113/ 456	30-Mar-1979	$0.00

CURRENT ASSESSED VALUE

TOTAL:	$201,390.00	**IMPROVEMENTS:**	$149,170.00	**LAND:**	$52,220.00

ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	$201,390.00	$149,170.00	$52,220.00
2020	$201,390.00	$149,170.00	$52,220.00
2019	$187,670.00	$123,060.00	$64,610.00

This is what is provided in the house rules for each guest that they need to agree to before booking:

No events
No pets
No parking on the road and 5 car limit
Comfortably sleeps up to 8 adults

NO PARTIES AND NO SMOKING!!

- Unfortunately I am removing the fire pit so no fires in the backyard.

- Please respect m neighbors and be quiet going in and out - No shoes in the house please

- Min age 21 to book, no parties
- No prom groups
- Quiet hours after 10pm

NO PARTIES in my house! - Photo ID may be required upon check-in. My family has been living in Connecticut for over a decade. We know our neighbors very well. We love hosting people who are courteous and respectful. Please respect the neighborhood and our neighbors by not being loud or littering outside the home. We value the relationships we have with our neighbors. No unregistered guests allowed.

**Note: All guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment information, and agreement to your house rules

TOWN OF LEDYARD

Zoning Official's Office

John Herring, Zoning Official
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216
zoning.official@ledyardct.org

July 6, 2022

10 Cardinal Lane
Ledyard, CT 06339

New Digs LLC
79 Fountain Street
Norwich, CT 06360

RE: NOTICE OF VIOLATION AND INTENT TO CITE
10 Cardinal Lane
Zoning Regulation Violation: Sections 3.5 Uses by District and 8.28 Short-Term Rentals

Dear Sir or Madam:

You are hereby being issued a Notice of Violation and Intent to Cite for operating a short term rental without the required permit.

Town of Ledyard Zoning Regulations Section 3.5 requires that short term rentals obtain a special permit. Specifically, Section 3.5.A(2) states "[a]ny use marked "S" is a permitted use by special permit, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience, and property values. A public hearing, site plan review, and approval by the Commission are required for "S" applications." The table "Schedule of Permitted Uses" in that section lists short term rentals as "S" activities. Thus, the operation of a short term rental requires a Special Permit.

The requirements for such a permit are enumerated in Section 8.28 of the Town of Ledyard Zoning regulations A copy of Section 8.28 was enclosed in the letter sent to you on April 20. Should you wish to review the Zoning regulations further, they are also available online at https://ledyardct.org/DocumentCenter/View/657941/Zoning-Regulations-Effective-2-28-2022.

A letter dated April 20, 2022 was sent to you notifying you of this violation and providing time to initiate voluntary corrective action. To date the violation continues, as evidenced by the continued posting on Airbnb noted on May 24 and again on June 8. Further, complaints have been filed with this office noting operation on the weekend of June 3-5, 2022. That you are continuing to operate is evidenced by the fact that a review of the Airbnb listing for this

property on July 6, 2022, indicated that while many dates are still available, 8 days in July and 10 days in August August, and 25 days in September were listed as available. If you had ceased operations, no days would be listed as available. Further, the website indicates some periods in the summer of 2023 are already listed as unavailable.

An initial Notice of intent and Intent to Cite was sent to the property owner's address of record on June 8, 2022. That letter, sent via certified mail, was returned as undeliverable. Accordingly, this notice is being delivered to the property listed above.

In accordance with Connecticut General Statutes Section 8-12a and Town of Ledyard Ordinance #300-009 (An Ordinance Establishing Citations for Zoning Violations), you have thirty (30) days from the date of this letter to satisfactorily complete an application for a special permit, providing all information required in Section 8.28 and meeting all requirements therein.

You should note that due to the requirement for a public hearing applicable to all special permits, it will be impossible to obtain a completed Special Permit within the 30-day period. However, the process of completing and submitting the application can and must be completed within that time frame in order for this office to consider you in compliance with this Notice of Violation and Intent to Cite.

If no completed application to address this violation is submitted within that time, further enforcement action will be taken. Such action may include assessment of a fine of up to $150 per day. Be advised that payment of any fines shall not relieve you of your responsibility to remedy the violation. Should you wish to review the ordinance, it can be accessed at https://ledyardct.org/DocumentCenter/View/214997/ORD-300-009-Establishing-Citations-for-Zoning-Violations.

Please contact me at the Zoning Official's Office at (860) 464-3216 should you have any questions or would like to discuss this violation in further detail. Thank you for your anticipated immediate attention to this matter to avoid the need for further enforcement action.

Regards,

John Herring
Zoning Official

CC: File
Office of the Mayor

TOWN OF LEDYARD

Zoning Official's Office

John Herring, Zoning Official

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

June 8, 2022

VIA REGULAR MAIL

New Digs LLC
79 Fountain St
Norwich, CT 06360

RE: 10 Cardinal Lane, Ledyard, CT

NOTICE OF VIOLATION
Request for Voluntary Compliance
Violation of Section 8.28 of the Ledyard Zoning Regulations
Operation of a Short Term Rental Without a Permit

Dear Sir or Madam:

It has come to our attention that a short term rental (STR) is being operated at the above referenced address. Please be advised of the current (as of February 28, 2022) Town of Ledyard zoning regulations regarding STRs.

1. Section 3.5 of the Town of Ledyard Zoning regulations requires that STR operators receive a special permit, a process which includes "...a [public hearing, site plan review, and approval by the Commission..."
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The Town of Ledyard Land Use Office has no record of an application for the permit needed to operate an STR at the above mentioned address. Please contact this office with an application within 2 weeks. The complete set of zoning regulations is available online at the Town's website, www.ledyardct.org. Attached for your convenience is a copy of the application form as well as a copy of the current regulations.

Thank you for your anticipated immediate attention to this matter.

Sincerely,

John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number _____ Submission Date _____ Official Receipt Date _____

FEE: _____ DATE PAID _____ RECEIPT # _____

==========

Applicant/Agent _____
(Please Print Legibly)

Signature: _____

Address: _____ Telephone ___-___-____

E-Mail Address: _____

Owner Name (if different): _____

Address of Owner: _____ Telephone ___-___-____

Location of Work (Street Address) _____

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

Is this property within 500 feet of another municipality? Y N CAM Zone Y N

Existing Use _____ CAM Exempt Y N

___ Special Permit ___ Site Plan Review ____ Regulation Change ____ Zone Map Change

___ CAM Review ___ Other: _____

Details:

_____

_____

_____

_____

Approved by _____ Date _____

Denied by _____ Date _____

8.28 SHORT-TERM RENTALS:

A. PURPOSE: To permit the public use of a furnished single-family or duplex dwelling or accessory apartment in a residential district, or in a legally existing single-family or duplex residence or accessory apartment in a non-residential district, as a short-term rental, in accordance with the requirements of this section.

B. GENERAL REQUIREMENTS: In addition to compliance with the Special Permit Standards in §7.4, the following requirements must be satisfied:

(1) An STR must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the single-family dwelling. Its owner, the STR Host, may (a) occupy his single-family residence as his primary residence and use its accessory apartment as an STR, or (b) occupy the accessory apartment as his primary residence and use the single-family dwelling as an STR. The single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs.

(2) Apartments and condominiums in multi-family dwellings, shall not be used as STRs.

(3) The applicant must be current on all municipal taxes at the time of application, and for the duration of time the dwelling is utilized as an STR.

(4) The proposed STR shall not have Zoning, Building, Fire, or Health Code violations, and shall not be blighted under the Town's Blight Ordinance.

(5) The STR shall not constitute or create a risk to public health, safety, convenience, and/or general welfare.

(6) STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STR's property card (in the tax assessor's office), less the number of bedrooms reserved for use by its host.

(7) Unaccompanied minors are not permitted in an STR.

(8) Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, pet rules, and a declaration the host is the owner of and has his primary residence in the STR (or its

accessory apartment, as appropriate).

(9) An STR "use" must (a) be essentially invisible to the neighborhood; (b) not create a nuisance (i.e. noise, odors, trespass, lighting, etc.); (c) not be detrimental to the aesthetic quality of the residence or its neighborhood; and (d) not interfere with the quality of life in the neighborhood.

(10) Non-lodging uses by STR guests, such as weddings, receptions, banquets, and corporate retreats, are prohibited.

(11) There shall be no signage, lighting, or other indication the dwelling is an STR.

(12) The Host is responsible for the conduct of his guests.

(13) The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department.

(14) A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an STR if it is serviced by a shared driveway.

(15) A dwelling used as an STR without a special permit is prohibited.

SECTION 8.0: SUPPLEMENTAL REGULATIONS

02/22/2022 75.

C. APPLICATION SUBMITTAL REQUIREMENTS:

(1) A copy of the LLHD approval of the proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval.)

(2) A copy of the applicant's official Connecticut photo ID or Connecticut Driver's License showing their primary residence (domicile) is the same as the address of their proposed STR.

(3) A copy of the property card showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License.

(4) A detailed floor plan, drawn to scale, of the single-family or duplex dwelling or accessory apartment to be used as an STR, showing room dimensions, bedrooms that will be used by guests, and bedroom(s) reserved for the host.

(5) A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed and sealed A-2 survey, but must satisfy site plan requirements listed in §6.6.A; §6.6.B-(1)-(a),

-(c) [proposed use description], -(e), -(f), -(g), -(m); §6.6.B-(2)-(b) [location and building footprint, including decks, overhangs, pools, gazebos, tennis courts, fences, fire pits, etc.], -(g), -(h), -(j); and §6.6.B-(3)-(b) [location of parking spaces and driveway], and -(e) [surface treatment of parking areas].

(6) A copy of the STR Host/Guest Agreement and the STR Rules and Regulations adequate for the protection of nearby properties from the risks of potential deleterious effects of the proposed STR use.

D. PARKING:

(1) Suitable off-street parking space(s) for the STR owner/host and his STR guests shall be provided.

(2) On-street parking, and parking on non-designated spaces, is prohibited.

(3) Covered parking (garages & carports) may be used for STR guest parking.

(4) All parking spaces shall have an all-weather surface.

E LIGHTING:

Exterior permanent and temporary site lighting shall comply with applicable Zoning Regulations and be of a design that does not illuminate or create glare on nearby properties.

F. REFUSE AND RECYCLING:

All garbage and recyclables shall be fully contained within the standard durable, insect-proof, and rodent-proof wheeled containers provided by the Town's refuse service provider.

G. CHANGE OF OWNERSHIP:

In the event ownership of an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit the documents listed in §3-(A) – §3-(F) for the Planning and Zoning Commission to review and approve as a minor amendment to its Special Permit.

SECTION 8.0: SUPPLEMENTAL REGULATIONS

02/22/2022 76.

H. ENFORCEMENT:

(1) The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these requirements.

(2) These regulations may be enforced pursuant to §15.1-A and §15.2-A of the Zoning

Regulations, and Town Ordinance #300-009 (Zoning Citations).

(3) The Planning and Zoning Commission may revoke an STR Special Permit, after a public hearing, for failure to comply with the requirements in these regulations.

I. Exceptions:

All STRs that are currently permitted under Ordinance #300-30 shall be governed by that Ordinance until such time as their permit expires. At that time, a Special Permit shall be required in conformance with the STR Regulations herein to continue the STR use

TOWN OF LEDYARD

Zoning Official's Office
John Herring, Zoning Official
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216
zoning.official@ledyardct.org

VIA REGULAR MAIL

June 8, 2022

New Digs LLC
79 Fountain St
Norwich, CT 06360

RE: 10 Cardinal Lane, Ledyard, CT

NOTICE OF VIOLATION
Request for Voluntary Compliance
Violation of Section 8.28 of the Ledyard Zoning Regulations
Operation of a Short Term Rental Without a Permit

Dear Sir or Madam:

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Thank you for your anticipated immediate attention to this matter.

Sincerely,

John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File

file copy

TOWN OF LEDYARD

Zoning Official's Office
John Herring, Zoning Official
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216
zoning.official@ledyardct.org

June 8, 2022

VIA REGULAR MAIL

New Digs LLC
109 St Marks Place
Apt 20
New York, NY 10009

RE: 10 Cardinal Lane, Ledyard, CT

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Sincerely,

John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File

Juliet Hodge

From: Carol Miello <cscalice@gmail.com>
Sent: Saturday, May 21, 2022 9:34 PM
To: Juliet Hodge
Cc: Kevin J. Dombrowski
Subject: Re: Short Term Rentals

Hi Juliet,

Wondering if there has been any progress on this?

The house next door to us, 10 Cardinal Lane, continues to be rented out, with an ever increasing frequency with the summer quickly approaching. The below snip shows the LLC of 10 Cardinal Lane also owns another property in Ledyard.

Parcels

Parcel ID	Address	Owner
24-370-10	10 CARDINAL LN	NEW DIGS LLC
29-510-25	25 COACHMAN PIK	NEW DIGS LLC

If the town has tried to reach the LLC via mail through the contact address associated with the property, 79 Fountain Street in Norwich, that is also a short term rental property owned by the same LLC. The contact address for that property can be found in the below snip, which I'm assuming is the owner of the LLCs actual address, located in NYC.

Location	79 FOUNTAIN ST	Mblu	93/ 1/ 35/ /
Acct#	0000320001	Owner	NEW DIGS LLC
Assessment	$113,500	Appraisal	$162,200
PID	31	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	$122,100	$40,100	$162,200

Assessment			
Valuation Year	Improvements	Land	Total
2021	$85,400	$28,100	$113,500

Parcel Addreses

Additional Addresses

No Additional Addresses available for this parcel

Owner of Record

Owner	NEW DIGS LLC
Address	109 ST MARKS PL APT 20 NEW YORK, NY 10009

Sale Price	$0
Certificate	
Book & Page	3230/0196
Sale Date	02/05/2021
Instrument	25

If the town is having trouble reaching the owner, I do have their cell phone number, which I would be happy to provide, that I got last year by reaching out through the house cleaner.

Appreciate the effort the town is putting into this. I'm sure it is no easy task to police this.

Thank you,
Matt and Carol Miello
!2 Cardinal Lane, Gales Ferry

On Tue, Feb 22, 2022 at 10:10 AM Juliet Hodge <planner@ledyardct.org> wrote:

It is a challenge for sure! We rely on folks letting us know as well as periodically looking at the Airbnb site and trying to determine where the properties are (as they don't provide addresses unless you book the property). I will have the ZEO add 10 Cardinal Ln to the list.

Thank you.

Juliet

From: Carol Miello <cscalice@gmail.com>
Sent: Thursday, February 17, 2022 7:47 PM
To: Juliet Hodge <planner@ledyardct.org>
Cc: Kevin J. Dombrowski <KJDom@ledyardct.org>
Subject: Re: Short Term Rentals

Hi Juliet,

Thank you for the thorough response.

How does the town ensure they have accounted for all the non-permitted homes? The house next door to us (10 Cardinal Lane) was not on the list for permitted or non-permitted homes that was in the meeting minutes from last year, but can be found on AirBnB.

Thank you,

Matt and Carol Miello

On Thu, Feb 17, 2022 at 4:23 PM Juliet Hodge <planner@ledyardct.org> wrote:

Hi Carol,

See my responses in red below.

If you have any further questions, please do not hesitate to call me. 860-464-3215 (Mon-Thurs)

Regards,

Juliet

Hi Kevin,

We weren't able to make it to the zoning meeting when the short term rental discussion was had and were hoping for some clarification.

I saw that, with the short term rental (STR) ordinance expiring, that a zoning law will be implemented, effective February 28th.

If I'm reading it correctly, the zoning law will require that the STR home be a primary residence. The owner doesn't necessarily need to be present while it is being rented, but either they or a representative need to be available 24/7.

There is no current zoning law allowing for a non-hosted STR (non-primary residence), but one could be submitted in the future.

Few questions I have are:

1) Is the above summary accurate? Yes

2) Does this mean that non-hosted STRs are not currently allowed? I did read that if you have a current permit, you would be able to continue until it expires. **Non-hosted STRs are currently allowed under the ordinance that is set to expire on the 27th. Current permits that are in place will be valid 1 year from the date they were issued. After that year is up, they will need to apply under the new regulation and be in conformance with that regulation – i.e. be hosted.**

3) What happens to current non-hosted STRs (either non-permitted or permitted when their current permit expires)? See above It sounds like they won't be allowed to operate until a non-hosted zoning law is enacted, if it ever does. Correct.

4) What is the enforcement mechanism for non-hosted short term rentals currently operating (either non-permitted or after their permit expires) when the zoning law is in effect? It seems those individuals will either have to change

the house to their primary residence and live there at least part time or sell the property. Yes, they would have to conform to the new regulation to continue the STR use. The STRs that are currently operating without a permit will be issued a notice informing them of the zoning regulation as soon as it comes into effect and requesting that they submit an application etc. If they do not reply or submit an application, they will be issued a Cease and Desist notice and then the typical enforcement process will follow with a letter from the attorney and/or an "intent to fine" letter, and if they still do not comply, we take them to court.

Thank you,

Matt and Carol Miello

On Tue, Jan 4, 2022 at 6:23 PM Kevin J. Dombrowski <KJDom@ledyardct.org> wrote:

Hello Carol,

In response to your questions, residents are always allowed to attend any Town meeting, unless the committee, board or council go into Executive Session in accordance with Freedom of Information requirements. And Residents are allowed to speak during Public Hearings or during Citizens Comments portion of the agenda.

In regards to the Planning & Zoning meeting on Thursday, I believe the Public Hearing is still open regarding the proposed Zoning Regulations for Short Term Rentals, although it looks like the meeting agenda is not yet posted as of this response, but should be posted on Wednesday.

With regard to the Short Term Rental Ordinance, that is still with the Town Council Administration committee, and their next meeting is Wednesday January 12th, and that agenda should be posted next week.

Both of those meetings will be remote and you can attend from your home using the Zoom link that will be on the agenda in the meeting portal on the Town website

Hope this answers your questions, please feel free to reach out if you have any additional questions.

Thanks

Kevin Dombrowski

Chair

Ledyard Town Council

From: Carol Miello <cscalice@gmail.com>
Sent: Tuesday, January 4, 2022 3:33 PM
To: Town Council Group <TownCouncil@ledyardct.org>
Subject: Short Term Rentals

Hi Ledyard Town Council.

My husband and I are residents in Gales Ferry. Earlier last year, the house next to us was sold to two gentlemen as a real estate investment for short-term rentals. After reading the ordinance, we tried contacting to Town Clerk to find an appropriate contact and never received a response. We just found the below article that mentions this being a topic at upcoming meetings. I was looking through the town website. I can't tell if the public is invited to next Thursday zoning meeting, nor do I see it on the posted agenda for the town council meeting. Will this be covered by the Town Council? If not, can you point me to whomever I can talk to or a meeting that I can attend?

https://ctexaminer.com/2022/01/03/after-two-year-trial-ledyard-debates-new-approach-to-short-term-rentals/?fbclid=IwAR3z-9Vlr5mzB4QN4HP9VwsuInbd78hjS6HRiaaJ4MZDeC3ymSLCTEkL0eQ_aem_AW5BX_bhYb7HKyR4uXez8FluKd2WaXrzL0YbtOVwgfbyXaTNIElHQ8T42cZ4eqqxLVWhxZkY4C4kz6ZcmJFlqh7DcXbxIb1G9OntI7wQ3VVNPDYilxIgwHv7QiJzTfyrfHs

Best wishes and happy holidays.

Matt and Carol Miello

12 Cardinal Lane, Gales Ferry

Sent from my iPad

TOWN OF LEDYARD CONNECTICUT
Planning & Zoning Commission
741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
PHONE (860) 464-3215
www.ledyardct.org

Tony Capon, Chairman

Certified Mail:

October 26, 2022

Mr. Victor O'Laughlin
10 Cardinal Lane
Gales Ferry, CT 06335

RE: APPLICATION #PZ22-16SUP – 10 Cardinal Lane, Gales Ferry, CT (M24, B370, L10) – Applicant: Victor O'Laughlin; Owner, New Digs, LLC for a Special Use Permit to operate a hosted Short-term Rental.

Dear Mr. O'Laughlin,

The Planning & Zoning Commission has scheduled a Hybrid format Public Hearing for this application at 7:00 PM on Thursday, March 11, 2021 in person at the Town Hall Annex- Council Chambers and via ZOOM. Please be aware that you or your representative must be in attendance for this Public Hearing to answer any questions the Commission may have.

You will also receive a link in your email a few days before the hearing to access this meeting through ZOOM directly from your computer/laptop/tablet or phone if attending remotely.

Notification to the abutting property owners is required within 10 days of the Public Hearing- Enclosed is the map and list of property abutters for 10 Cardinal Lane that will require notification by "*certificate of mailing*." Please provide receipts from the Post Office to this office as proof they were mailed.

If you would like to discuss this matter before the hearing in greater detail, please do not hesitate to contact me at the Land Use Office, **(860) 464-3266**.

For the Commission,

Juliet Hodge
Director of Planning
Town of Ledyard, Land Use Dept.
Planning & Zoning Commission

LEGAL NOTICE
LEDYARD PLANNING & ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS

At 7:00 PM, Thursday, November 10, 2022, the Ledyard PZC will hold a Regular Meeting and Public Hearing Meeting on the following Applications:

PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Lane, Gales Ferry, CT, for a Special Use Permit to allow for a hosted Short-Term Rental on the premises.

PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT for a 36-Lot subdivision/Affordable Housing Development pursuant to CGS 8-30g (Affordable Housing) on four parcels of land located at 94, 96, 98 and100 Stoddards Wharf Rd., Ledyard, CT. **(Continued Public Hearing)**

The Regular Meeting and Public Hearings will be held remotely via ZOOM and in-person at the Council Annex Building, (Access information available on Town website).

A copy of the applications and all supporting documents will be on file for inspection in the Town Clerk's Office and the Land Use Department at Town Hall, 741 Colonel Ledyard Hwy, Ledyard, CT 06339.

FOR PUBLICATION IN THE DAY ON Thursday, October 27, 2022 & Thursday, November 3, 2022

PZ #22-16 SUP

Gmail

Carol Miello <cscalice@gmail.com>

10 cardinal lane permit application hearing

1 message

liv Tao <promises201314@gmail.com> Wed, Nov 9, 2022 at 7:08 PM
To: "cscalice@gmail.com" <cscalice@gmail.com>, planner@ledyardct.org, "zoning.official@ledyardct.org" <zoning.official@ledyardct.org>

Ledyard zoning and planning officials,

We are writing in regards to 10 cardinal lane permit application hearing on 10th November 2022. Since our home is one of the abutting properties to 10 cardinal lane, therefore, we would like to vote to have their special or short-term rental permit denied. The reasoning being that the property at 10 cardinal lane has brought disruptions to many homes in the neighborhood, and with us being one of them. Such as music blaring with inappropriate language throughout the day and into late night and strangers driving by the neighborhood at a very fast speed.

Unfortunately we are unable to attend the hearing meeting in person. That's why we are writing to let you know about this issue and hope to have this on the record and the town would deny their application to such permit.

Thank you for your time and consideration.

Sincerely,
The Baldwin Family

Aaron + Livia Baldwin
13 Tanager Ln.

Received 11/10/22

File #: 22-387 **Agenda Date:** 12/8/2022 **Agenda #:** C.

LAND USE APPLICATION

Subject/Application:
Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and100 Stoddards Wharf Rd., Ledyard, CT 06339.

Background:
Parcels are located in the GU Watershed area and there are wetlands on the property. Application IWWC#22-18URA was submitted concurrently with this Application.

GEI Consultants

Consulting Engineers and Scientists

July 6, 2022
Project 2201518

Mr. Peter Gardner, President
Dieter & Gardner, Inc.
1641 Route 12
Gales Ferry, CT 06335

Dear Mr. Gardner:

Re: Water Study
Proposed Stoddards Wharf Road Subdivision
Ledyard, Connecticut

This letter report documents the results of a water study performed by GEI Consultants, Inc. for the above-referenced project. The project location is shown in Fig. 1. The water study was performed to address the Town of Ledyard's Subdivision regulation Section 8.5.4, which apply to the project, because greater than 30 homes with individual domestic wells are proposed. The intent of the study is described below, followed by a summary of findings and the study itself.

1. Intent of Water Study

The Town of Ledyard's subdivision regulation, as amended September 30, 2013, Section 8.5.4 specifies the scope of the water study:

> "Water studies shall address the adequacy of ground water supplies and the effect of the proposed subdivision on existing surrounding wells".

The regulations for Open-Space Subdivisions (Section 4.9.7, Yield Formula) while not regulatorily applicable to this application, are instinctive as to the analysis to be performed:

> "…evidence the fact that there is sufficient groundwater recharge located within or contributing to the area of the open space subdivision to support the number of supply wells, including community wells, which will be drilled in conjunction with the development of the open space subdivision and all other existing potable water supply wells located within the sub-watershed in which the open space subdivision is being proposed."

Section 8.5.4 requires the study be prepared by a certified geohydrologist. While this specific credential does not exist by name, section 4.9.7 requires a Professional Engineer (P.E.) stamp, which is affixed to this letter, which has been authored by a P.E. specializing in hydrogeology.

Based on the information above, the scope of the subject water study was derived to include:

- Hydrogeologic Characterization.
- Water balance specific to the property on which the subdivision is proposed.
- Water balance for northern portions of the Great Brook and the Avery-Billings watersheds. The project-specific water contribution area includes portions of both watersheds (Fig. 2), from which contributions from both portions were combined for the water budget analysis.
- Drawdown analysis to estimate water level changes adjacent to the proposed subdivision.

2. Summary of Findings

In summary, multiple lines of evidence indicate that an adequate supply of groundwater is present to support the subdivision as proposed, with minimal effect on surrounding wells. The following key concepts are noted:

- **Hydrogeologic Characterization:** The watershed basin is predominantly undeveloped, allowing for replenishment of the aquifer. The proposed subdivision is in a low-lying area where a gravel aquifer is fed by streams and ponds, which would in turn recharge the bedrock aquifer from which the domestic wells will be installed. A geologic fault runs along the west side of Billings-Avery Pond (Fig. 2). The fault zone can be expected to have a relatively high density of fracturing which would provide both storage and transmissivity. Domestic well records for the area indicate typical well yields for bedrock for the region.
- **Water Balance, within area of proposed subdivision:** Assuming typical residential demands, the estimated subdivision demand is 7.5 gpm. Bedrock areal aquifer recharge over the footprint of the subdivision is estimated at 4.0 gpm, resulting in a net demand of 3.5 gpm. This demand is expected to be met by flow entering the subdivision footprint horizontally from off-property. In general, the capture zone for any well on relatively low-acreage parcels is likely to extend off-property.
- **Water Balance, for area contributing water to the area of open-space subdivision:** Assuming typical residential and estimated agricultural demands, the project would use approximately 2.4% of bedrock flow to the contributing area that is not otherwise part of the estimated existing demand. This finding is in agreement with a general statement made for a water study in Greenwich, which noted that estimated groundwater consumptive use is small compared to recharge rates (USGS, 2002).
- Based on a modeling analysis presented herein, the subdivision is estimated to cause an approximate one- to five-foot drawdown within the bedrock aquifer at the subdivision property boundary, as estimated by simplifying groundwater flow through bedrock fractures as an equivalent homogeneous aquifer.

We qualify the findings primarily based on uncertainties inherent in estimation of groundwater flow through fractured bedrock. A good bedrock water source depends on sufficient aperture, extent, and connectivity of fractures. Lines of evidence presented in this study suggest a level of confidence that the watershed will provide an adequate water source.

3. Hydrogeologic Characterization

3.1 Geologic Setting

The site is an approximate 9.4-acre undeveloped parcel abutting Stoddards Wharf Road (CT Route 214) to the south, and wetlands alongside Billings-Avery Pond to the north and east. The parcel is relatively level at approximate Elevation 160 feet relative to North American Vertical Datum of 1988 (NAVD). A relief view of the contributing watershed area (described further in Section 3.2), is shown in Fig. 3.

The project site is in the Avalonian Terrane geologic region of Connecticut. Geology in the region comprises undulating till ridges and alluvial or stratified drift-filled valleys, underlain by gneiss and granite bedrock. Alluvium and stratified drift contain predominantly sand, with stratified drift being coarser.

Domestic well logs for five adjacent or nearby residences were reviewed for soil and yield testing observations. Table 1 provides a summary of information found in the logs. Overburden soil (material above bedrock) in the site vicinity was predominantly reported as sand and gravel, with two of the five logs noting "hardpan", which is likely low-permeability till beneath the sand and gravel. The remaining descriptions note sand, gravel, and cobbles. Measured overburden thickness ranged from 8 to 40 feet. State geologic mapping shows that the site is located on an east-west trending stratified drift valley along Avery Brook as shown in Fig. 4 (Stone, 1992). Stratified drift deposits are generally associated with high potential water yield in the overburden, given adequate thickness of saturated overburden.

Bedrock comprises fractured crystalline rock, in which groundwater flow occurs through fractures. Fracturing can be seen in roadside outcrops occurring in the area. Bedrock serves as the predominant source of groundwater for private domestic wells in Connecticut. Bedrock groundwater is drawn from fractures. USGS (1969) notes that bedrock in the area is fractured to a depth of several hundred feet, and it is along the fractures that most groundwater moves.. Bedrock fracture distribution is generally uneven, making it difficult to predict potential yield. Sheeting joints common to igneous rocks in the area comprise steeply dipping or vertical joints intersecting horizontal tension joints roughly parallel to bedrock surface (USGS, 1969). Fractures have been observed in quarries where zones of close fracturing were separated by intervals of greater distance between fractures (USGS, 1969). Joints generally become scarcer with depth, such that the chance for significant yield at depths greater than 200 to 300 feet below top of bedrock is slight (USGS, 1969). For purposes of this study, a 300-foot-thick aquifer is assumed.

Bedrock mineral type at the site is mapped as Hope Valley Alaskite Gneiss (Figs. 2 and 5), characterized as gray, medium-grained gneiss (Rodgers, 1985). Adjacent bedrock types comprise Mamacoke Formation (gneiss) and the Plainfield Formation (quartzite). USGS (1968) notes that despite mineralogic and petrologic differences, the water yielding characteristics of the various rock types are similar.

The site is adjacent to a north-south trending fault extending from Preston to Noank (Fig. 5). The fault is part of the Lantern Hill fault system (Goldsmith, 1985). Faults are more likely to form buried valleys, which are typically overlain by stratified drift (including as described onsite above) that may contribute to increased bedrock yield (USGS, 1969). Faults can increase yield due to openings along fault joints where differential movement of rock masses have occurred. Increased transmissivity may extend outward along fault-associated joints. The highest bedrock yields reported by USGS were in wells situated close to faults, where wells yielding at least

40 gallons per minute (gpm) were reported (USGS, 1969). The five well records reviewed for this study showed yields ranging from 2 to 5 gpm (Table 1).

3.2 Hydrology

The site is within the Avery Brook watershed, which naturally drains easterly to the Thames River. An east-west trending series of ponds coincides with the east-west trend of the Billings-Avery sub-watershed (Fig. 6). Billings-Avery Pond receives direct runoff from its basin and is expected to receive some groundwater discharge. The site abuts the Great Brook watershed to the south, which drains naturally in a southerly direction to the coastline. Proposed pumping from residential wells in bedrock is expected to draw water in from both watersheds. The area of estimated contribution to the project is shown in Fig. 6, delineated for purposes of this study based on:

- The northern and eastern limits of contribution are assumed to comprise the natural watershed boundary.
- The southern and western limits of contribution were drawn based on topography. Ground elevation at the site and vicinity undulates, with lower-lying areas occurring at similar elevations. This can be seen qualitatively on the relief map in Fig. 3. South and west of the assumed contribution area, greener shades become darker, indicating an increasing decline in elevation.

Surface water in the area is used for regional water supply and is managed by Groton Utilities. Groton Utilities' watershed map is provided as Fig. 7. Groton Utilities withdraws surface water primarily from the Poquonnock Reservoir, which is within the Great Brook watershed and receives water from ponds and reservoirs to the north, including Billings-Avery Pond. Although Billings-Avery Pond's watershed drains to the east, pond water is also diverted south to the Great Brook watershed via a spillway and Stoddards Brook (Fig. 2). Surficial water transfer is not expected to affect water levels in bedrock, as Groton Utilities maintains the pond's levels, and aquifer discharge or replenishment is a function of surface water levels more so than flow direction.

For streams in the lower Thames and southeastern coastal river basins, USGS (1968) reported equivalent annual contribution of stream flow from surficial runoff ranging from approximately 7 to 15 inches per year, with most being in the 11 to 12 range.

3.2.1 Aquifer Recharge

Groundwater in bedrock aquifers is replenished by precipitation infiltrating through soil or directly to fractures at exposed outcrops. Annual precipitation reported for Norwich, Groton, and Westerly ranges from 47.4 to 54.8 inches (2015 US Climate Data). Rainfall or snowmelt transitions to the processes of runoff, evapotranspiration (plant uptake or evaporation), or recharge (infiltration to the water table). In general, about one fourth of annual precipitation becomes recharge. The units of inches per year are generally used to express rainfall and aquifer recharge rates.

Site topography suggests that under natural conditions, horizontal groundwater flow would occur in an easterly direction. Text books such as Fetter (1994) explain vertical flow relative to topography: Groundwater flow is also expected to occur in a downward direction in upslope areas, being driven by recharge. Upward vertical flow is more likely to occur in low-lying areas such as along surface water features, being driven by pressure relief at discharge seepage locations to streams and ponds. Pumping may alter groundwater flow where pumping withdraws

water from the deeper aquifer and discharge to the stream is replaced by a greater fraction from septic return flow.

A groundwater model for the Sound View well field in Old Lyme used recharge rates ranging from 7.2 inches/year in areas of till to 22 inches per year in stratified drift (USGS 2005). Leggette, Brashears & Graham (LBG, 2011) reported a conservative bedrock recharge rate of 5 inches per year for a site in Guilford. A comprehensive analysis for Greenwich estimated recharge rates between 3.9 and 7.5 inches per year (USGS, 2002). The Greenwich study estimated recharge using a formula correlating recharge rate with till presence, suggesting that some water discharges before reaching bedrock groundwater.

GEI used a conservative value of 5 inches per year of recharge to the bedrock aquifer for the Project water study. Due to the site's location along a largely undeveloped valley, within a stratified-drift overburden aquifer, and in proximity to surface water, lower rates are not expected. It is assumed that most roof and street runoff discharges to ground surface. The water table is expected to be shallow, within stratified drift at the project location. Assuming a typical recharge rate to the water table of 22 inches per year, a 5 inch per year recharge rate suggests that 25% (conservatively rounded down) to the stratified drift aquifer enters the underlying bedrock aquifer as recharge. This 25% value was applied in the water budget analysis to septic return flow, in which it was assumed that 25% of septic return flow (assumed as 85% of pumping demand per citation in Table 2) recharges downward to the bedrock aquifer.

3.2.2 Hydraulic Conductivity

Hydraulic conductivity (K) is a basic property of soil used in the estimation of groundwater flow rates. Hydraulic conductivity is a proportionality constant expressed in units of feet per day (ft/d). For scale, clays can have a value of 0.001 ft/d or less, and highly productive gravel aquifers may have hydraulic conductivities in the 50-300 ft/d range.

Sand and gravel in the stratified drift beneath the site could potentially have hydraulic conductivities of 50 ft/d or higher, especially along the centerline axis where coarse material would settle out of fast-moving glacial meltwater. Hydraulic conductivity of till has been reported at 0.03 ft/d for compact silty till to 16 ft/d for loose sandy till (USGS, 1968).

It is common to assign hydraulic conductivities to bedrock for simplification and comparison purposes, even though bedrock is not a uniform porous medium. Fractured bedrock can, however, approach similar behavior to porous media at a large enough scale. USGS (1969) reports a typical hydraulic conductivity value of 0.27 ft/d based on a study of 262 wells in the lower Thames/southeast coastal basin region. For the Sound View well field (Old Lyme) model, USGS (2005) reports using bedrock K values of 0.088 to 1 ft/d along hilltops and 0.13 to 0.23 ft/d for valleys. Values ranging from 0.05 to 2.7 ft/d were used by USGS for the Greenwich study (USGS, 2004), where bedrock is of similar granite/gneiss composition. As shown in Fig. 5, the type of crystalline bedrock varies throughout the region. USGS reports that despite mineralogic and petrologic differences, the water yielding characteristics of the various rocks are similar (USGS, 1968). Values of 0.2 and 0.05 ft/d were used in the drawdown analysis presented in Section 4.

4. Water Balance

A water balance analysis is presented in Tables 2 and 3 and described below, in which projected demand is compared to aquifer contributions as described in Section 3.

4.1 Water Demand

Water demand was estimated using a typical value of 75 gallons per person per day. The Connecticut Department of Public Health (DPH, 2009) and LBG (2011) report a usage rate of 75 gallons per day (gpd) per capita, equivalent to long-term average of 300 gpd for an average of four persons per household. For 36 households, the combined long-term average withdrawal for the subdivision would be 10,800 gpd assuming pumping 24 hours per day at a uniform rate.

Actual usage would be cyclical with higher pumping rates during morning and evening demand. Drawdown would be greatest during high demand. Water table recovery would occur during low demand periods.

The majority of domestic pumpage would recirculate to the shallow aquifer as return flow from septic systems. LBG (2011) reported a 15% consumptive use rate (car washing, lawn irrigation, recreation) that would not be returned to the aquifer.

For the water budget analysis (following section), water demand for all households, existing and proposed, was set at the same value and number and persons per household. It is assumed that all residential homes being serviced by domestic wells are single-family. Agricultural water use in the basin was estimated based assumed low levels of horse and livestock husbandry, using literature-based water demands as described in Table 3. Aerial imagery and roadside observations in the area showed no indication of significant agricultural or industrial operations warranting additional itemization of water withdrawals.

4.2 Water Budget Analysis

Tables 2 and 3 present a breakdown of demand and recharge. Table 2 is a summary comparison of inflow and outflow to the aquifer expressed as gpm). Table 3 shows unit flow rate demands used to compute total flows in Table 2. The source for other inputs (recharge, septic, rainfall, and stream flow) is described in Section 3.

In Table 2, the difference between inflow and demand is calculated, where inflow is estimated to exceed demand, with the difference is tabulated as bedrock surplus flow. Bedrock available flow represents water in the bedrock aquifer that is not otherwise used for water supply.

- **Within area of proposed subdivision:** The estimated subdivision demand is 7.5 gpm. Bedrock aquifer recharge over the footprint of the subdivision is estimated at 4.0 gpm, resulting in a net demand within the subdivision footprint of 3.5 gpm. This demand is expected to be met by flow entering the subdivision footprint horizontally from off-property but within the contribution area. In general, the capture zone for any well on relatively low-acreage parcels is likely to extend off-property.
- **Area contributing water to area of affordable housing subdivision:** The proposed subdivision is predicted to use about 2.4% of available flow in the basin, including septic return flow.

Based on the water budget described herein, the subject parcel and contributing areas appear to have an adequate quantity of water available to support the proposed subdivision in addition to existing surrounding demand. This finding is in agreement with a general statement made for a water study in Greenwich, which noted that estimated groundwater consumptive use is small compared to recharge rates (USGS, 2002).

Surface water losses due to increase groundwater usage are considered insignificant for this analysis. Groton Utilities' safe yield for the Great Brook reservoir system is 12.6 mgd, with average uses in the 5.6 to 5.8 mgd range. The estimated withdrawal from the proposed subdivision, is 7.5 gpm or 0.01 mgd, which is approximately 0.09 % of the reservoir system's 12.6 mgd yield.

4.3 Drawdown Analysis

GEI's approach to assess the effect of domestic pumping was to construct a computer model using the open-source USGS computer code MODFLOW, which solves groundwater mass balance flow continuity equations. MODFLOW is an industry standard program used for groundwater flow computations. A three-dimensional model was created to approximate the bedrock aquifer from which the domestic wells are to pump. MODFLOW is set up by creating a virtual grid, which divides the simulation into cells and layers. The grid is rectilinear across which flow and heads are calculated from cell to cell (as divided by grid lines) subject to boundary conditions (heads along the model borders, aquifer areal recharge, and pumping inputs), and to aquifer hydraulic conductivity. The model was run at steady-state, which represents an average long-term pumping condition.

The proposed subdivision is shown in Fig. 8 along with domestic well locations as simulated. The area modeled is shown in Fig. 9. The modeled area encompasses the estimated water contribution area described above. The model is intended to be a simplification of the bedrock aquifer, in that bedrock is assumed to have a flat surface elevation throughout the model (assigned as elevation 145 feet msl, or approximately 15 feet below ground onsite). The model is intended to have sufficient inputs to represent the approximate flow conditions and available water specific to the site and abutting areas. In the model, an east-to-west flow direction was assumed, based on general topography of the watershed.

Three simulations were performed: Present Conditions, Baseline Pumping, and Sensitivity Pumping. The Present Conditions run represents pre-development water levels for comparison to predicted levels under pumping conditions. The Present Condition run also allows visualization of heads to show representativeness. The Baseline Pumping run represents groundwater flow under the most reasonably expected inputs based on interpretation of information presented herein. The Sensitivity Pumping run represents aquifer parameters (recharge rate and hydraulic conductivity) at the lower end of reported ranges, and with pumping at twice the reference levels shown in Table 3.

Parameter	Baseline Pumping	Sensitivity Pumping
Bedrock Hydraulic Conductivity	0.2 ft./d	0.05 ft./d
Bedrock Aquifer Recharge	5 in./yr.	2 in./yr.
Domestic Pumping Rate	75 gpd/capita	150 gpd/capita

As described earlier in this report, higher recharge rates than those listed above may apply to the overlying stratified drift overburden, however it is assumed that the recharge rate to bedrock is limited by the capacity of bedrock fractures to absorb water from the overlying saturated material. The overburden was represented as an upper model layer with hydraulic conductivity of 25 ft./d. The river, pond, and wetland systems were represented in the model as drain elements, which function to draw off excess groundwater resulting from recharge saturating the aquifer. The model does not include specific offsite pumping wells or septic returns assuming the recharge rate reflects these effects; and in addition, if included separately in the model, the individual effects would cancel each other out in the comparative drawdown calculation (no other changes to basin water use are assumed to occur concurrent with the proposed subdivision). The fault system was

not included in the model because hydraulic characteristics of the fault are not known. It is a conservative assumption to not include the fault, because faulting would transmit water more rapidly toward the subdivision area, resulting in less computed drawdown.

MODFLOW computes groundwater levels throughout the model, which can then be presented as groundwater elevation contours. The computed Present Condition contours are shown in Fig. 9.

For the drawdown estimate, a graphical comparison of computed heads was performed. Heads computed for the Pumping Condition were subtracted for those of the Baseline Condition. Plots showing the result are shown in Fig. 10. As can be seen in Fig. 10, the predicted drawdown of approximately 1 foot occurs along the approximate subdivision perimeter. A drawdown of 1 foot is not considered significant relative to the assumed aquifer thickness of 300 feet.

A sensitivity analysis was performed to evaluate the variability in prediction due to uncertainty in calculation inputs, with inputs varied as tabulated above. The sensitivity analysis shows a 5-foot drawdown prediction at the site boundary. In a comparative model run, a drawdown of 5 feet was also predicted by running the sensitivity analysis model but reducing the number of lots from 36 to 30 (removing the northernmost six residences), the threshold requiring a water study. A 5-foot drawdown is considered minor relative to a 300-foot-thick aquifer. It is possible that temporary drawdowns of such magnitude could occur during peak demand.

As described in Section 2, flow of groundwater in fractured bedrock is difficult to predict. Actual drawdown could be greater or less depending on connectivity of the fracture network. As interferences within residential clusters are not known as a concern in the region, the chance for interferences at the proposed subdivision may be higher but potentially offset by the subdivision's location along a stratified-drift valley with expansive ponds and wetlands and the nearby fault system.

At the existing pumping wells shown in Table 1, drawdown corresponding to the sustained yields was generally reported as the same depth as bottom of well. A specific capacity calculation can be used to estimate drawdown based on typical long-term demand. Specific capacity represents yield per foot of drawdown. Assuming, for a typical 300-foot-deep well with a 3 gpm sustainable yield, the specific capacity would be 0.01 gpm/foot of drawdown. A long-term continuous pumping rate of 0.21 gpm (300 gals/day) divided by 0.01 gpm per foot specific capacity results in a long term drawdown in the well of 21feet. Drawdown in individual wells may be greater than that in the adjacent fracture network due to fracture interconnection and well interface inefficiencies. The drawdown contours shown in Fig. 10 represent hydrostatic pressures in the formation, and not necessarily within the wells themselves.

Limitations

Bedrock fracture flow is difficult to predict. As with any bedrock well, performance of individual wells may be affected by connectivity of fractures and interferences from other wells.

The analysis was performed based on the information summarized in this report in consideration of standard hydrogeological concepts. No other representations and no warranty, express or implied, is made. No field testing was performed for this analysis. The water balance and drawdown calculations are simplified representations. The drawings are to the approximate scale as noted, and not intended for design or construction. This letter is for the sole use of Dieter & Gardner and the Ledyard Planning and Zoning Department in making decisions related to permitting approvals for the Project.

We appreciate the opportunity to be of service on this proposed subdivision.

Sincerely,

GEI CONSULTANTS, INC.



Andrew M. Adinolfi, P.E.
Senior Environmental Engineer

Zachary Tyczka
Hydrogeologist

AMA/ZT:bdp
Attachments:

Table 1. Well Records
Table 2. Water Balance
Table 3. Water Balance Inputs
Fig. 1 – Site Location
Fig. 2 – Topography and Subbasins
Fig. 3 – Basin Relief Map
Fig. 4 – Surficial Geology
Fig. 5 – Bedrock Geology
Fig. 6 – Watershed Boundaries and Estimated Area of Contribution
Fig. 7 – Great Brook Watershed
Fig. 8 – Drawdown Prediction Locations
Fig. 9 – Groundwater Model
Fig. 10 – Bedrock Aquifer Drawdown Prediction

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Tables

Table 1. Well Records
Water Study
Stoddards Road Subdivision
Ledyard, Connecticut

Address	Static Depth to Water(a,b) ft. bgs	Reported Yield gpm	Depth to Bedrock ft. bgs	Depth of Well ft. bgs	Reported Overburden
81 Stoddards Wharf Rd.	40	3	14	200	Hardpan, Cobbles, Gravel
85 Stoddards Wharf Rd.	20	3	10	400	Gravelly
95 Stoddards Wharf Rd.	25	5	15	100	Gravel
102 Stoddards Wharf Rd.	10	2	8	320	Topsoil, Gravel
110 Stoddards Wharf Rd.	25	2	40	375	Hardpan, gravel, sand

Notes:
ft. bgs = feet below ground surface.
Source: Well construction reports on file with Ledge Light Health District.
gpm = gallons per minute, measured during time of well construction.
a. Water level apparent on well construction report, at time of well construction. Wells installed between 1970 and 1994.
b. Wells listed above are open to bedrock fractures and sealed above bedrock. Water levels shown indicate hydrostatic heads in the bedrock aquifer, assuming that depth to water measurements were taken at hydrostatic equilibrium. Bedrock water levels may be above bedrock surface in elevation, but not necessarily equal to water levels in the surficial aquifer overlying bedrock.

Table 2. Water Balance
Water Study
Stoddards Road Subdivision
Ledyard, Connecticut

	Existing Conditions		Project Conditions		
Component	**Site (g)**	**Watershed**	**Site (g)**	**Watershed**	
Acres:	**9.4**	**1282**	**9.4**	**1282**	**Source**
Flow Rate Units:	**GPM**	**GPM**	**GPM**	**GPM**	
WATER BALANCE FOR BEDROCK AQUIFER					
Outflow (Demand)					
Project - Proposed	--	--	7.5	7.5	See Table 3
Residences - Existing	--	11.3	--	11.3	See Table 3
Agriculture / Other	--	9.9	--	9.9	See Table 3
Total Outflow	--	21.1	7.5	28.6	
Inflow					
Septic Return - Proposed (f)	--	--	1.6	1.6	LBG (2011) (e)
Septic Return - Existing	--	2.4	--	2.4	LBG (2011) (e)
Recharge	2.4	331.1	2.4	331.1	USGS (1968), LBG (2011) (c)
Total Inflow (h)	2.4	333.5	4.0	335.1	
Available Flow (a)	2.4	312.4	-3.5	306.5	
Project Percentage (b)	--	--	**-86.5%**	**2.4%**	
SOURCE WATER BALANCE					
Streamflow Comparison					
Rainfall	23	3179	23	3179	Randall, 1996 (f)
Streamflow	12	1614	12	1614	USGS (1968), Table 5 (d)
Available for GW (b)	11	1565	11	1565	Rainfall minus streamflow

Notes:

a. Calculated as total inflow minus total demand. Represents water in bedrock aquifer not otherwise used for water supply. Negative indicates net demand within project footprint (assumed to be made up by horizontal inflows from adjacent bedrock).

b. Project demand as percentage of bedrock inflow. Negative value indicates net demand, assumed to be met by horizontal inflows from adjacent bedrock.

c. Equivalent to 5 inches/year. Within range used by published models 3.6-7.9 in./yr for deep bedrock (USGS, 2002) and conservative relative to 8-10 in./yr cited by LBG (2011).

d. USGS (1968) reports watershed contribution to stream flow for several streams in the region of 1.16 mgd/square mile, equivalent to 24.4 in./yr leaving watershed as runoff.

e. LBG (2011) assumed 85% of residential water is returned to the aquifer through percolation from leachfields.

f. Ledyard is within the 48-inch per year precipitation average contour presented in this reference.

g. Water balance within footprint of proposed subdivision only.

h. Mass balance includes slight net increase in recharge due to fraction of septic return originating from outside the volume of bedrock represented (e.g. from horizontal inflows, or downward flow from slight additional mounding in overburden (due to septic return) inducing slight increase of inflow to bedrock.

Table 3. Water Balance Inputs
Water Study
Stoddards Road Subdivision
Ledyard, Connecticut

Residential							
Water Use - Residential	**No. of Lots / Residences**	**Capita Per Address**	**Population Served**	**GPD Per Capita**	**Total GPD**	**Total GPM**	**Source**
Project (Stoddards Wharf)	36	4	144	75	10800	7.5	75 gpd/cap, DPH (2009)
Existing (within Contribution Area)(d)	54	4	216	75	16200	11.3	75 gpd/cap, DPH (2009)
Total Water Use - Residential					27000	18.8	
Agricultural (b)							
Water Use - Livestock		**Livestock**	**Assumed Heads**	**GPD Per Head**	**Total GPD**	**Total GPM**	
Livestock	--	Dairy	20	30	600	0.42	Korzendorfer (1990) (a)
Horses	--	Horses	20	30	600	0.42	(a)
Water Use - Irrigation		**Crop**	**Irrigated Acres**	**GPD Per Acre**	**Total GPD**	**Total GPM**	
Assumed Potential Irrigation	--	Vegetables	10	1200	12000	8.3	USDA (1997) (c)
Hay Fields	--	Hay	10	0	0	0	Hay field, no irrigation.
Water Use - Other							
Unaccounted (b)	--	--	--	--	1000	0.69	Unaccounted consumptive use (e)
Total Water Use - Agricultural / Other					14200	9.9	

Notes:

a. Assumed typical value for dairy cows. Shees, pigs, beef cow values are lower. Same value assumed for horses.
e. Assumed values for acreages and herd count that will potentially be used for agricultural/husbandry purposes in the amount shown.
c. Assumed 16 in/yr artificial irrigation as reported for Atlantic states
d. 54 residential addresses were apparent on Assessor's map within contribution area, excluding the Ledyard Center town water service area.
e. Allowance per day for unknown water use such as maintenance, incidental evaporation, inefficiency.

Figures

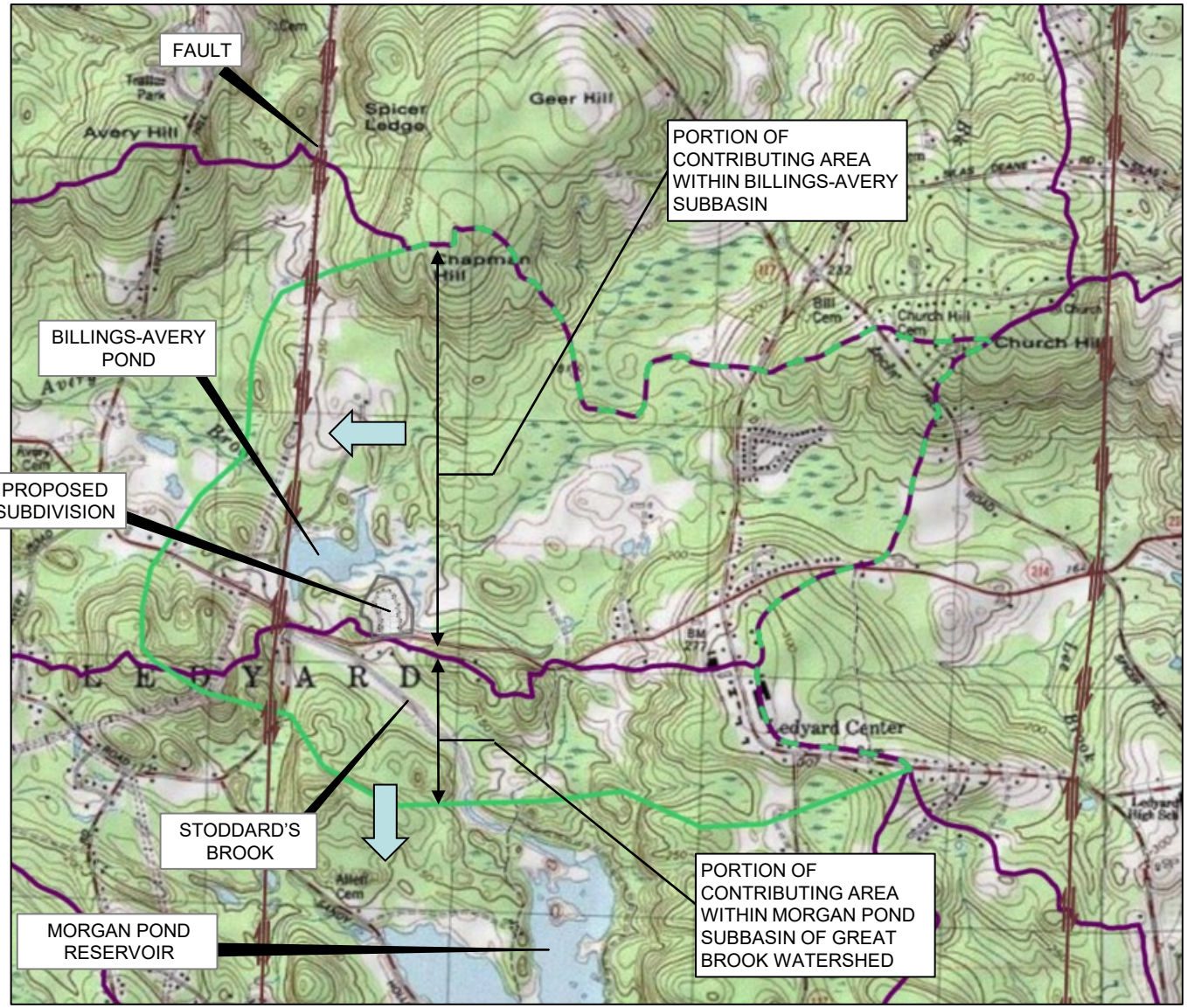


Source: https://www.topozone.com/connecticut/

0 1 2

SCALE, MILES

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Site Location**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 1



N

0 2,000 4,000

SCALE, FEET

LEGEND:

- CT DEEP DRAINAGE SUBBASIN BOUNDARY (DASHED WHERE COINCIDES WITH CONTRIBUTING AREA).
- ASSUMED CONTRIBUTING AREA, SEE. FIG. 7. (DASHED WHERE COINCIDES WITH SUBBASIN BDY).
- FAULT
- GENERALIZED NATURAL SURFICIAL DRAINAGE DIRECTION WITHIN SUBBASIN

SOURCE:
https://www.topozone.com/connecticut/new-london-ct/city/ledyard-center/

WATER STUDY
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

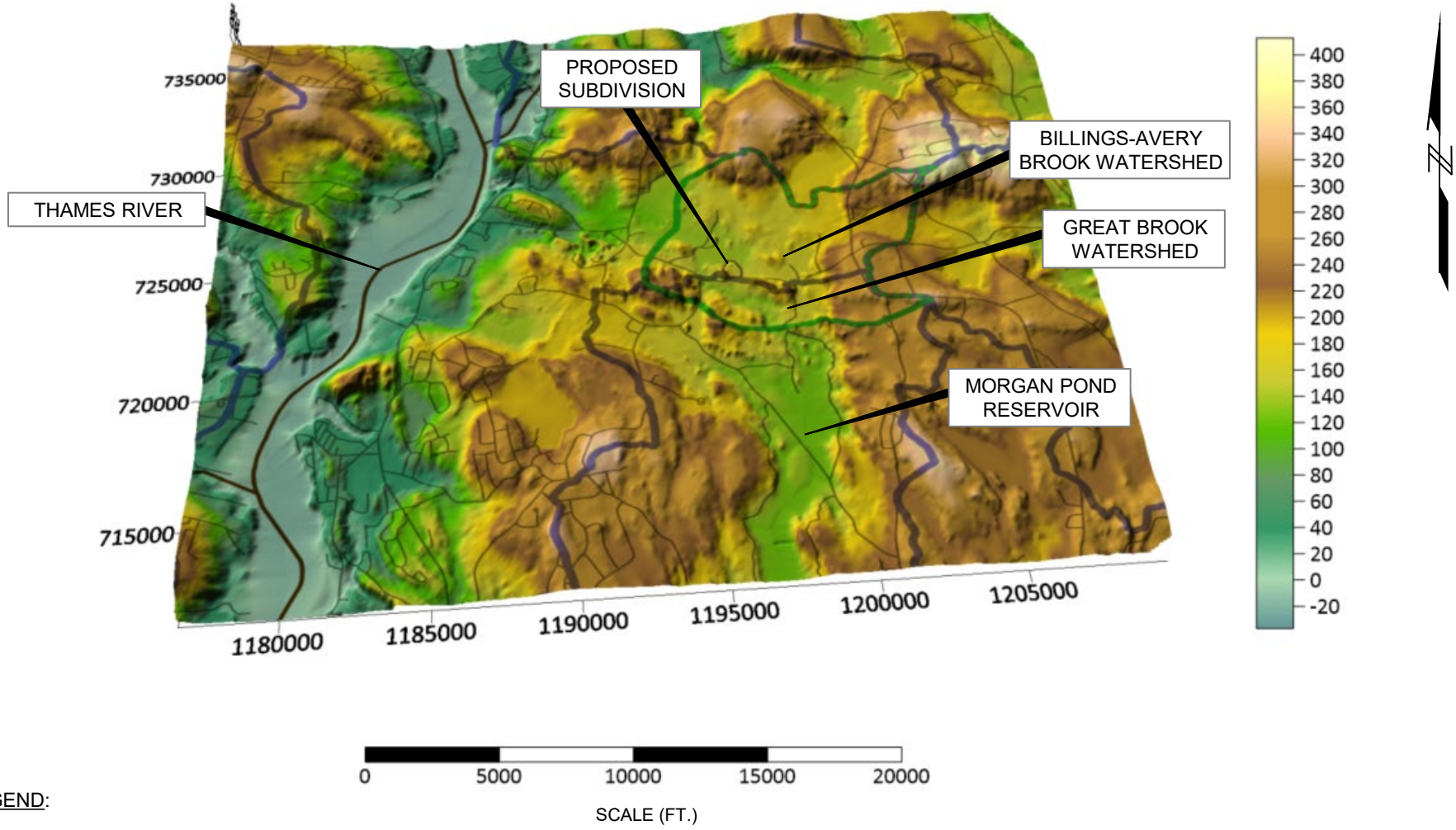
AVERY BROOK PROPERTIES LLC
GALES FERRY, CONNECTICUT

GEI Consultants

Topography and Subbasins

Project 2201518 | July 2022 | Fig. 2

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LEGEND:

- PROJECT BOUNDARY
- CT DEEP DRAINAGE SUBBASIN BOUNDARY
- ESTIMATED AREA OF BEDROCK GROUNDWATER CONTRIBUTION (DASHED WHERE COINCIDES WITH DEEP SUBBASINS)

SOURCE:
CT DEEP GIS

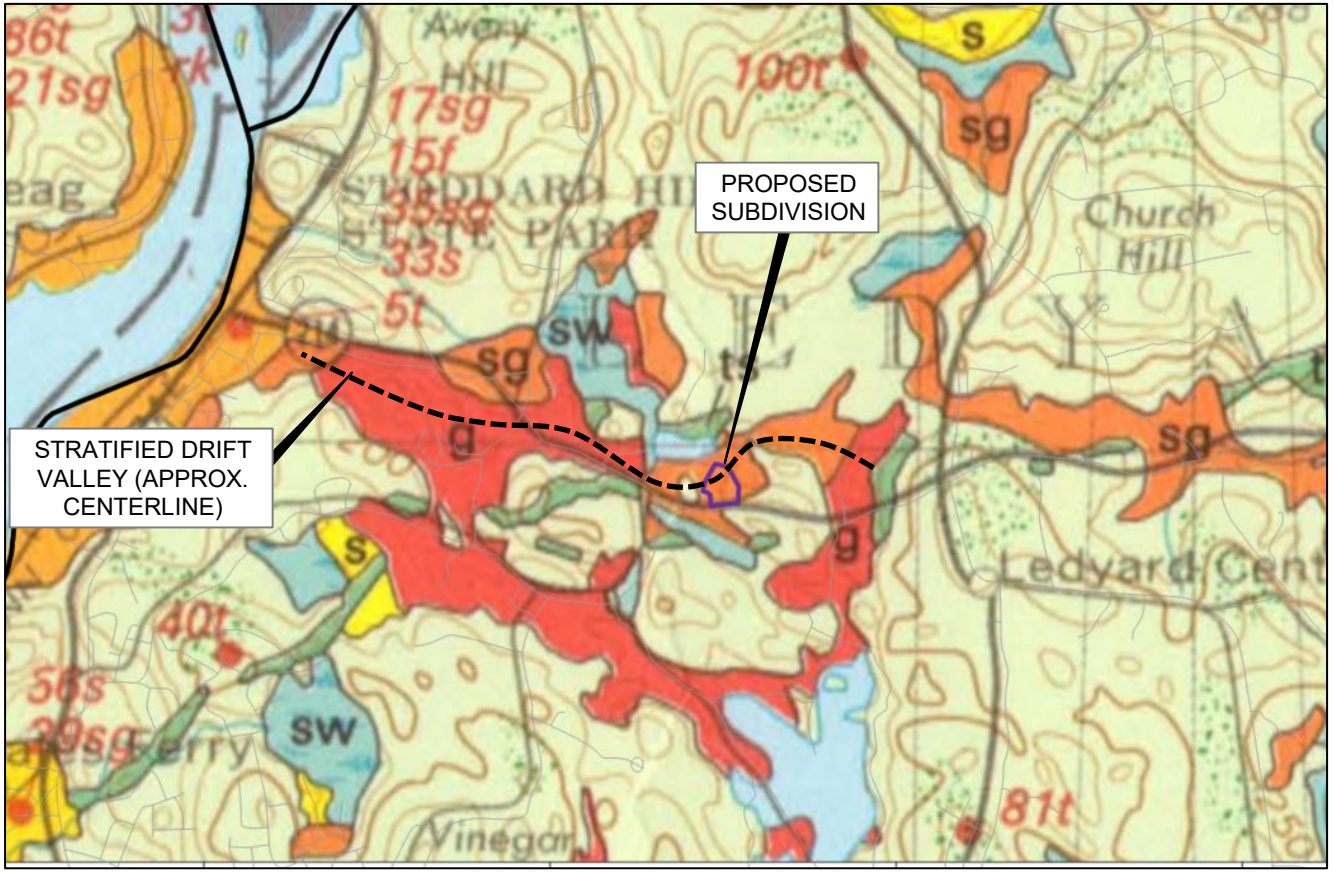
WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Basin Relief Map**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 3

Coarse Deposits

Gravel—Composed mainly of gravel-sized particles; cobbles and boulders predominate; minor amounts of sand within gravel beds, and sand comprises few separate layers. Gravel layers generally are poorly sorted and bedding commonly is distorted and faulted due to postdepositional collapse related to melting of ice. Gravel deposits are shown only where observed in the field; additional gravel deposits may be expected, principally in areas mapped as unit **sg** (proximal fluvial deposits or delta-topset beds)

Sand and gravel—Composed of mixtures of gravel and sand within individual layers and as alternating layers. Sand and gravel layers generally range from 25 to 50 percent gravel particles and from 50 to 75 percent sand particles. Layers are well to poorly sorted; bedding may be distorted and faulted due to postdepositional collapse. It is likely that some deposits within this map unit actually are gravel or sand and gravel overlying sand. It is less likely that some of these deposits are sand (fluvial deposits or delta-topset beds)

Sand—Composed mainly of very coarse to fine sand, commonly in well-sorted layers. Coarser layers may contain up to 25 percent gravel particles, generally granules and pebbles; finer layers may contain some very fine sand, silt, and clay (delta-foreset beds, very distal fluvial deposits, or windblown sediment)



N

0 4,000 8,000

SCALE, FEET

NOTES:

1. ORANGE.RED.YELLOW SHADED AREAS REEPRESENT POTENTIAL HIGH-YIELD OVERBURDEN AQUIFERS
2. NUMBERING INDICATES OBSERVED THICKNESSES OF OVERBURDEN MATERIALS IN FEET

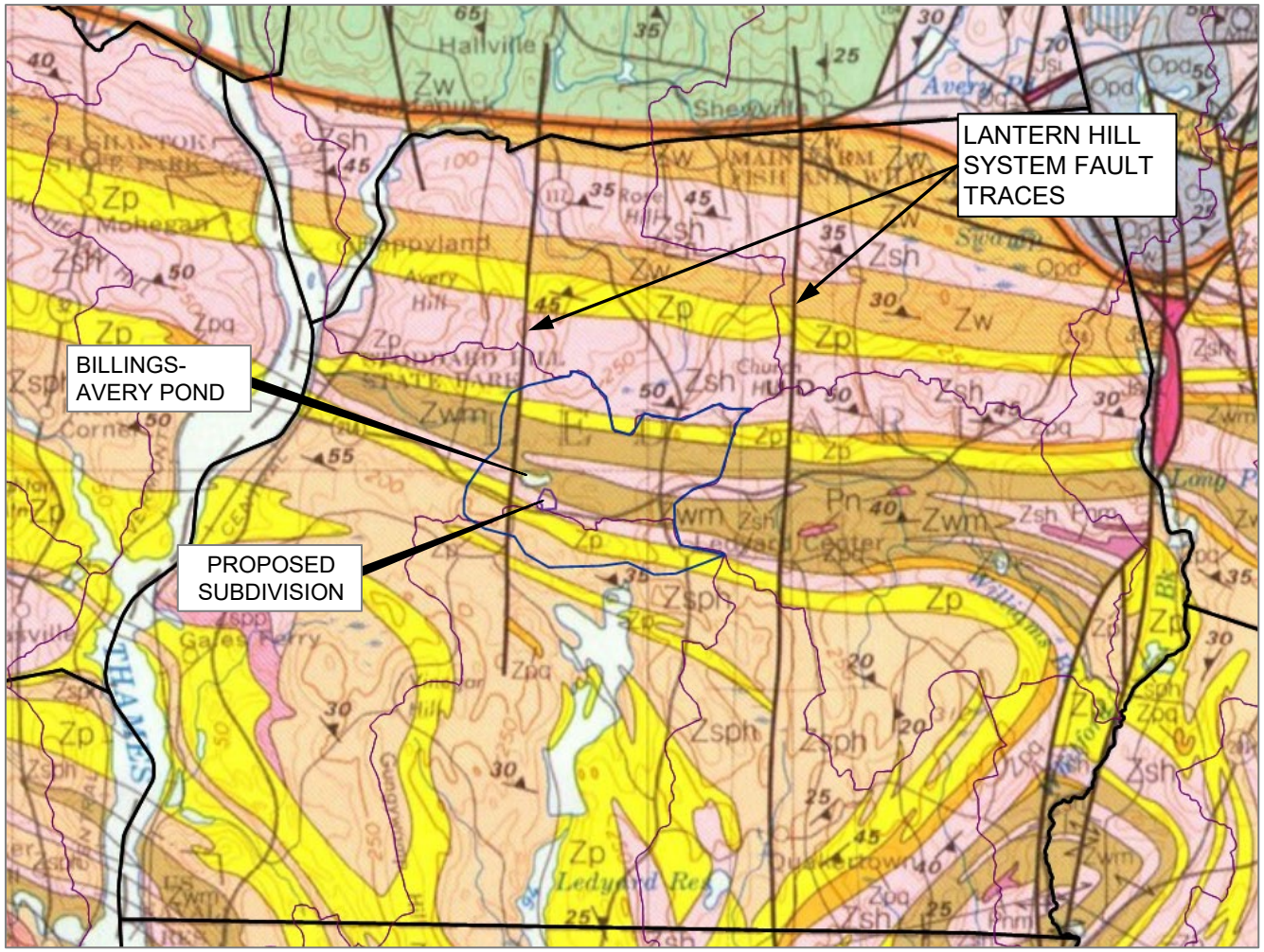
SOURCE:
SURFICIAL MATERIALS MAP OF CONNECTICUT (STONE, 1992).

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Surficial Geology**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 4

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Bedrock formation

Zp Plainfield Formation
Zpq: Quartzite subunit
Zsh: Hope Valley Alaskite Gneiss
Zsph: Potter Hill Granite Gneiss
Zw: Waterford Group
Zwm: Mamacoke Formation



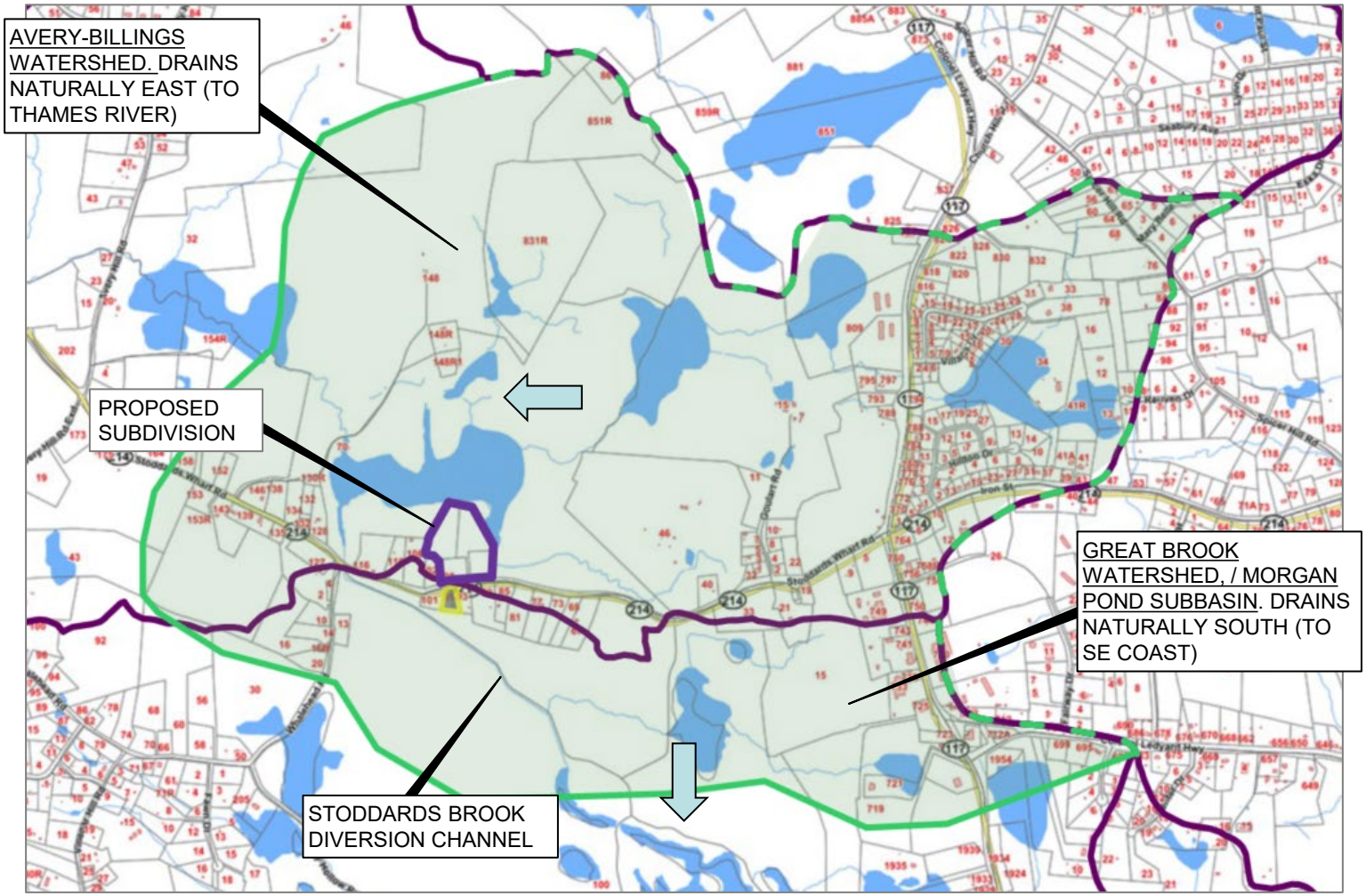
LEGEND:

CT DEEP DRAINAGE SUBBASIN BOUNDARY

ESTIMATED AREA OF BEDROCK GROUNDWATER CONTRIBUTION

SOURCE:
BEDROCK GEOLOGICAL MAP OF CONNECTICUT (RODGERS, 1985). https://ngmdb.usgs.gov/Prodesc/proddesc_54245.htm

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Bedrock Geology**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 5



LEGEND:

- PROJECT BOUNDARY
- CT DEEP DRAINAGE SUBBASIN BOUNDARY
- ESTIMATED EXTENT OF AREA CONTRIBUTING WATER TO AREA OF OPEN-SPACE SUBDIVIAION (DASHED WHERE COINCIDES WITH DEEP SUBBASINS)

SOURCE:
TOWN ASSESSORS LOTS, http://www.mapsonline.net/ledyardct/index.html
SUBREGIONAL BASIN POLY OVERLAY, CT DEEP GIS
http://www.ct.gov/deep/cwp/view.asp?a=2698&q=322898&deepNav_GID=1707

WATER STUDY
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

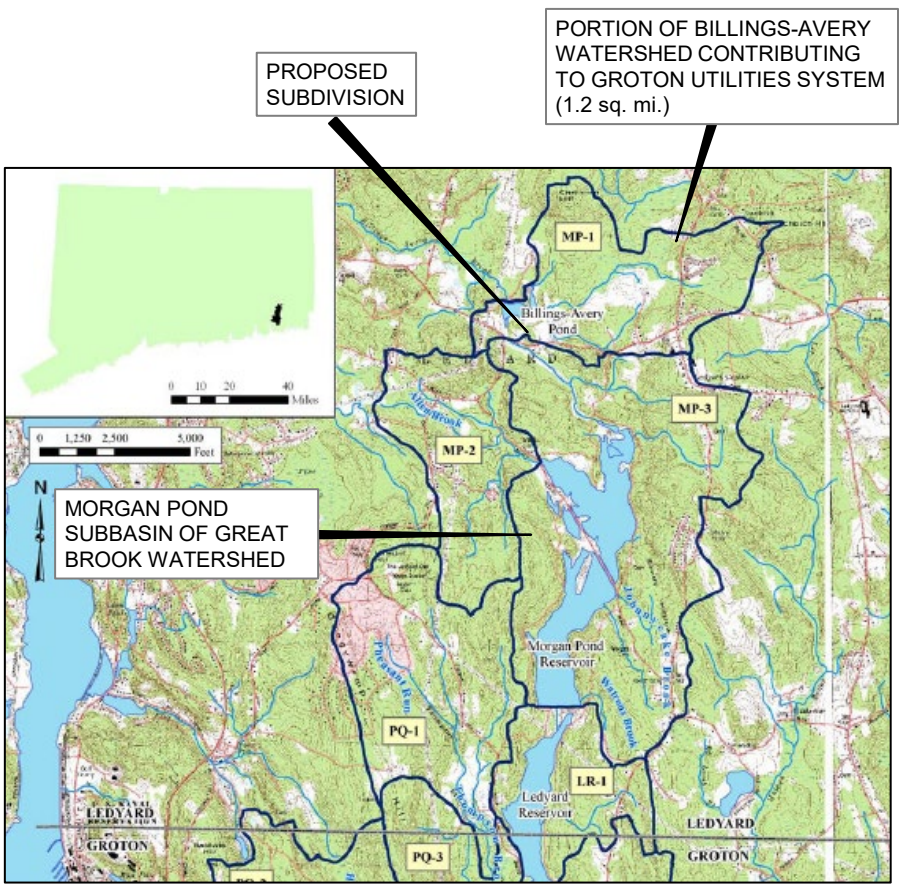
AVERY BROOK PROPERTIES LLC
GALES FERRY, CONNECTICUT

GEI Consultants

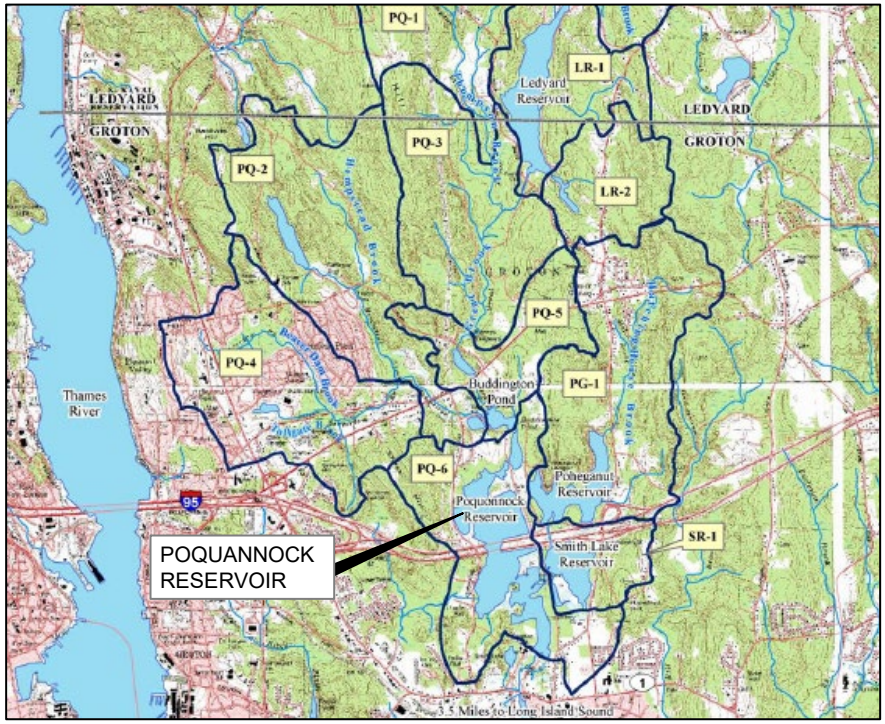
Watershed Boundaries and Estimated Area of Contribution

Project 2201518 | July 2022 | Fig. 6

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NORTHERN WATERSHED
(LEDYARD)

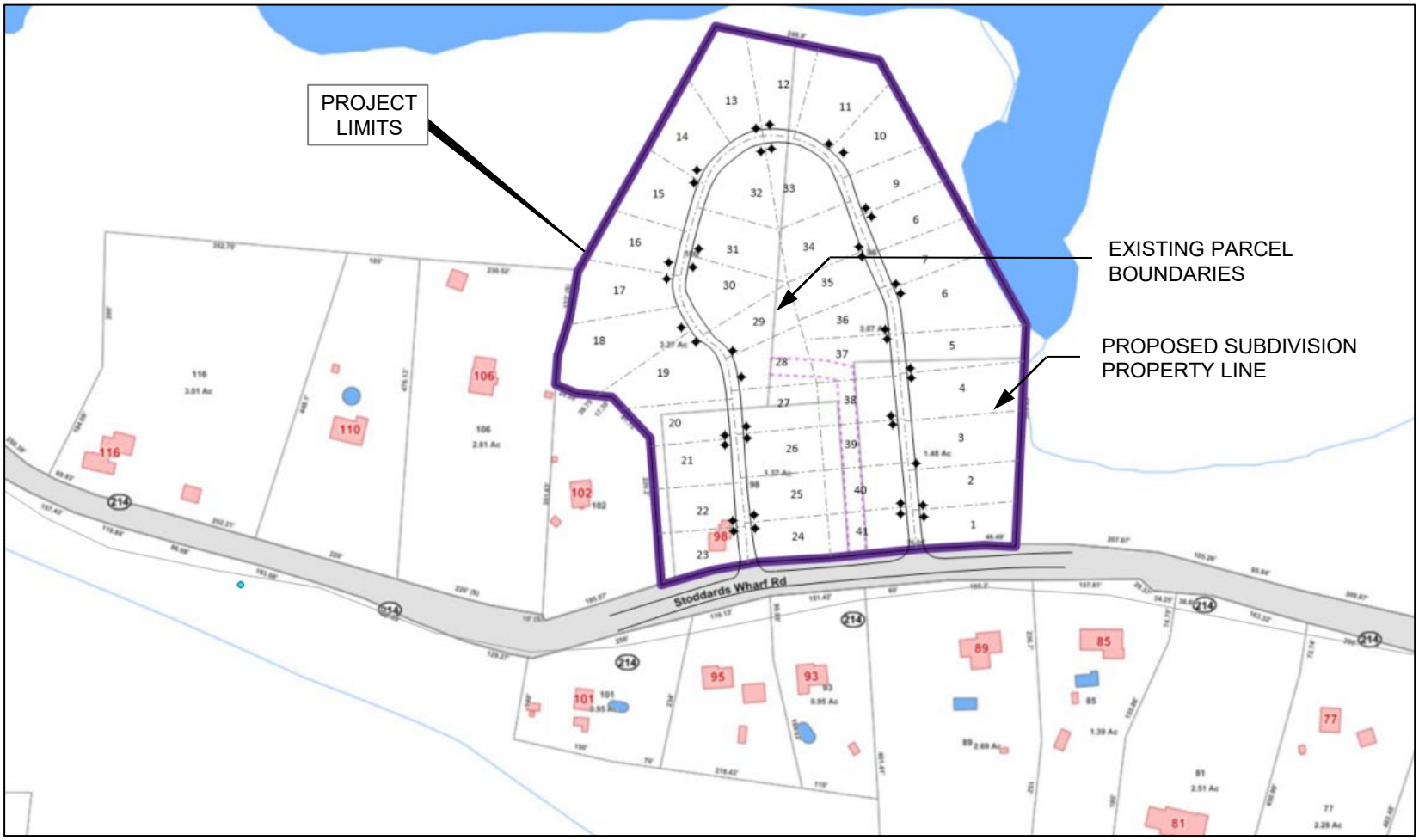


SOUTHERN WATERSHED
(GROTON)

SOURCE:
MILONE & MACBROOM, INC. SOUTHEAST CONNECTICUT DRINKING WATER QUALITY MANAGEMENT PLAN, Fig. 1, MAY 2008.

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Great Brook Watershed**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 7

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LEGEND

CONCPTUAL PROPOSED WELL LOCATION

0 200 400

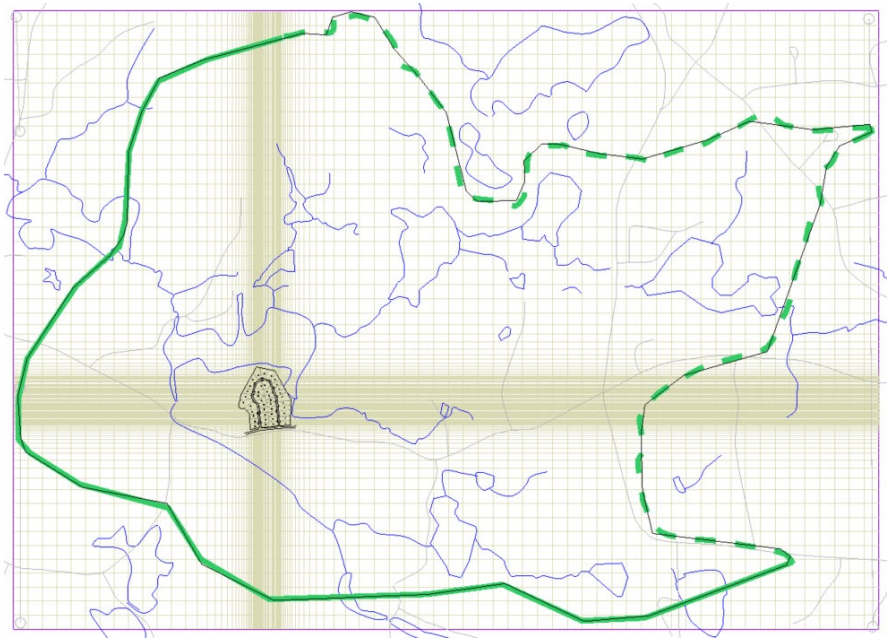
SCALE, FEET

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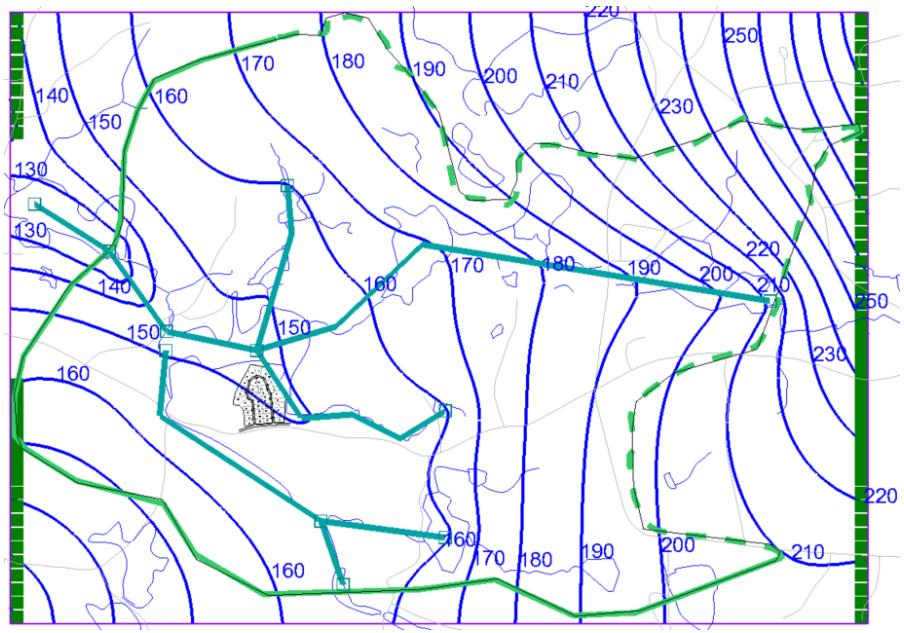
SOURCES:

1. "PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC STOODARDS WHARF RD. AKA CT ROUTE 214, LEDYARD, CONNECTICUT", DIETER & GARDNER, June 2022.
2. LEDYARD ASSESSORS MAP https://www.mapsonline.net/ledyardct/

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Drawdown Prediction Locations**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 8



MODEL COMPUTATIONAL GRID



COMPUTED GROUNDWATER
CONTOURS (PRESENT CONDITION)

LEGEND:

- MODEL EXTENT
- GRID COMPUTATION CELLS
- ASSUMED CONTRIBUTING AREA (NOT PART OF MODEL CALCULATION), REF. FIG. 6
- HEAD BOUNDARY LOCATION. HEAD ELEV. SET TO ROUGHLY MIMIC TOPOGRAPHY
- DRAIN BOUNDARY LOCATION. REPRESENTS GROUNDWATER SEEPAGE TO STREAMS. HEAD ELEVS. SET TO APPROX. GROUND ELEVATION AT PONDS/STREAMS.
- 200 — COMPUTED GROUNDWATER CONTOURS (FT. MSL)
- STREAM OR LAKED (APPROX. AS MAPPED BY LEDYARD ASSESSORS)

0 2000 4000

SCALE, FEET

MODEL DIMENSIONS

AREA: 11,500 X 8,200 FT.
TWO LAYERS (ELEV. IN FT. MSL):
TOP LAYER 1: ELEV. 300
(DOES NOT AFFECT CALC.)
TOP LAYER 2: ELEV. 145
(ASSUMED TOP OF BEDROCK ONSITE)
BOT LAYER 3: ELEV. -150
(ASSUMED ~300 FT. THICK VIABLE BEDROCK AQUIFER)
GRID SPACING :
190 FT. AT CORNERS
APPROX. 3-15 FT. INTERIOR ON-SITE

N

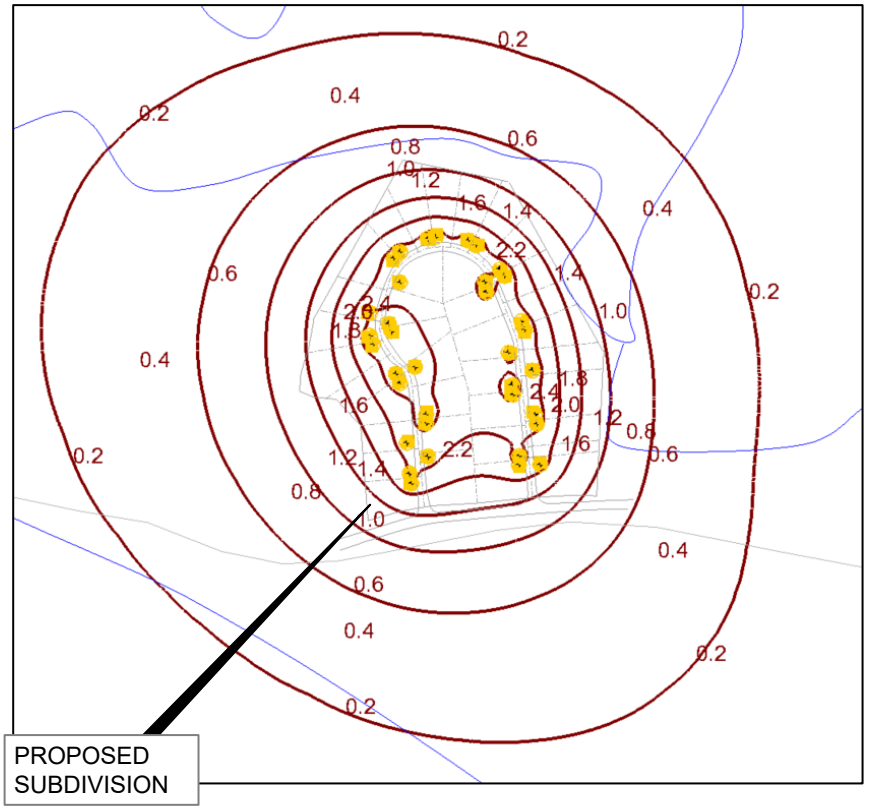
WATER STUDY
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

AVERY BROOK PROPERTIES LLC
GALES FERRY, CONNECTICUT

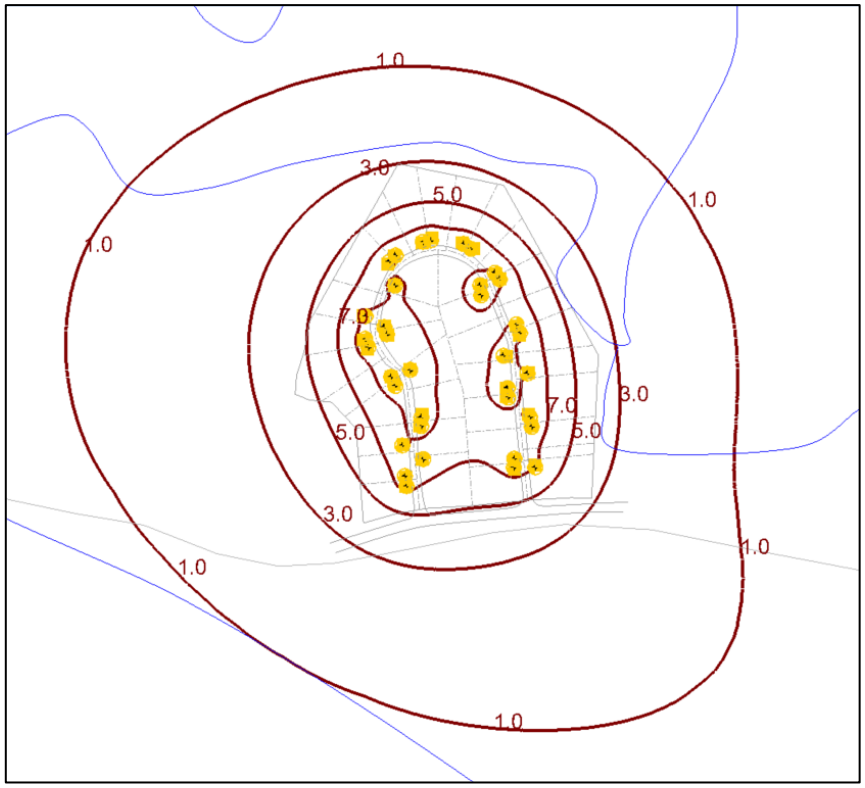
GEI Consultants

Groundwater Model

Project 2201518 | July 2022 | Fig. 9



MODEL PREDICTION (BASELINE)



SENSITIVITY ANALYSIS
(HIGHER PUMPING WITH LOWER PERMEABILITY AND AQUIFER RECHARGE RATE)

LEGEND:

CONTOURS SHOWING FEET OF DRAWDOWN DUE TO PUMPING, RELATIVE TO THE ASSUMED PRESENT-CONDITION STATIC WATER LEVEL.

0 500 1000

SCALE, FEET

WATER STUDY STODDARDS WHARF ROAD LEDYARD, CONNECTICUT	GEI Consultants	**Bedrock Aquifer Drawdown Prediction**
AVERY BROOK PROPERTIES LLC GALES FERRY, CONNECTICUT	Project 2201518	July 2022 Fig. 10

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LLHD
Ledge Light Health District

Promoting healthy communities

Date: 3 August 2022
To: Peter Gardner, LS
Subject Property: **94, 96, 98, 100 Stoddards Wharf Rd. Ledyard**

Plan Designed by:Peter Gardner, LS Plan Date: **July 7, 2022** Last Revision Date: Date Paid: July 7, 2022
The plan and associated information was submitted to our office on July 7, 2022 for a proposed **36** lot subdivision/commission review. Lots range from 0.19 to 0.42 acres and are to be served by **private well water** and **private septic systems**, in the Town of **Ledyard .**

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

☒ **Lots 1-5, 7-11, 13-23, 25-32, 35-36 are recommended suitable in their current condition IF footing drains are not required**

☒ **Lot 34 is recommended suitable IF AND when the following plan issues are addressed:**
No well is shown on this lot

☒ **Lots 6, 12, 24, and 33 are recommended suitable IF AND when the following plan issues are addressed:**
Suitable tank location to be demonstrated

Comments

1. The feasibility of providing each lot with a private well that would produce an adequate quantity of water to serve a 3 bedroom single family dwelling was studied by GEI Consultants, and the results of the study provided in a document: "Water Study Proposed Stoddards Wharf Road Subdivision Ledyard, CT" July 6, 2022. The document concludes that "multiple lines of evidence" suggest that the current groundwater supply is adequate to supply the subdivision as proposed. It should be noted that the study uses an estimated subdivision demand of 7.5gpm "assuming typical residential demands", whereas the CT Public Health Code would assume a demand of 11.25gpm for 36 lots, 3 bedrooms per lot. The study states that the expected bedrock aquifer recharge over the footprint of the proposed subdivision is estimated to be 4.0gpm, leaving a deficit of 3.5gpm to be made up by groundwater flow entering the subdivision footprint horizontally. This deficit may in fact be greater (7.25gpm) based on the expected water demand for the total number of bedrooms.

   There is no doubt that siting 36 wells in such close proximity could have a noticeable effect on the local groundwater table. Data collected for 5 existing wells in the area (drilled over 25 years ago) indicate that they are fairly deep (average 280ft) and have yields around 3gpm. The study does point out that the proposed subdivision is at least partially surrounded by an undeveloped watershed area, allowing for replenishment of the aquifer that would serve the wells. In Connecticut it is recommended that the 75ft well protective radius be located completely on the property that the well serves in order to allow neighbors full use of their property; it is further recommended that well casings be located 10ft or more from driving surfaces to avoid damage.

   Due to the density of the proposed subdivision, It is noted that a public water supply would be the preferable means of supplying water to the community.

2. Proposed septic layouts on the lots demonstrate the feasibility of siting code complying primary and reserve septic leaching areas on the lots using proprietary leaching products that provide a high leaching credit per linear foot. The layouts are so close on some lots that positioning of the septic tank in a way to meet code requirements may be difficult and should be demonstrated in the context of not just the property served but also with respect to the surrounding properties.

3. It is recommended that thought be given to space on the lots that might be needed for Water Treatment Wastewater systems in the future.

4. No road drainage or catch basins are shown on the proposed site plan. It should be noted that wells and septic systems must be located 25ft or more from drains.

5. Individual site plans may require additional soil testing. Individual site plans where the house location, septic location or well location differs from the approved subdivision plan must be submitted on plans that show the proposed (or actual) locations of these items on the surrounding lots to ensure the proper separating distances are met.

*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

Please call me at 860-910-0446 with any questions regarding this matter.

Sincerely,

Wendy K. Brown-Arnold, RS, REHS
Supervisor, Land Use Activities

cc: Town of Ledyard Planning and Zoning Departments

AVERY BROOK HOMES, LLC
LIST OF COMPANY MEMBERS AUTHORIZED TO ACT

Peter C. Gardner
P.O. Box 335
Gales Ferry, CT 06335

Conrad C. Gardner, Jr.
2 Aberdeen Court
East Lyme, CT 06333

Anthony Bonafine
39 Bella Vista Drive
North Windham, CT 06256

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

August 22, 2022

VIA CERTIFIED MAIL
City of Groton Utilities
295 Meridian Street
Groton, CT 06340

Re: Avery Brook Homes, LLC – Application to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in upland review areas in conjunction with the development of a proposed affordable housing subdivision on properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214
Ledyard Assessor's Designation: Map 65, Lots 94, 96, 98 and 100

Gentleperson:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in Ledyard, Connecticut. Our client is proposing to develop this property for thirty-six (36) individual single-family dwelling houses together with a loop road (private) which will provide access from Connecticut Route 214. In conjunction therewith, our client has submitted an application to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in the development of this project in upland review areas adjacent to inland wetlands on and adjacent to its properties.

Our client's properties are located within the watershed area of Groton Utilities as evidenced by the watershed map filed by Groton Utilities with the Ledyard Town Clerk. Therefore, in accordance with requirements of §8-3i of the Connecticut General Statutes, we are providing you with notice of the filing of this application with the Town of Ledyard Inland Wetlands and Watercourses Commission. A copy of this notice is also being provided contemporaneously herewith to the Commissioner of Public Health of the State of Connecticut.

I enclose herewith for your reference a copy of the permit application which is being filed contemporaneously herewith with the Ledyard Inland Wetlands and Watercourses Commission, a copy of our transmittal to the Town of Ledyard Inland Wetlands and Watercourses Commission delineating

the supplemental information which has been provided with the application, a copy of the site development plan which was submitted with the application and a copy of the supplemental information.

Should you have any questions or need any additional information, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures

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

August 22, 2022

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

Re: Avery Brook Homes, LLC – Application to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in upland review areas in conjunction with the development of a proposed affordable housing subdivision on properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214
Ledyard Assessor's Designation: Map 65, Lots 94, 96, 98 and 100

Dear Commissioner:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in Ledyard, Connecticut. Our client has filed an application with the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in upland review areas adjacent to inland wetlands in conjunction with the development of this single-family residential project. The proposal is to develop the site with thirty-six (36) single-family dwelling homes which will obtain access from Connecticut Route 214 by virtue of a private road.

The land which is the subject of the inland wetland agency permit application is located within the watershed area of the City of Groton Utilities. We are providing notice to the City of Groton Utilities as well as the Commissioner of Public Health of the filing of this permit application in accordance with the requirements of §8-3i of the Connecticut General Statutes.

I enclose herewith for your reference a copy of the wetland permit application which has been filed with the Ledyard Inland Wetlands and Watercourses Commission, together with a copy of our transmittal to the Town of Ledyard Inland Wetlands and Watercourses Commission delineating the supplemental information which has been provided with the application, together with a set of the project plans and copies of the supplemental information.

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

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
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Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

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

August 25, 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:

As you are aware, this office represents Avery Brook Homes, LLC, the owner of properties located at 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut. On behalf of our client, we hereby submit herewith an application for subdivision approval of a proposed thirty-six (36) lot residential subdivision submitted under the provisions of Connecticut General Statutes §8-30g. The project contemplates the development of a private road (Avery Brook Circle) which will provide access and utilities to all lots in the affordable housing subdivision from Stoddards Wharf Road A.K.A. Connecticut Route 214. The common element in this community is an easement right for lot owners to utilize, maintain, repair and replace Avery Brook Circle and its related infrastructure. The project is formulated under the Connecticut Common Interest Ownership Act, Connecticut General Statutes §47-200 et. seq.

Submitted herewith and constituting the application for subdivision approval pursuant to the provisions of the Affordable Housing Act and the Connecticut Common Interest Ownership Act are the following:

1. Five (5) copies of the Town of Ledyard Application for the Subdivision of Land.

2. Original and four (4) copies of the Subdivision/Resubdivision Checklist for this project.

3. Authorization signed by Avery Brook Homes, LLC authorizing the law firm of

Heller, Heller, Heller & McCoy, the land surveying – planning firm of Dieter & Gardner, Inc., GEI Consultants, Inc. and KWH Enterprise, LLC to represent its interest in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to this subdivision application.

4. Five (5) copies of the draft Planned Community Declaration for the project pursuant to the provisions of the Connecticut Common Interest Ownership Act.

5. Five (5) copies of the Affordability Plan for the project prepared pursuant to the requirements of Section 8-30g of the Connecticut General Statutes and the regulations promulgated thereunder.

6. Five (5) copies of the hydrogeologic study for the project prepared by GEI Consultants, Inc.

7. Pursuant to the requirements of Section 4.2.1 of the Ledyard Subdivision Regulations, our client has commissioned KWH Enterprise, LLC, a professional engineering firm concentrating in traffic engineering, to prepare a traffic study for the project. The traffic study will be submitted, as a component of the application, in advance of the public hearing on this resubdivision application.

8. A copy of our correspondence of even date herewith to Groton Utilities since the property proposed for resubdivision is located within the limits of the City of Groton Utilities watershed.

9. A copy of our correspondence of even date herewith to the Commissioner of Public Health of the State of Connecticut due to the fact that the property which is the subject of the resubdivision application is located within the City of Groton Utilities watershed.

10. Five (5) prints of the subdivision plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scales As Shown June 2022 Sheets 1 of 6 to 6 of 6 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, CT 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com".

11. Five (5) copies of the report from the Ledge Light Health District concerning the suitability of the lots in the proposed affordable housing subdivision for the siting of on-site sanitary sewage disposal systems.

12. Five (5) copies of a Warranty Deed from Amer Javed to Avery Brook Homes, LLC a/k/a Avery Brook Homes LLC thereby vesting title to the real property which is the subject of this affordable housing subdivision application in Avery Brook Homes, LLC a/k/a Avery Brook Homes LLC, the original of which deed is filed for record in Volume 620, Page 92 of the Ledyard Land Records.

13. A list of limited liability company members of Avery Brook Homes, LLC authorized to act.

14. A check in the amount of $2,460.00 representing payment of the fee for the resubdivision application calculated as follows:

Base fee (up to three lots)	$250.00
Thirty-three excess lots @ $50.00 per lot	$1,650.00
Public hearing fee	$500.00
State fee	$60.00
Total	**$2,460.00**

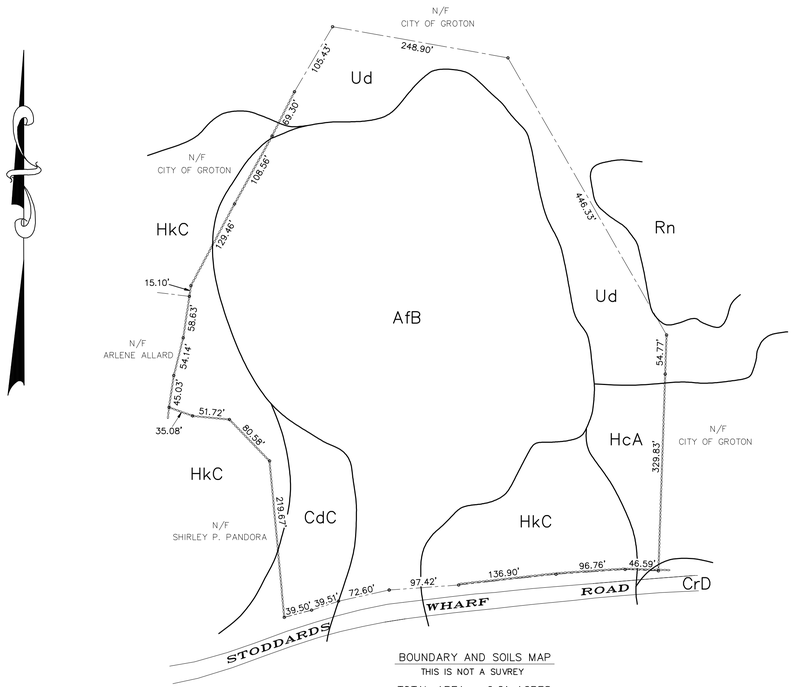
Request is hereby made that you place this matter on the agenda of the regularly scheduled meeting of the Town of Ledyard Planning and Zoning Commission of September 8, 2022. Request is hereby further made that the Ledyard Planning and Zoning Commission schedule a public hearing on this resubdivision application at the earliest available meeting date subsequent to September 8, 2022.

Should you have any questions concerning the application, or need anything further at this time, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures



BOUNDARY AND SOILS MAP
THIS IS NOT A SUVREY

TOTAL AREA = 9.21 ACRES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED.

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

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JOB# 22-007.DWG FBK#327

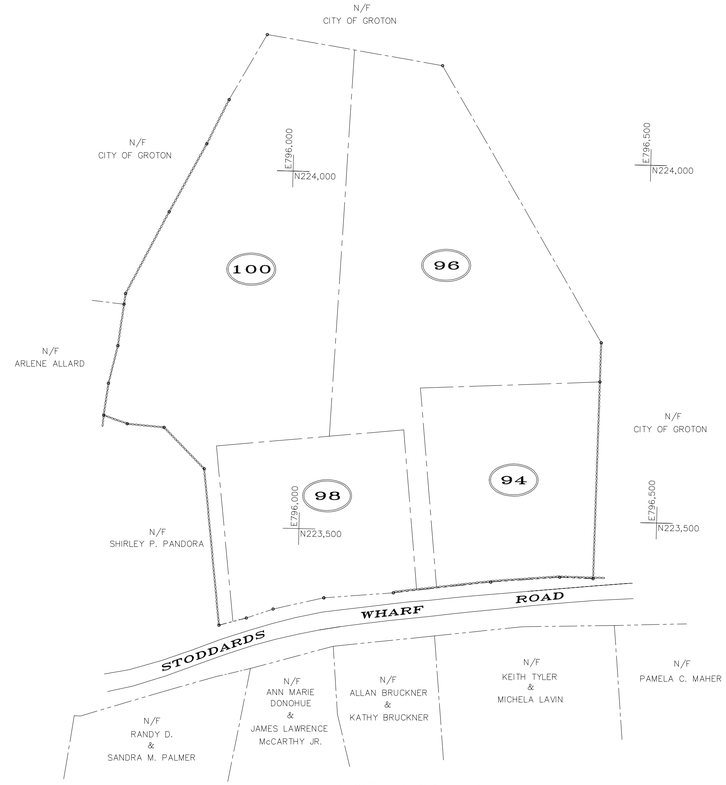
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- 98 — STREET NUMBER

SOILS LEGEND

- AfB – AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- CdC – CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
- CrD – CHARLTON–HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
- HcA – HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HkC – HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
- Rn – RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud – UDORTHENTS–URBAN LAND COMPLEX

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



PARCEL HISTORY MAP
THIS IS NOT A SUVREY

PARCEL HISTORY

TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE

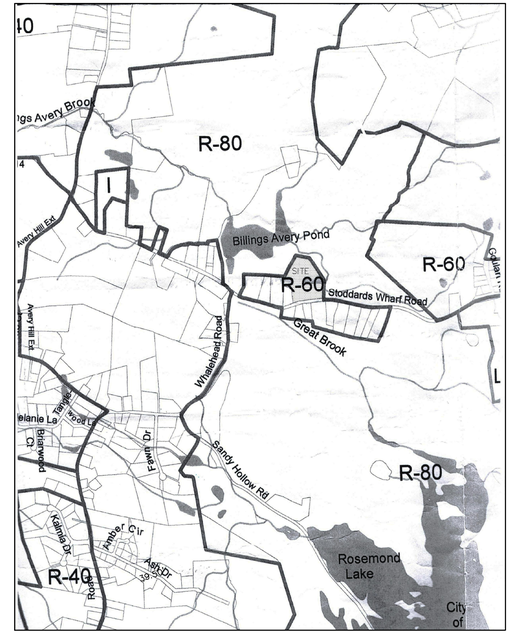
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DIETER & GARDNER
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GENERAL NOTES:

1. MAP REFERENCES:
   A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD – (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
   B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
2. CALL BEFORE YOU DIG AT 1–800–922–4455 BEFORE ANY CONSTRUCTION ACTIVITY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET–ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8–30g.
   MINIMUM FRONT YARD SETBACK 12' FROM COMMON DRIVE
   MINIMUM SIDE YARD SETBACK 6'
   MINIMUM REAR YARD SETBACK 15'
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



LOCATION MAP
ZONING DISTRICT: R–60

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

SHEET 1 – 100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2 – 40 SCALE A–2 PLAN
SHEET 3 – 40 SCALE CONCEPTUAL LAYOUT PLAN
SHEET 4 – DEEP TEST PIT DATA
SHEET 5 – PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
SHEET 6 – CONSTRUCTION DETAILS; EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 7 – 40 SCALE SIGHTLINE DEMONSTRATION PLAN

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALES AS SHOWN

JULY 2022

SHEET 1 OF 7

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED. _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

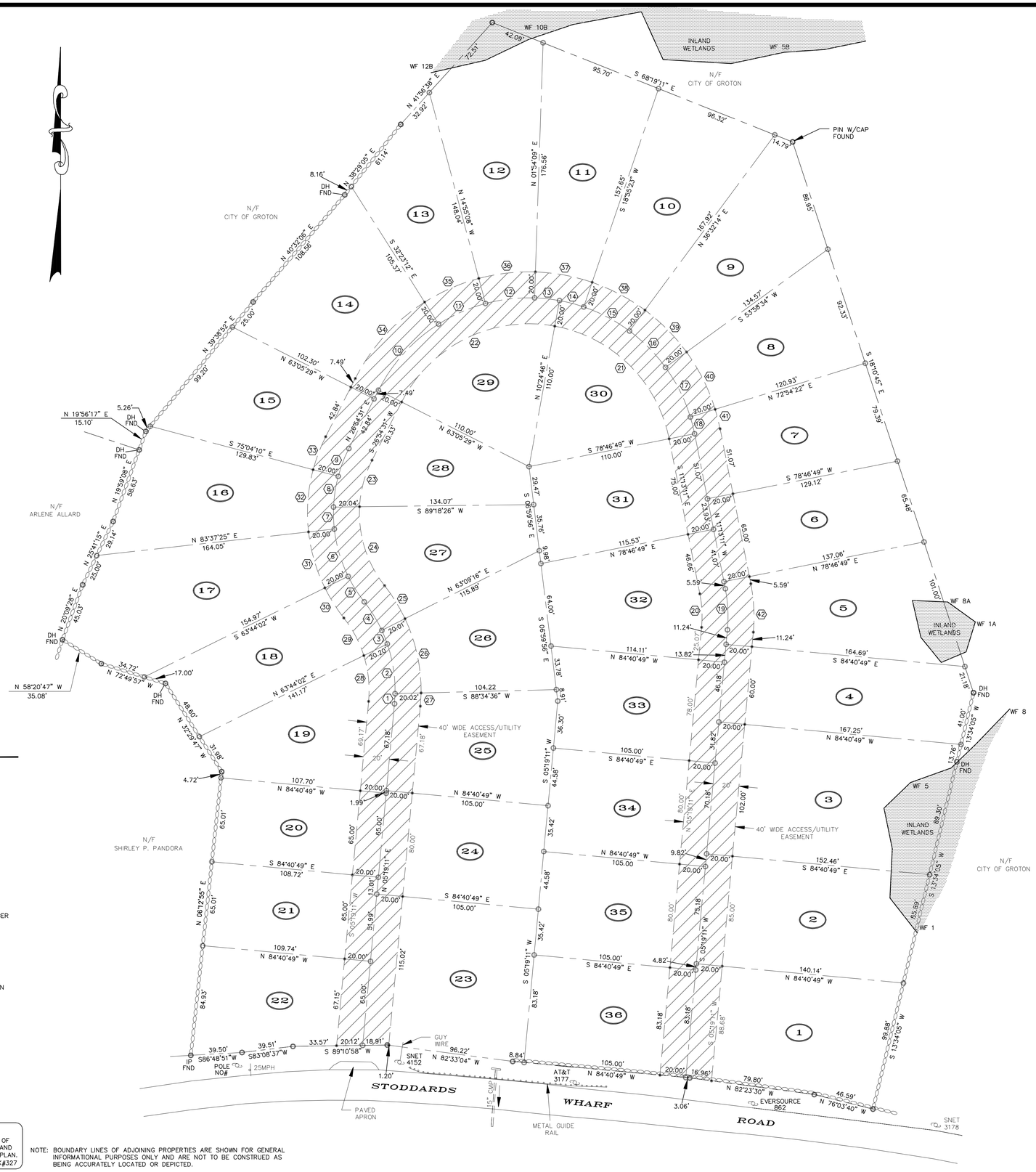
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

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LAND SURVEYORS • PLANNERS
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P.O. BOX 335
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EMAIL: DIETER.GARDNER@YAHOO.COM



LOT NUMBER	TOTAL AREA
1	14,065 Sq. Ft. 0.32 ACRES
2	14,136 Sq. Ft. 0.32 ACRES
3	18,345 Sq. Ft. 0.42 ACRES
4	11,387 Sq. Ft. 0.26 ACRES
5	12,226 Sq. Ft. 0.28 ACRES
6	9,951 Sq. Ft. 0.23 ACRES
7	10,374 Sq. Ft. 0.24 ACRES
8	9,714 Sq. Ft. 0.22 ACRES
9	11,479 Sq. Ft. 0.26 ACRES
10	12,201 Sq. Ft. 0.28 ACRES
11	12,194 Sq. Ft. 0.28 ACRES
12	13,033 Sq. Ft. 0.30 ACRES
13	8,908 Sq. Ft. 0.20 ACRES
14	12,717 Sq. Ft. 0.29 ACRES
15	10,706 Sq. Ft. 0.25 ACRES
16	11,607 Sq. Ft. 0.27 ACRES
17	14,780 Sq. Ft. 0.34 ACRES
18	9,879 Sq. Ft. 0.23 ACRES
19	10,567 Sq. Ft. 0.24 ACRES
20	8,334 Sq. Ft. 0.19 ACRES
21	8,400 Sq. Ft. 0.19 ACRES
22	9,663 Sq. Ft. 0.22 ACRES
23	14,599 Sq. Ft. 0.35 ACRES
24	10,000 Sq. Ft. 0.23 ACRES
25	10,295 Sq. Ft. 0.24 ACRES
26	9,830 Sq. Ft. 0.23 ACRES
27	10,216 Sq. Ft. 0.23 ACRES
28	8,814 Sq. Ft. 0.20 ACRES
29	10,840 Sq. Ft. 0.25 ACRES
30	10,083 Sq. Ft. 0.23 ACRES
31	9,958 Sq. Ft. 0.23 ACRES
32	11,459 Sq. Ft. 0.26 ACRES
33	9,940 Sq. Ft. 0.23 ACRES
34	10,000 Sq. Ft. 0.23 ACRES
35	10,000 Sq. Ft. 0.23 ACRES
36	10,398 Sq. Ft. 0.24 ACRES

LOTS CURVE TABLE

CURVE #	Δ	R	L	T
1	04°04'40"	110.00'	3.92'	7.83'
2	20°15'56"	110.00'	38.91'	19.66'
3	05°51'25"	110.00'	11.24'	5.63'
4	13°29'23"	110.00'	25.90'	13.01'
5	12°06'15"	110.00'	23.24'	11.66'
6	19°53'23"	110.00'	38.19'	19.29'
7	08°49'57"	110.00'	16.96'	8.50'
8	12°28'28"	110.00'	23.95'	12.02'
9	11°58'41"	110.00'	23.00'	11.54'
10	30°42'17"	130.00'	69.67'	35.69'
11	17°28'04"	130.00'	39.63'	19.97'
12	16°49'17"	130.00'	38.17'	19.22'
13	08°30'37"	130.00'	19.31'	9.67'
14	08°30'37"	130.00'	19.31'	9.67'
15	17°36'51"	130.00'	39.97'	20.14'
16	17°26'20"	130.00'	39.57'	19.94'
17	18°55'48"	130.00'	42.95'	21.67'
18	05°52'28"	130.00'	13.33'	6.67'
19	16°32'22"	110.00'	31.75'	15.99'

EASEMENT CURVE TABLE

CURVE #	Δ	R	L	T
20	16°32'22"	90.00'	25.98'	13.08'
21	68°22'03"	110.00'	131.26'	74.71'
22	73°30'15"	110.00'	141.12'	82.15'
23	23°45'06"	90.00'	37.31'	18.93'
24	41°31'38"	90.00'	65.23'	34.12'
25	13°11'15"	130.00'	29.92'	15.03'
26	26°00'53"	130.00'	59.03'	30.03'
27	04°29'17"	130.00'	10.18'	5.09'
28	22°43'19"	90.00'	35.69'	18.08'
29	20°58'05"	90.00'	32.94'	16.65'
30	12°06'15"	130.00'	27.46'	13.78'
31	19°53'23"	130.00'	45.13'	22.79'
32	21°18'25"	130.00'	48.34'	24.45'
33	11°58'41"	130.00'	27.18'	13.64'
34	30°42'17"	150.00'	80.38'	41.18'
35	17°28'04"	150.00'	45.73'	23.04'
36	16°49'17"	150.00'	44.04'	22.18'
37	17°01'14"	150.00'	44.56'	22.45'
38	17°36'51"	150.00'	46.11'	23.24'
39	17°26'20"	150.00'	45.66'	23.01'
40	18°55'48"	150.00'	49.56'	25.01'
41	05°52'28"	150.00'	15.38'	7.70'
42	16°32'22"	130.00'	37.53'	18.89'

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND — DRILL HOLE FOUND
- IP FND — IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- (7) — CURVE TABEL NUMBER
- UTILITY POLE
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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JOB# 22-007.DWG FBK#327

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALE: 1"=40'

JULY 2022

SHEET 2 OF 7

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- H — CONCEPTUAL HOME
- P — CONCEPTUAL PRIMARY SEPTIC
- R — CONCEPTUAL RESERVE AREA
- W — CONCEPTUAL WELL
- TS — TOPSOIL STOCKPILE
- HAYBALES/SILT FENCE/WOODCHIPS
- S/T — PROPOSED SEPTIC TANK

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

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EMAIL: DIETER.GARDNER@YAHOO.COM

NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALE: 1"=40'
JULY 2022

SHEET 3 OF 7

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" AND TOPOGRAPHIC ACCURACY T-2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

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PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

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JOB#22-007.DWG FBK#327

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY WENDY BROWN-ARNOLD RS,/REHS AND ALEX WILBOUR LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 5/5/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS,/REHS ON JUNE 14, 2022.

TP 1
0-45" FILL-DISTURBED
LOAM, ROCKS, BRICK

NO MOTTLING
NO WATER
LEDGE @ 45"

TP 2
0-16" DISTURBED SOIL & FILL
16-50" LIGHT TAN FINE SAND
W/GRAVEL & ROCKS

NO MOTTLING
NO WATER
LEDGE @ 50"

TP 3
0-10" TOPSOIL
10-28" LIGHT BROWN FINE SANDY LOAM
28-87" LIGHT TAN FINE SAND W/GRAVEL
COBBLES, LARGE STONES

NO MOTTLING
NO WATER
NO LEDGE

TP 4
0-11" TOPSOIL
11-34" LIGHT BROWN FINE SANDY LOAM
34-90" LIGHT TAN/GRAY FINE SAND W/
GRAVEL, SOME COBBLES

MOTTLING @ 64"
WATER @ 80"
NO LEDGE

TP 5
0-16" TOPSOIL
16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND
45-94" TAN/GRAY FINE TO MED. SAND W/
GRAVEL,

MOTTLING @ 33"?
WATER @ 33"
NO LEDGE

TP 6
0-9" TOPSOIL
9-37" BROWN FINE TO VERY FINE SANDY LOAM
37-84" TAN/GRAY FINE TO MED. SAND W/
GRAVEL, FEW COBBLES

MOTTLING @ 46"
WATER @ 50"
NO LEDGE

TP 7
0-7" TOPSOIL
7-30" BROWN FINE TO MED. SANDY LOAM
30-77" TAN COARSE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 8
0-10" TOPSOIL
10-34" LIGHT BROWN FINE SANDY LOAM
34-64" ORANGE/TAN COARSE SAND
W/GRAVEL
64-95" TAN/GRAY FINE TO MED. SAND

MOTTLING @ 73"
WATER @ 83"
NO LEDGE

TP 9
0-15" TOPSOIL
15-31" BROWN FINE SANDY LOAM
31-96" TAN MED. TO COARSE SAND AND
GRAVEL, FEW COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 10
0-11" TOPSOIL
11-23" BROWN FINE SANDY LOAM
23-84" TAN TO GRAY MED. TO COARSE SAND W/
GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 11
0-11" TOPSOIL
11-34" BROWN FINE TO MED. SANDY LOAM
34-96" TAN TO GRAY MED. TO COARSE SAND W/
GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 12
0-12" TOPSOIL
12-29" BROWN FINE TO MED. SANDY LOAM
29-95" BROWN TO TAN MED. TO COARSE SAND W/
GRAVEL, SOME COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 13
0-13" TOPSOIL
13-25" BROWN FINE TO MED. SANDY LOAM
25-91" TAN TO BROWN MED. TO COARSE SAND AND
GRAVEL, SOME COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 14
0-8" TOPSOIL
8-26" BROWN FINE TO MED. SANDY LOAM
26-91" TAN MED. TO FINE SAND/GRAVEL
AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 15
0-10" TOPSOIL
10-39" BROWN FINE SANDY LOAM
39-99" TAN TO OLIVE MED. TO COARSE SAND/GRAVEL
AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 16
0-11" TOPSOIL
11-37" BROWN FINE TO MED. SANDY LOAM
37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 17
0-11" TOPSOIL
11-37" BROWN FINE TO MED. SANDY LOAM
37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 18
0-9" TOPSOIL
9-29" YELLOW TO BROWN FINE SANDY LOAM
29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 19
0-14" TOPSOIL
14-36" BROWN FINE SANDY LOAM
W/SILT
36-84" TAN/GRAY COARSE SAND
W/GRAVEL

MOTTLING @ 40"
WATER @ 43"
NO LEDGE

TP 20
0-17" TOPSOIL
17-31" BROWN FINE SANDY LOAM
W/SILT
31-83" TAN/GRAY COARSE SAND
W/GRAVEL AND FEW COBBLES

MOTTLING @ 43"
WATER @ 46"
NO LEDGE

TP 21
0-17" SANDY FILL & DISTURBED
17-24" TOPSOIL
24-33" BROWN MED. SANDY LOAM
33-88" TAN/BROWN FINE MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 22
0-19" FILL
19-32" TOPSOIL
32-53" BROWN MED. SANDY LOAM
53-103" TAN TO BROWN MED. TO FINE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 23
0-17" SANDY FILL AND DISTURBED
17-24" TOPSOIL
24-33" BROWN MED. SANDY LOAM
33-88" TAN TO BROWN MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 24
0-8" TOPSOIL
8-46" BROWN FINE TO MED. SANDY LOAM,
SOME COBBLES
46-92" TAN TO GRAY COARSE SAND
W/GRAVEL AND COBBLES

MOTTLING @ 60"
WATER 64" UPHILL, 32" DOWNHILL
NO LEDGE

TP 25
0-10" TOPSOIL
10-29" BROWN FINE TO MED. SANDY LOAM,
SOME SILT
29-75" BROWN TO GRAY MED. TO COARSE
SAND W/GRAVEL AND COBBLES

MOTTLING @ 33"
WATER 33", 30" DOWNHILL
NO LEDGE

TP 26
0-7" TOPSOIL
7-36" YELLOW TO BROWN FINE TO MED.
SILTY LOAM W/TRACE FINE SAND
36-82" BROWN TO GRAY FINE TO MED.
SAND W/GRAVEL AND COBBLES, SOME SILT

MOTTLING @ 26"
WATER @ 26"
NO LEDGE

TP 27
0-11" TOPSOIL
11-24" BROWN FINE TO MED. SANDY LOAM
24-39" TAN FINE TO MED. SAND
39-87" TAN TO GRAY MED. TO FINE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 28
0-12" TOPSOIL
12-32" LIGHT BROWN FINE TO MED. SANDY LOAM
32-96" LIGHT TAN FINE TO MED. SAND W/
GRAVEL AND COBBLES STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 29
0-12" TOPSOIL
12-32" BROWN FINE TO MED. SANDY LOAM
32-99" TAN TO GRAY MED. TO FINE SAND W/
GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 30
0-12" TOPSOIL
12-34" BROWN FINE SANDY LOAM (DEPTH VARIES)
34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND
GRAVEL, STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 31
0-7" TOPSOIL
7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
31-100" TAN FINE TO MED. SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 32
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM
34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 33
0-10" TOPSOIL
10-34" BROWN FINE SANDY LOAM
34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 34
0-12" TOPSOIL
12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
44-89" TAN TO BROWN MED. SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 35
0-9" TOPSOIL
9-21" BROWN FINE SANDY LOAM
21-47" TAN TO BROWN MED. SAND W/GRAVEL,
FEW COBBLES
47-110" TAN TO BROWN, MED. SAND W/GRAVEL,
FEW COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 36
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM
34-94" TAN TO GRAY MED. TO
FINE SAND W/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 37
0-9" TOPSOIL
9-39" LIGHT BROWN TO TAN,
FINE TO VERY FINE, SANDY LOAM
39-100" LIGHT TAN FINE TO MED.
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 38
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM

34-90" TAN TO GRAY MED. TO FINE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 39
0-5" TOPSOIL
5-41" LIGHT BROWN FINE SANDY LOAM
41-83" TAN TO MED. SAND W/
GRAVEL AND COBBLES
83"-104" OLIVE TO BROWN FINE SAND,SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 40
0-8" TOPSOIL
8-32" BROWN FINE TO MED. SANDY LOAM
32-58" TAN TO GRAY SILT WITH
PATCHY ORANGE REDOX INCONSISTENT AROUND
58-99" TAN TO GRAY MED. TO FINE SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 41
0-9" TOPSOIL
9-29" BROWN FINE TO MED. SANDY LOAM
29-52" TAN TO GRAY SILT FINE SAND,
STAINED
52-101" TAN TO GRAY, FINE TO MED. SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 42
0-5" TOPSOIL
5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
14-50" ORANGE TO GRAY SILT, STAINED
50-105" TAN TO BROWN FINE TO MED.
SAND W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 43
0-8" TOPSOIL
8-33" BROWN FINE SANDY LOAM
33-45" TAN TO GRAY SILT INCONSISTENT
AROUND HOLE
45-83" TAN TO MED. TO FINE SAND W/GRAVEL
AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 44
0-6" TOPSOIL
6-14" BROWN FINE TO MED. SANDY LOAM
14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
42-102" TAN TO GRAY MED. TO FINE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 45
0-13" TOPSOIL
13"-23 BROWN FINE TO VERY FINE SANDY LOAM
23-37" GRAY TO TAN VERY FINE SAND W/SILT
37-93" BROWN TO GRAY COARSE SAND W/
GRAVEL AND SOME COBBLES

MOTTLING @ 37"
NO WATER
NO LEDGE

TP 46
0-15" TOPSOIL
15-39" GRAY TO TAN VERY FINE SANDY W/SILT
39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY
MOTTLED THROUGHOUT
51-108" BROWN TO TAN COARSE SAND W/
GRAVEL AND SOME COBBLES
OLD FILTER FABRIC AND GRAVEL @ 20"
MOTTLING @ 39"
WATER @ 96"
NO LEDGE

TP 47
0-10" TOPSOIL
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT
22-41" LIGHT BROWN TO ORANGE SILTY LOAM,
TRACE FINE SAND
41-98" BROWN TO GRAY COARSE SAND W/GRAVEL
AND SOME COBBLES

NO MOTTLING
WATER @ 96"
NO LEDGE

TP 48
0-10" TOPSOIL
10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT
28-106" BROWN TO GRAY MED. TO COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER-WET AT BOTTOM
NO LEDGE

TP 49
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-52" LIGHT YELLOW TO BROWN VERY
FINE SAND W/SILT
52-99" BROWN TO GRAY COARSE SAND WITH
GRAVEL, FEW COBBLES

POSSIBLE MOTTLING @ 52"
WATER @ 90"
NO LEDGE

TP 50
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-41" LIGHT YELLOW TO TAN VERY FINE SAND,
W/SILT
41-111" TAN TO BROWN COARSE SAND W/GRAVEL
AND SOME COBBLES

NO MOTTLING
WATER @ 106"
NO LEDGE

TP 51
0-10" TOPSOIL
10-20" LIGHT BROWN FINE TO VERY FINE
SANDY LOAM
20-42" LIGHT YELLOW TO BROWN VERY FINE
SAND W/TRACE SILT
42-101" BROWN TO TAN COARSE SAND WITH
GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 52
0-13" TOPSOIL
13-38" BROWN FINE TO VERY FINE SANDY LOAM
38-90" BROWN TO TAN COARSE TO MED. SAND
WITH SOME GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 53
0-13" TOPSOIL
13-32" BROWN FINE TO MED. SANDY LOAM
W/GRAVEL AND COBBLES
32-92" BROWN TO TAN COARSE TO
MED. SAND W/GRAVEL AND MANY COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 54
0-11" TOPSOIL
11-32" BROWN FINE TO VERY FINE SANDY LOAM
32-95" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 55
0-14" TOPSOIL
14-22" BROWN FINE TO VERY FINE SANDY LOAM
22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT
37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 56
0-15" TOPSOIL
15-43" LIGHT BROWN SILT LOAM ,SOME FINE SAND
43-110" TAN MED. SAND SOME GRAVEL
FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 57
0-8" TOPSOIL
8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
27-104" TAN TO BROWN MED. TO COARSE SAND
W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 58
0-12" TOPSOIL
12"-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
32-98" TAN TO BROWN MED. TO COARSE
SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 59
0-11" TOPSOIL
11-23" BROWN FINE TO VERY FINE SANDY LOAM
23-93" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 60
0-10" TOPSOIL
10-23" BROWN FINE TO VERY FINE SANDY LOAM
23-97" BROWN TO TAN COARSE TO MED.
SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 61
0-8" TOPSOIL
8-28" BROWN VERY FINE SANDY LOAM
28-99" TAN TO BROWN COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 62
0-9" TOPSOIL
9-24" LIGHT BROWN VERY FINE SANDY LOAM
24-96" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 63
0-8" TOPSOIL
8-26" BROWN FINE TO MED. SANDY LOAM
26-91" BROWN TO TAN COARSE TO MED. SAND,
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 64
0-10" TOPSOIL
10-31" BROWN FINE SANDY LOAM
31-91" BROWN TO TAN COARSE TO MED.
SAND W/SOME SILT GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 65
0-13" TOPSOIL
13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
30-100" TAN TO BROWN COARSE SAND
WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 66
0-10" TOPSOIL
10-28" BROWN FINE SANDY LOAM
28-90" TAN TO GRAY MED. TO COARSE
SAND W/SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 67
0-14" TOPSOIL
14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
25-108" TAN TO BROWN MED. TO COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 68
0-11" TOPSOIL
11-29" BROWN FINE TO MED. SANDY LOAM
29-80" TAN TO GRAY MED. TO COARSE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 69
0-12" TOPSOIL
12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM
36-93" TAN TO BROWN MED. TO FINE SAND
W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 70
0-14" TOPSOIL
14-36" BROWN FINE TO MED. SANDY LOAM
36-91" TAN MED. TO FINE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 71
0-8" TOPSOIL
8-36" BROWN FINE TO MED. SANDY LOAM
36-96" TAN TO GRAY MED. TO FINE
SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 72
0-8" TOPSOIL
8-32" BROWN FINE TO MED. SANDY LOAM
32-91" TAN TO GRAY MED. TO FINE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 73
0-13" TOPSOIL
13-28" BROWN FINE SANDY LOAM
28-37" YELLOW TAN FINE TO VERY FINE
SANDY LOAM
37-90" TAN TO BROWN FINE TO MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 74
0-6" TOPSOIL
6-39" BROWN FINE SANDY LOAM
39-99" TAN TO BROWN FINE TO MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 75
0-10" TOPSOIL
10-29" LIGHT BROWN FINE SANDY LOAM
29-96" TAN TO OLIVE/BROWN FINE TO MED.
SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 76
0-10" TOPSOIL
10-34" LIGHT BROWN FINE SANDY LOAM
34-96" TAN TO OLIVE/BROWN FINE TO MED.
SAND W/GRAVEL AND COBBLES
STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 77
0-11" TOPSOIL
11-36" BROWN FINE TO MED. SANDY LOAM
36-101" BROWN TO TAN MED. TO FINE
SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 78
0-15" TOPSOIL
15-46" BROWN FINE TO MED. SANDY LOAM
46-106" BROWN TO TAN MED. FINE SAND
W/ SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 79
0-11" TOPSOIL
11-38" BROWN FINE TO MED. SANDY LOAM
38-90" TAN TO GRAY MED. TO FINE
SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 80
0-12" TOPSOIL
12-33" BROWN FINE TO MED. SANDY LOAM
33-95" TAN TO GRAY MED. TO FINE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 81
0-13" TOPSOIL
13-40" BROWN FINE TO MED. SANDY LOAM
40-96" TAN TO GRAY MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 82
0-9" SAND AND GRAVEL FILL
9-18" TOPSOIL
18-52" LIGHT BROWN FINE TO VERY FINE
SANDY LOAM, SOME SILT
52-101" TAN TO BROWN FINE TO MED.
SAND, SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 83
0-9" TOPSOIL
9-31" BROWN FINE SANDY LOAM
31-104" TAN-BROWN COARSE SAND
WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE-NONE TO 104"

TP 84
0-11" TOPSOIL
11-38" BROWN FINE SANDY LOAM
TRACE SILT
38-92" TAN TO BROWN MED-COARSE
SAND W/GRAVEL AND COBBLES

NO MOTTLING
WATER @ 79"
LEDGE-NONE TO 92"

TP 85
0-12" TOPSOIL
12-33" BROWN FINE SANDY LOAM
30-98" TAN COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE-NONE TO 98"

TP 86
0-8" TOPSOIL
8-30" BROWN FINE SANDY LOAM
30-89" TAN COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE-NONE TO 89"

PLAN SHOWING
DEEP TEST PIT DATA
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA)

LOT 1
27" DEEP

TIME	READING
8:59	2"
9:04	6 3/4"
9:09	9"
9:14	11"
9:19	12 1/2"
9:24	14"
9:29	15 1/2"
9:34	17"
9:39	18 1/4"
9:44	19 1/4"
9:49	20 1/4"

PERC RATE: 1"/5 MINS.

LOT 2
29" DEEP

TIME	READING
8:51	4"
8:56	10"
9:01	13 3/4"
9:06	16"
9:11	18"
9:16	20"
9:21	21"
9:26	22"
9:31	23"
9:36	24"
9:41	25"

PERC RATE: 1"/5 MINS.

LOT 3
30" DEEP

TIME	READING
9:00	2 1/2"
9:05	7 1/2"
9:10	11"
9:15	13 1/2"
9:20	16"
9:25	17 1/2"
9:30	19 1/2"
9:35	20 1/2"
9:40	21 1/2"
9:45	22 1/2"

PERC RATE: 1"/5 MINS.

LOT 4
26" DEEP

TIME	READING
9:02	2 1/4"
9:07	13 1/2"
9:12	19"
9:17	22 1/2"
9:22	24 1/2"
9:27	26"
9:32	DRY

PERC RATE: 1"/3.3 MINS.

LOT 5
26" DEEP

TIME	READING
9:55	2"
10:00	8 1/2"
10:05	13"
10:10	17"
10:15	19 1/2"
10:20	22"
10:25	24"
10:30	25"
10:35	26"
10:40	DRY

PERC RATE: 1"/ 5 MINS.

LOT 6
29" DEEP

TIME	READING
1:30	4"
1:35	20"
1:40	23"
1:45	24 1/2"
1:50	25 1/2"
1:55	26 1/2"
2:00	27 1/2"
2:05	28 1/2"
2:10	DRY

PERC RATE: 1"/5 MINS.

LOT 7
30" DEEP

TIME	READING
1:32	4"
1:37	13"
1:42	18"
1:47	20 1/2"
1:52	23"
1:57	24"
2:02	25"
2:07	25 3/4"
2:12	26 3/4"
2:17	27 3/4"

PERC RATE: 1"/5 MINS.

LOT 8
30" DEEP

TIME	READING
1:34	3"
1:39	9 1/2"
1:44	13"
1:49	15 1/2"
1:54	18"
1:59	20"
2:04	21 1/2"
2:09	23"
2:14	24 1/2"
2:19	26"

PERC RATE: 1"/3.3 MINS.

LOT 9
29" DEEP

TIME	READING
1:41	4"
1:46	10"
1:51	13"
1:56	15 1/2"
2:01	17 1/2"
2:06	19"
2:11	20 1/2"
2:16	22"
2:21	23 1/2"
2:26	25"
2:31	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 10
27" DEEP

TIME	READING
9:13	4"
9:18	11 1/2"
9:23	16"
9:28	18"
9:33	20"
9:38	21 1/2"
9:43	22"
9:48	23 1/2"
9:53	24 1/2"
9:58	25 1/2"
10:03	DRY

PERC RATE: 1"/5 MINS.

LOT 11
27" DEEP

TIME	READING
9:10	4"
9:15	14 1/2"
9:20	17 1/2"
9:25	21"
9:30	22"
9:35	23"
9:40	24"
9:45	25"
9:50	26"
9:55	DRY

PERC RATE: 1"/5 MINS.

LOT 12
27" DEEP

TIME	READING
9:18	3"
9:23	7"
9:28	10"
9:33	11 3/4"
9:38	13"
9:43	14 1/4"
9:48	15 1/2"
9:53	16 1/2"
9:58	17 7/8"
10:03	19 1/2"

PERC RATE: 1"/3 MINS.

LOT 13
30" DEEP

TIME	READING
11:28	4"
11:33	10"
11:38	12 1/2"
11:43	14 1/2"
11:48	16 1/2"
11:53	17 1/4"
11:58	19"
12:03	20 1/2"
12:08	21 1/8"

PERC RATE: 1"/3 MINS.

LOT 14
32" DEEP

TIME	READING
11:24	3 1/2"
11:29	17 1/2"
11:34	21"
11:39	23 1/2"
11:44	25 1/2"
11:49	27 1/2"
11:54	29"
11:59	30 1/2"
12:04	DRY

PERC RATE: 1"/3.3 MINS.

LOT 15
30" DEEP

TIME	READING
10:41	9"
10:46	12 1/2"
10:51	15"
10:56	17"
11:01	19"
11:06	19 1/2"
11:11	20 1/2"
11:16	21 1/2"
11:21	22 1/2"
11:26	23 1/2"

PERC RATE: 1"/5 MINS.

LOT 16
30" DEEP

TIME	READING
10:39	7"
10:44	11"
10:49	15"
10:54	19 1/2"
10:59	20 1/2"
11:04	22"
11:09	23"
11:14	24"
11:19	25"
11:24	25 3/4"

PERC RATE: 1"/6.7 MINS.

LOT 17
28" DEEP

TIME	READING
10:45	3"
10:50	12"
10:55	14 1/4"
11:00	15 1/4"
11:05	17 1/4"
11:10	19 1/4"
11:15	21"
11:20	22 1/4"
11:25	23 1/4"
11:30	24 1/2"
11:35	25 3/4"

PERC RATE: 1"/4 MINS.

LOT 18
28" DEEP

TIME	READING
10:37	3"
10:42	6 3/4"
10:47	9 1/4"
10:52	12 1/2"
10:57	15"
11:02	17"
11:07	19"
11:12	20"
11:17	21"
11:22	22 1/8"
11:27	23 1/8"

PERC RATE: 1"/5 MINS.

LOT 19
27" DEEP

TIME	READING
8:48	2"
8:53	9"
8:58	14"
9:03	18"
9:08	20"
9:13	22"
9:18	23"
9:23	24"
9:28	25"
9:33	26"
9:38	DRY

PERC RATE: 1"/5 MINS.

LOT 20
30" DEEP

TIME	READING
8:41	4"
8:46	8 1/4"
8:51	10 1/4"
8:56	12 1/2"
9:01	15"
9:06	17"
9:11	18"
9:16	19"
9:21	20"
9:26	21"
9:31	22"

PERC RATE: 1"/5 MINS.

LOT 21
29" DEEP

TIME	READING
8:43	5"
8:48	10 3/4"
8:53	15"
8:58	17 1/2"
9:03	19 1/2"
9:08	21"
9:13	22"
9:18	23"
9:23	23 3/4"
9:28	24 1/2"
9:33	25 1/2"

PERC RATE: 1"/5 MINS.

LOT 22
26" DEEP

TIME	READING
8:40	5 1/2"
8:45	9 1/2"
8:50	11 1/2"
8:55	14"
9:00	15 1/2"
9:05	16 1/2"
9:10	17 3/4"
9:15	18 1/2"
9:20	19 1/2"
9:25	20 1/2"
9:30	21 1/2"

PERC RATE: 1"/5 MINS.

LOT 23
29" DEEP

TIME	READING
1:50	4 1/4"
1:55	11 7/8"
2:00	15 1/2"
2:05	18"
2:10	21"
2:15	23"
2:20	25"
2:25	27"
2:30	28 7/8"
2:35	DRY

PERC RATE: 1"/2.7 MINS.

LOT 24
30" DEEP

TIME	READING
1:30	2 1/2"
1:35	9 1/2"
1:40	13 1/2"
1:45	15"
1:50	17 1/2"
1:55	20"
2:00	21 1/2"
2:05	22 1/2"
2:10	23 1/2"
2:15	24 1/2"

PERC RATE: 1"/5 MINS.

LOT 25
28" DEEP

TIME	READING
10:42	3"
10:47	10"
10:52	14"
10:57	17"
11:02	19"
11:07	21"
11:12	23 1/2"
11:17	25"
11:22	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 26
30" DEEP

TIME	READING
11:43	3 1/2"
11:48	8"
11:53	10"
10:58	13"
12:03	14 1/2"
12:08	16"
12:13	17"
12:18	18 1/2"
12:23	20"
12:28	21"

PERC RATE: 1"/5 MINS.

LOT 27
29" DEEP

TIME	READING
12:30	3"
12:35	12"
12:40	17 1/2"
12:45	20"
12:50	23"
12:55	25"
1:00	26 1/2"
1:05	28"
1:10	DRY

PERC RATE: 1"/3.3 MINS.

LOT 28
28" DEEP

TIME	READING
12:27	3"
12:32	7 1/2"
12:37	11 1/2"
12:42	14"
12:47	16"
12:52	18"
12:57	19"
1:02	20"
1:07	21"
1:12	22"

PERC RATE: 1"/5 MINS.

LOT 29
28" DEEP

TIME	READING
11:23	3"
11:28	11 3/4"
11:33	15"
11:38	18"
11:43	21 1/2"
11:48	24"
11:53	26"
11:58	DRY

PERC RATE: 1"/2.5 MINS.

LOT 30
29" DEEP

TIME	READING
11:45	3"
11:50	7 3/4"
11:55	11 1/2"
12:00	13 3/4"
12:05	16"
12:10	18"
12:15	20"
12:20	21"
12:25	22 1/4"
12:30	23 1/2"
12:35	25"

PERC RATE: 1"/4 MINS.

LOT 31
29" DEEP

TIME	READING
11:46	3"
11:51	6 1/2"
11:56	9"
12:01	12"
12:06	13 1/2"
12:11	14 1/2"
12:16	16"
12:21	17 1/2"
12:26	18 1/2"
12:31	19 1/2"
12:36	20 1/2"

PERC RATE: 1"/5 MINS.

LOT 32
28" DEEP

TIME	READING
10:15	3"
10:20	11 1/2"
10:25	16 1/2"
10:30	21"
10:35	24"
10:40	25 1/2"
10:45	27"
10:50	DRY

PERC RATE: 1"/3.3 MINS.

LOT 33
30" DEEP

TIME	READING
10:18	2 1/2"
10:23	12"
10:28	15 1/2"
10:33	19 1/2"
10:38	21"
10:43	22 1/2"
10:48	24"
10:53	25"
10:58	25 3/4"
11:03	26 3/4"

PERC RATE: 1"/6 MINS.

LOT 34
29" DEEP

TIME	READING
10:49	3"
10:54	11"
10:59	15"
11:04	18 1/2"
11:09	20 1/2"
11:14	22"
11:19	23 1/2"
11:24	25"
11:29	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 35
30" DEEP

TIME	READING
1:27	2 1/2"
1:32	8 1/4"
1:37	13"
1:42	15 1/2"
1:47	18"
1:52	19 1/2"
1:57	21 1/2"
2:02	23"
2:07	24 1/2"
2:12	26"

PERC RATE: 1"/3.3 MINS.

LOT 36
28" DEEP

TIME	READING
1:38	5"
1:43	11"
1:48	13 1/2"
1:53	16"
1:58	18"
2:03	19"
2:08	20 1/8"
2:13	21 1/2"
2:18	22 1/2"
2:23	23 1/2"
2:28	24 1/2"

PERC RATE: 1"/5 MINS.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

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JOB#22-007.DWG FBK#327

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GALES FERRY, CT. 06335
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SANITARY DESIGN CRITERIA

A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE LAYED OUT FOR THREE-BEDROOM HOMES.
NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.

B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA.

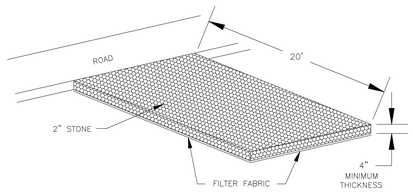
C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. LOTS 2 & 3 WILL BE 45' MANTIS 536-8. CREDIT PER L.F. IS 26.2 S.F.
MINIMUM REQUIRED AREA IS 495 S.F./ 26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN
PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

	MLSS TABLE							
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	3 & 4	*	*	*	1.5	1.0		20 L.F. GST 6236
2	5 & 6	8.1 TO 10.0%	30.1-36.0"	24	1.5	1.0	36	45' MANTIS 536-8
3	19 & 20	3.1 TO 4.0%	36.1-42.0"	26	1.5	1.0	42	45' MANTIS 536-8
4	7 & 8				1.5	1.0		20 L.F. GST 6236
5	9 & 10				1.5	1.0		20 L.F. GST 6236
6	11 & 12				1.5	1.0		20 L.F. GST 6236
7	13 & 14				1.5	1.0		20 L.F. GST 6236
8	15 & 16				1.5	1.0		20 L.F. GST 6236
9	17 & 18				1.5	1.0		20 L.F. GST 6236
10	21 & 22				1.5	1.0		20 L.F. GST 6236
11	85 & 86				1.5	1.0		20 L.F. GST 6236
12	83 & 84				1.5	1.0		20 L.F. GST 6236
13	27 & 28				1.5	1.0		20 L.F. GST 6236
14	29 & 30				1.5	1.0		20 L.F. GST 6236
15	31 & 32				1.5	1.0		20 L.F. GST 6236
16	33 & 34				1.5	1.0		20 L.F. GST 6236
17	35 & 36				1.5	1.0		20 L.F. GST 6236
18	37 & 38				1.5	1.0		20 L.F. GST 6236
19	81 & 82				1.5	1.0		20 L.F. GST 6236
20	39 & 40				1.5	1.0		20 L.F. GST 6236
21	41 & 42				1.5	1.0		20 L.F. GST 6236
22	43 & 44				1.5	1.0		20 L.F. GST 6236
23	51 & 52				1.5	1.0		20 L.F. GST 6236
24	53 & 54				1.5	1.0		20 L.F. GST 6236
25	59 & 60				1.5	1.0		20 L.F. GST 6236
26	64 & 66				1.5	1.0		20 L.F. GST 6236
27	71 & 72				1.5	1.0		20 L.F. GST 6236
28	73 & 74				1.5	1.0		20 L.F. GST 6236
29	77 & 78				1.5	1.0		20 L.F. GST 6236
30	76 & 79				1.5	1.0		20 L.F. GST 6236
31	69 & 75				1.5	1.0		20 L.F. GST 6236
32	67 & 68				1.5	1.0		20 L.F. GST 6236
33	61 & 62				1.5	1.0		20 L.F. GST 6236
34	57 & 58				1.5	1.0		20 L.F. GST 6236
35	50 & 55				1.5	1.0		20 L.F. GST 6236
36	47 & 48				1.5	1.0		20 L.F. GST 6236

NOTE: THE MLSS CRITERIA DOES NOT APPLY TO PITS NOTED BY *

PLAN SHOWING
PERCOLATION TEST DATA,
SEPTIC SYSTEM DESIGN CRITERIA
AND
MINIMUM LEACHING SYSTEM SPREAD
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022

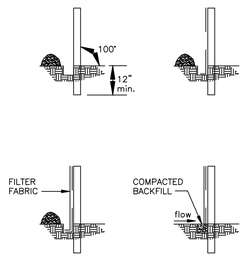


TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE. ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.

2. STAPLE THE WIRE MESH FENCING TO END POST.



3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.

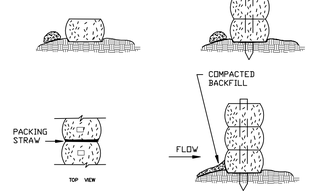
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE

1. EXCAVATE A TRENCH 4" DEEP & THE WIDTE OF A STRAW BALE

2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.

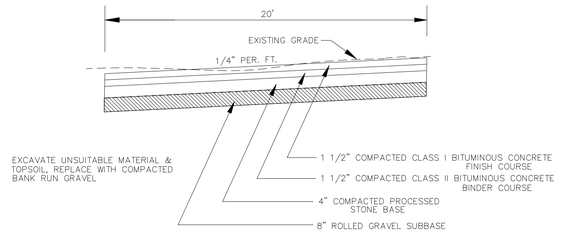


3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.

4. BACKFILL & COMPACT THE EXCAVATED SOIL ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.

CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



AVERY BROOK CIRCLE CROSS-SECTION

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

— LOCATION OF SEDIMENT CONTROL BARRIERS

— FINISHED GRADES TO BE ACHIEVED

— CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF 36 LOT RESIDENTIAL SUBDIVISION.
THERE ARE INLAND WETLANDS ON THIS PROPERTY.

OWNER AT TIME OF CONSTRUCTION WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN.

EROSION CONTROL NOT REQUIRED FOR AVERY BROOK CIRCLE.

CONSTRUCTION SEQUENCE: HOMES

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAYS, HOMES AND SEPTIC SYSTEMS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROUGH GRADE THE DRIVEWAY AND HOUSE AREA.
5. INSTALL/CONNECT UTILITIES
6. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
7. LOAM AND SEED ALL DISTURBED AREAS.

MAINTENANCE:

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

GENERAL NOTES:

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. LIMITS OF DISTURBANCE AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 3:1 (H:V).
4. NO DRIVEWAY SHALL BE GREATER THAN 15% SLOPE AT ANY POINT. ANY DRIVEWAY HAVING A GRADE OF 8% OR MORE, BUT NOT EXCEEDING 15%, SHALL BE PAVED FOR THAT PORTION OF DRIVEWAY THAT EXCEEDS 8%.
5. CONSTRUCTION EXPECTED TO BEGIN IN THE FALL OF 2022.

TEMPORARY SEEDING

USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./ 1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

PERMANENT SEEDING

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30.IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10% MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbs./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

CONSTRUCTION SEQUENCE: AVERY BROOK CIRCLE

1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS.
3) STRIP/STOCKPILE TOPSOIL – LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
4) EXCAVATE TO SUBGRADE, INSTALL 8" SUBBASE; 4" BASE AND BITUMINOUS CONCRETE.
5) INSTALL/GRADE/SEED TOPSOIL SHOULDERS OF AVERY BROOK CIRCLE.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

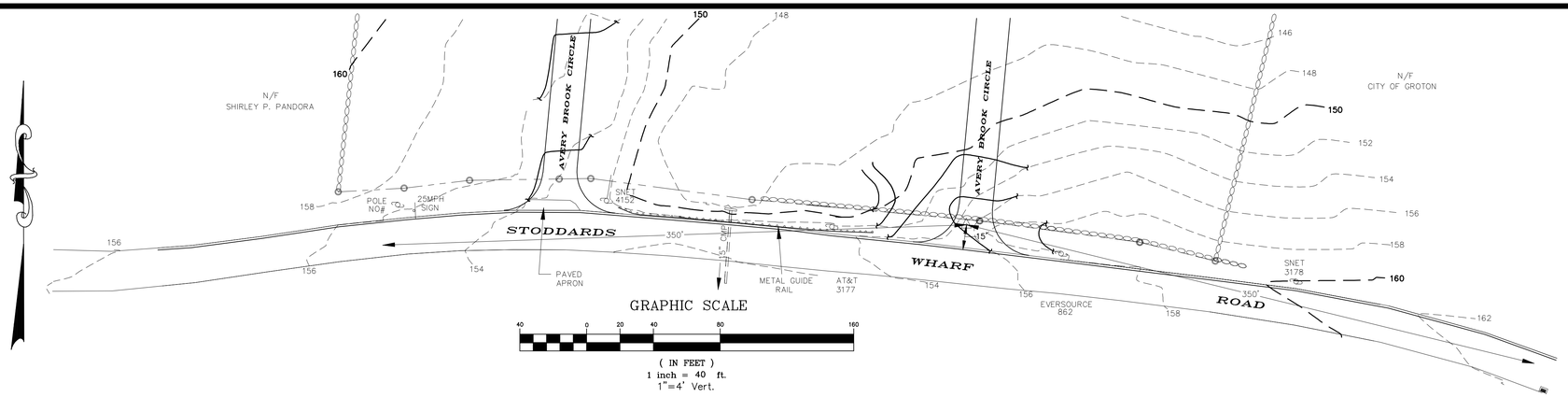
_____ ZONING ENFORCEMENT OFFICER _____ DATE

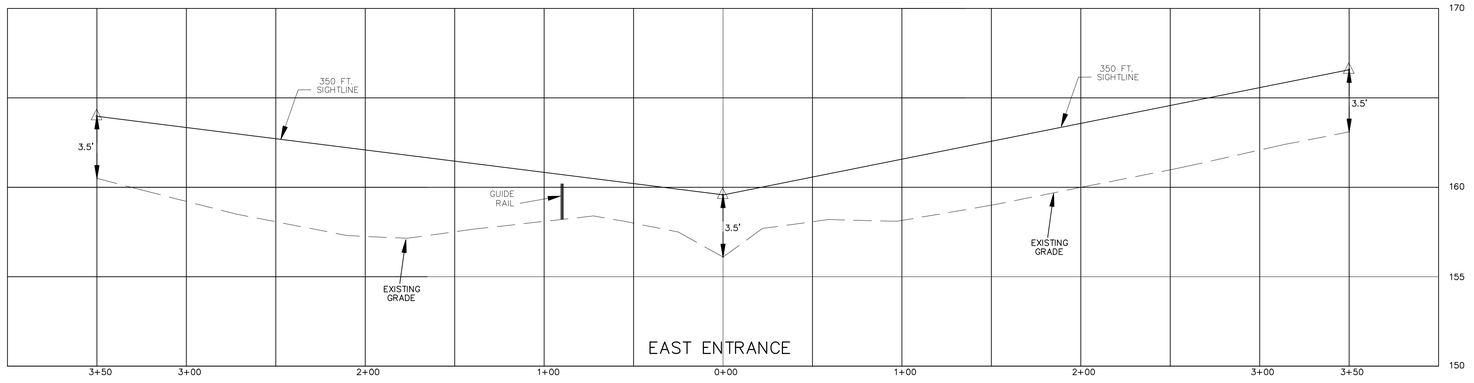
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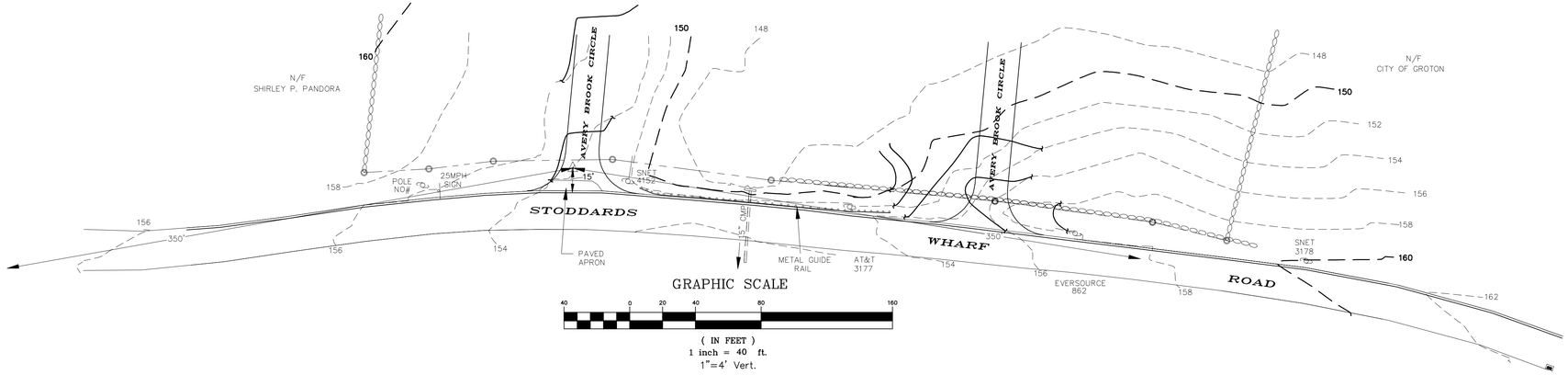
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(860) 464-7455
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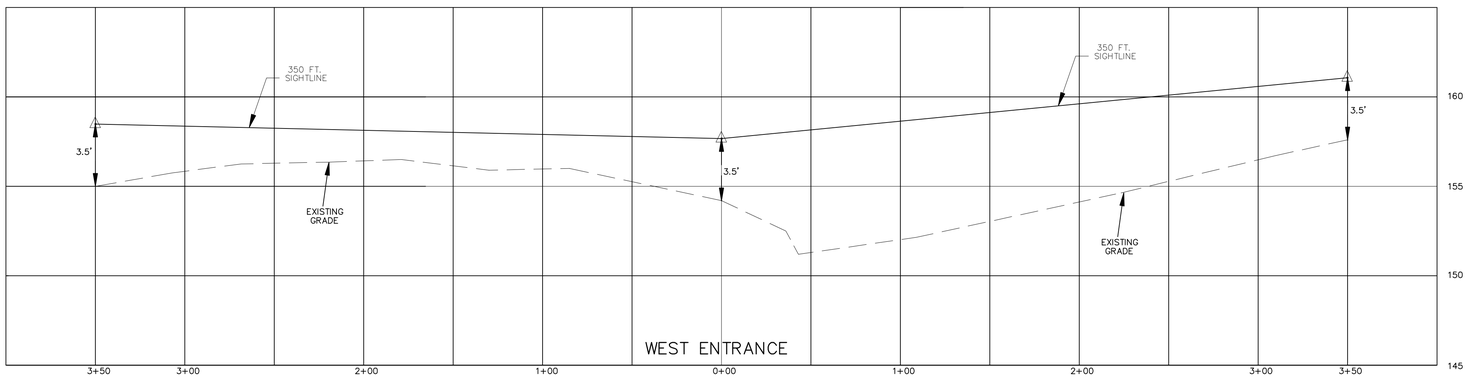
PLAN SHOWING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022

DIETER & GARDNER
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LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE

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SIGHTLINE DEMONSTRATION PLAN
PROPERTY OF
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022



Traffic Impact Study

94, 96, 98, and 100 Stoddards Wharf Road

Ledyard, Connecticut

Prepared for:

Avery Brook Homes LLC



Prepared by:

KWH Enterprise, LLC

August 2022

Traffic Impact Study
94, 96, 98, and 100 Stoddards Wharf Road
Ledyard, Connecticut

This study examines the traffic impact of 36 proposed single-family houses on Stoddards Wharf Road in Ledyard, Connecticut. Levels of Service (LOS) for traffic flows under 2025 build traffic conditions were analyzed to identify any deficiencies in existing and future traffic operations at area intersections. For the purpose of this traffic study, 2025 was assumed to be the year during which the houses are built and occupied.

I. Summary

- The 36 proposed single-family houses are estimated to generate 25 and 34 vehicular trips during the respective weekday morning and afternoon peak hours.

- Traffic movements at two site driveway intersections on Stoddards Wharf Road will operate at favorable LOS A or B during the peak hours when the houses are occupied. The traffic impact of the development will be negligible and will be adequately and safely accommodated by area roadways.

II. Project Description

The development site is located north of Stoddards Wharf Road and east of the Whalehead Road intersection in Ledyard, Connecticut. 36 single-family houses are proposed. Two site driveways will be provided on Stoddards Wharf Road.

III. Existing Traffic Conditions

To evaluate the quality of traffic operation in the vicinity of the site, the following intersections were analyzed for the study:

- Stoddards Wharf Road and western site driveway; and
- Stoddards Wharf Road and eastern site driveway.

2022 peak-hour traffic volumes were generated based on pre-pandemic counts on Stoddards Wharf Road collected by CTDOT in 2017 and an annual traffic growth rate of 0.6 percent between 2017 and 2022. Because the two site driveways are not existing, no traffic analysis was performed for the 2022 existing traffic conditions.

IV. Future Traffic Conditions

For the purpose of this traffic impact study, it was assumed that the residential houses will be built and occupied in 2025.

Figures 1 and 2 show the 2025 build traffic volumes, which were generated by using an annual background traffic growth rate of 0.6 percent between 2022 and 2025 and by

including the site trips discussed as follows. The 0.6 percent annual growth rate was recommended by CTDOT.

Trip Generation

Peak-hour vehicular trips generated by the houses in Table 1 were estimated based on data from ITE (Institute of Transportation Engineers) *Trip Generation Manual, 11th Edition*. The development is expected to generate 25 and 34 vehicular trips during the respective weekday morning and weekday afternoon peak hours.

Table 1 Trip Generation (vph)

ITE LU 210, Single-Family Detached Housing (36 Units)			
	Entry	**Exit**	**Entry & Exit**
Weekday AM peak hour of adjacent street	7	18	25
Weekday PM peak hour of adjacent street	21	13	34

vph Vehicles per hour

Table 2 depicts the distribution of the site-generated trips along area routes. The distribution takes into account the relative traffic volumes of area roadways and the development patterns in this part of Ledyard.

Table 2 Trip Distribution

To / From Route	**Entry/Exit**
East: Route 214	40%
West: Route 214	60%
Total	100%

Capacity Analysis

To assess the quality of traffic flow, intersection capacity analysis was conducted for the future build traffic conditions. Capacity analysis provides an indication of how well roadway facilities serve the traffic demands placed upon them. Synchro 10, a software package that includes the evaluation criteria of the *Highway Capacity Manual, 6th Edition*, was used to analyze the intersections.

Level of service (LOS) is the term used to describe the different operating conditions that occur on a given roadway segment or intersection under various traffic conditions. It is a qualitative measure of the effects of a number of factors including roadway geometry, speed, travel delay, freedom to maneuver, and safety. Six levels of service can be defined for each type of facility. Each level of service (LOS) is given a letter designation from A to F, with LOS A representing the best operating conditions and LOS F representing the worst.

Table 3 that follows shows the capacity analysis results for the analyzed intersections under the 2025 build traffic conditions. All traffic movements at the two site driveway intersections will operate at favorable LOS A or B during the weekday peak hours.

The vehicular trips of the development will be adequately accommodated by Stoddards Wharf Road. The traffic impact of the development on area roadways will be negligible.

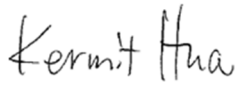
Table 3 Capacity Analyses for Build Conditions

Intersection	2025 Build Conditions			
	Weekday Morning Peak Hour of Adjacent Streets		Weekday Afternoon Peak Hour of Adjacent Streets	
	Delay (sec)	LOS	Delay (sec)	LOS
Stoddards Wharf Road and Site Driveway (W) (Unsignalized)				
EB Stoddards Wharf Road Left Turn	7.8	A	7.7	A
EB Stoddards Wharf Road Through	0.0	A	0.0	A
SB Site Driveway (W)	10.6	B	10.4	B
Stoddards Wharf Road and Site Driveway (E) (Unsignalized)				
EB Stoddards Wharf Road Left Turn	7.8	A	7.7	A
EB Stoddards Wharf Road Through	0.0	A	0.0	A
SB Site Driveway (E)	10.8	B	10.6	B

EB Eastbound
WB Westbound
NB Northbound
SB Southbound
LOS Level of Service

V. Conclusions

Area traffic operation was analyzed for the development of 36 houses under 2025 build traffic conditions. The traffic impact of the development will be negligible and will be adequately and safely accommodated by area roadways.



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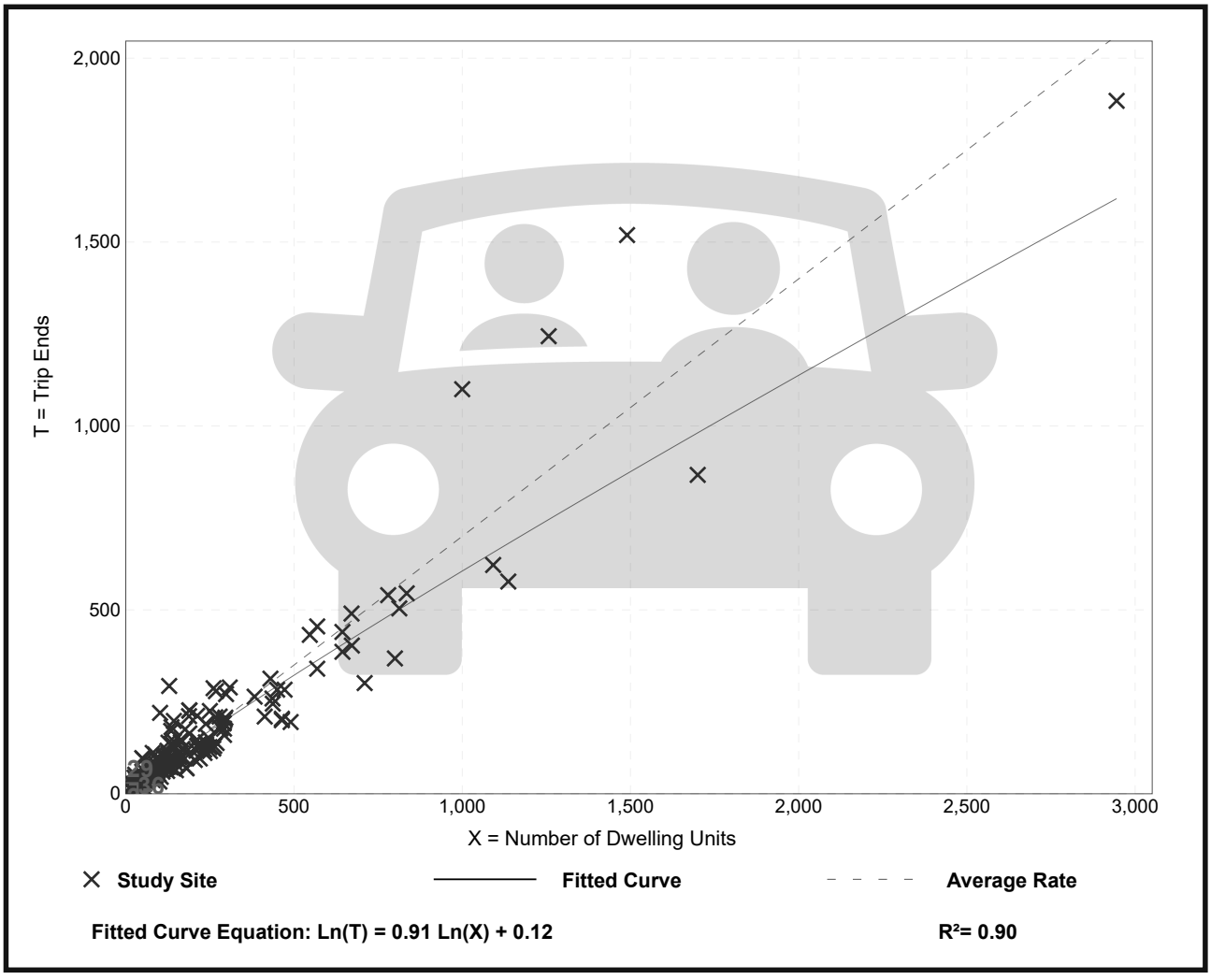
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

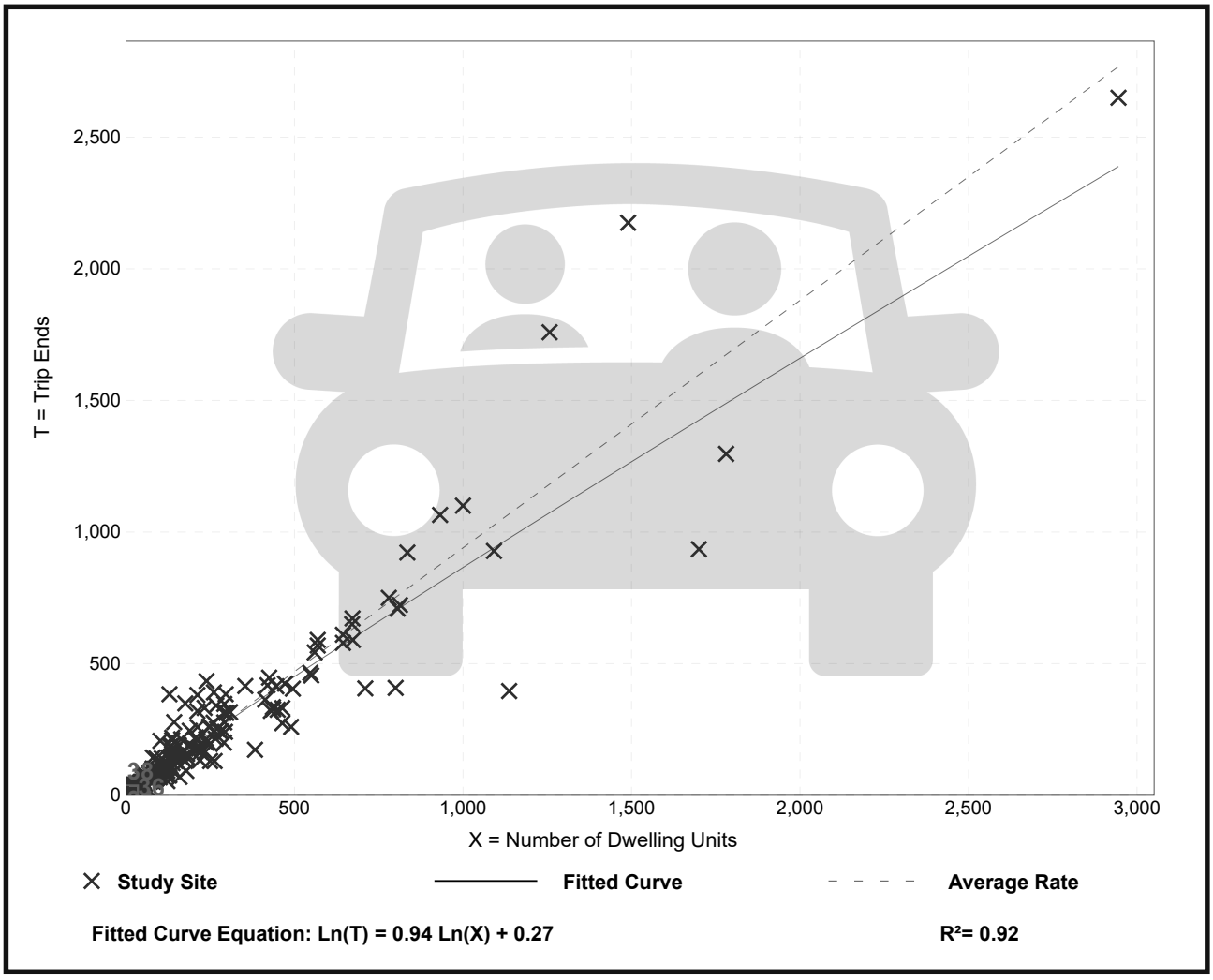
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

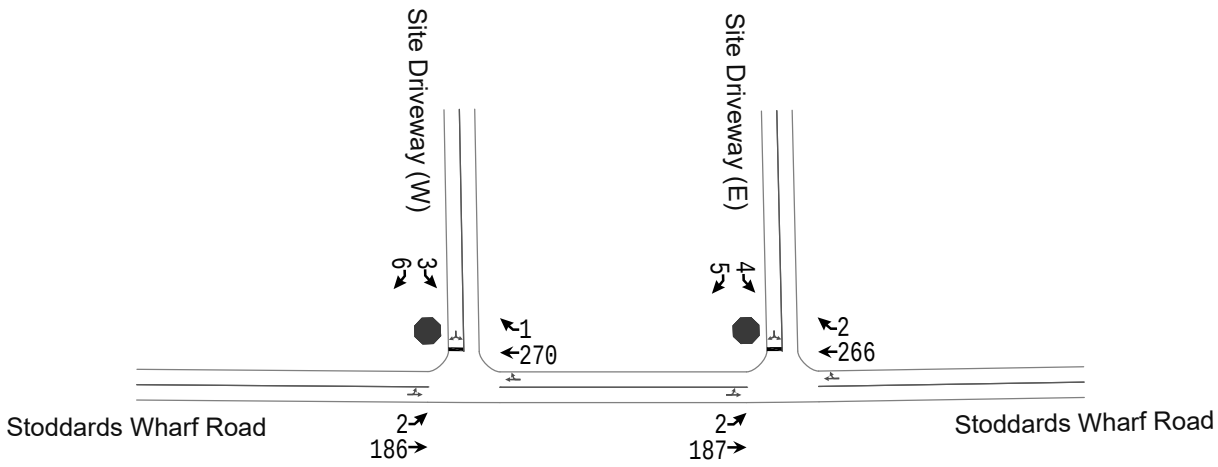


Figure 1 2025 Traffic Volumes for Build Conditions, Weekday Morning Peak Hour

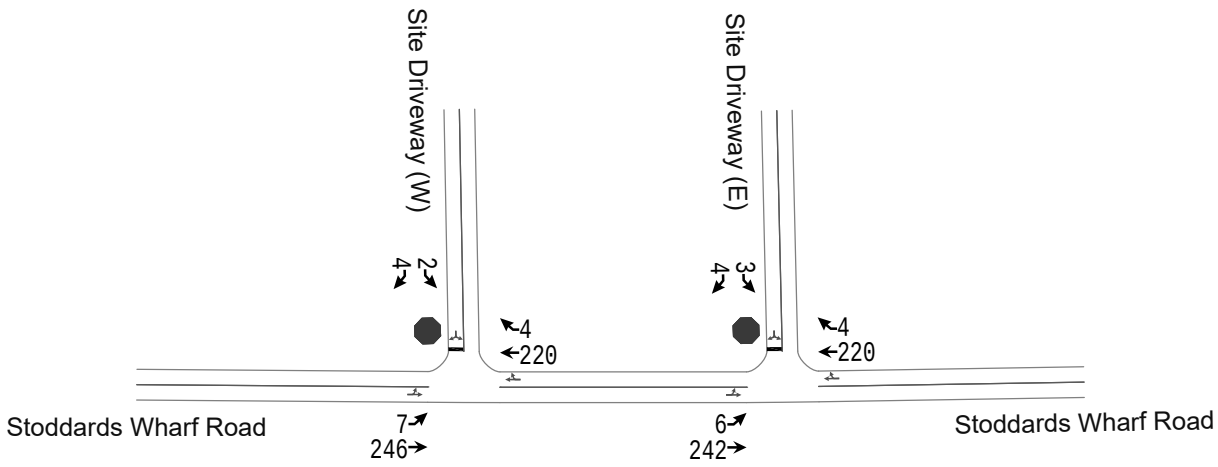


Figure 2 2025 Traffic Volumes for Build Conditions, Weekday Afternoon Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	186	270	1	3	6
Future Vol, veh/h	2	186	270	1	3	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	202	293	1	3	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	500	294
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	206	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	530	745
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	529	745
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	754	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1268	-	-	-	656
HCM Lane V/C Ratio	0.002	-	-	-	0.015
HCM Control Delay (s)	7.8	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	187	266	2	4	5
Future Vol, veh/h	2	187	266	2	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	203	289	2	4	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	291	0	-	0	497	290
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	207	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1271	-	-	-	532	749
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	828	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1271	-	-	-	531	749
Mov Cap-2 Maneuver	-	-	-	-	531	-
Stage 1	-	-	-	-	757	-
Stage 2	-	-	-	-	828	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1271	-	-	-	633
HCM Lane V/C Ratio	0.002	-	-	-	0.015
HCM Control Delay (s)	7.8	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	246	220	4	2	4
Future Vol, veh/h	7	246	220	4	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	267	239	4	2	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	243	0	-	0	524	241
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	283	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1323	-	-	-	514	798
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	765	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	510	798
Mov Cap-2 Maneuver	-	-	-	-	510	-
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	765	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	672
HCM Lane V/C Ratio	0.006	-	-	-	0.01
HCM Control Delay (s)	7.7	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	242	220	4	3	4
Future Vol, veh/h	6	242	220	4	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	263	239	4	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	243	0	-	0	518	241
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1323	-	-	-	518	798
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	515	798
Mov Cap-2 Maneuver	-	-	-	-	515	-
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	770	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	646
HCM Lane V/C Ratio	0.005	-	-	-	0.012
HCM Control Delay (s)	7.7	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

PLEASE RETURN TO:
Avery Brook Homes, LLC
Attn: Mr. Peter C. Gardner, Member
PO Box 335
Gales Ferry, CT 06335

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye That **AMER JAVED** of the Town of Plainfield, County of Windham and State of Connecticut, for the consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 ($250,000.00)** received to my satisfaction of **AVERY BROOK HOMES, LLC,** A Connecticut limited liability company with an office and place of business located in the Village of Gales Ferry, Town of Ledyard, County of New London and State of Connecticut, grants to **AVERY BROOK HOMES, LLC,** WITH WARRANTY COVENANTS all those certain tracts or parcels of land, located in the Town of Ledyard, County of New London in the State of Connecticut, known 94, 96, 98, 100 Stoddards Wharf Road, more particularly bounded and described in Schedule "A" attached hereto and made a part hereof.

In Witness Whereof, I have hereunto set my hand and seal this 28 day of March 2022.

Signed and Delivered in the presence of:

Kelly A. Curland
Kelly A. Curland

Richard I. Rothstein

Amer Javed

STATE OF CONNECTICUT }
} ss: Norwich
COUNTY OF NEW LONDON }

On this 28 day of March 2022, before me, the undersigned officer, personally appeared Amer Javed, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein. In witness whereof, I hereunto set my hand and official seal.

Richard I. Rothstein
Commissioner of the Superior Court

SCHEDULE "A"

Four certain tracts or parcels of land situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly bounded and described as follows:

FIRST TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as "N/F Amer Javad" on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road – (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979", with reference further being made to a plan entitled "Lot Division Plan Property of P Ande Holdings, LLC 98 Stoddards Wharf Road (Connecticut Route 214) Ledyard, Connecticut Date: May 10, 2007 Revision No. 1 5/23/07 Street Address, Location Map & Note 12 Added By JB Scale: 1"=40' Drawn By: JB Drawing No: 06064-1 Sheet No. 1 of 2" prepared by James Bernardo, L.S. and filed for record as Map 2524 in the Ledyard Town Clerk's Office, which premises is more particularly bounded and described as follows:

Beginning at an iron pin recovered in the northerly monumented highway line of Stoddards Wharf Road (Connecticut Route 214) at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 3 as shown on the above referenced plan; thence running North 04°37'34" West for a distance of 280.53 feet bounded westerly by Lot 3 as shown on the above referenced plan to an iron pin recovered; thence running North 88°04'34" East for a distance of 250.90 feet bounded northerly by Lot 3 as shown on the above referenced plan to an iron pin recovered in a stone wall; thence running South 01°58'21" West for a distance of 275.06 feet bounded easterly by land now or formerly of the City of Groton to a drill hole recovered in a stone wall corner face; thence running North 87°39'24" West for a distance of 46.59 feet along the face of a stone wall to a drill hole recovered in a stone wall angle face; thence running South 86°00'46" West for a distance of 96.76 feet along the face of a stone wall to a drill hole recovered in a stone wall face; thence running South 83°43'27" West for a distance of 76.04 feet along the face of a stone wall to the iron pin recovered at the point and place of beginning.

SECOND TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 1 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road – (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northerly monumented highway line of Stoddards Wharf Road at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 3 as shown on the above referenced plan; thence running South 83°43'27" West for a distance of 32.85 feet, in part along the face of a stone wall, to a point; thence running South 85°51'12" West for a distance of 97.42 feet along the face of a stone wall to a point; thence running South 77°35'14" West for a distance of 72.60 feet to a stone wall end; thence running South 71°32'53" West for a distance of 39.51 feet along the face of a stone wall to a point; thence running South 75°13'07" West for a distance of 19.23 feet along the face of a stone wall to a monument recovered, the last five (5) courses being bounded southerly by Stoddards Wharf Road (Connecticut Route 214); thence running North 05°22'49" West for a distance of 246.53 feet bounded westerly by Lot 2 as shown on the above referenced plan to an iron pin recovered; thence running North 85°06'23" East for a distance of 262.73 feet bounded northerly in part by Lot 2 and in part by Lot 3, each as shown on the above referenced plan, to an iron pin recovered; thence running South 04°37'34" East for a distance of 224.93 feet bounded easterly by Lot 3 as shown on the above referenced plan to the monument recovered at the point and place of beginning.

THIRD TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 3 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road – (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northerly monumented highway line of Stoddards Wharf Road (Connecticut Route 214) at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 1 as shown on the above referenced plan; thence running North 83°43'27" East for a distance of 28.01 feet along the face of a stone wall bounded southerly by Stoddards Wharf Road (Connecticut Route 214) to an iron pin recovered; thence running North 04°37'34" West for a distance of 280.53 feet to an iron pin recovered; thence running North 88°04'34" East for a distance of 250.90 feet to an iron pin recovered in a stone wall, the last two courses being bounded easterly and southerly by land now or formerly of Amer Javad as shown on the above referenced plan; thence running North 01°58'21" East for a distance of 54.77 feet along a stone wall bounded easterly by land now or formerly of the City of Groton to a drill hole recovered in a stone wall corner; thence running North 29°46'29" West for a distance of 446.33 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running North 79°54'55" West for a distance of 124.90 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running South 03°45'19" West for a distance of 540.98 feet bounded westerly by Lot 2 as shown on the above referenced plan to an iron pin recovered; thence running North

85°06'23" East for a distance of 104.43 feet to an iron pin recovered; thence running South 04°37'34" East for a distance of 224.93 feet to the monument recovered at the point and place of beginning, the last two courses being bounded southerly and westerly by Lot 1 as shown on the above referenced plan.

FOURTH TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northwesterly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 2 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road – (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northwesterly line of Stoddards Wharf Road (Connecticut Route 214) at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 1 as shown on the above referenced plan; thence running South 75°13'07" West for a distance of 20.27 feet along the face of stone wall bounded southeasterly by Stoddards Wharf Road (Connecticut Route 214) to an iron pipe recovered at an intersection of stone walls; thence running North 05°22'49" West for a distance of 219.67 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 44°05'31" West for a distance of 80.58 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 84°25'41" West for a distance of 51.72 feet along a stone wall to an angle in said stone wall; thence running North 69°56'31" West for a distance of 35.08 feet along a stone wall to a drill hole recovered at a stone wall corner, the last four courses being bounded by land now or formerly of Shirley P. Pandora as shown on the above referenced plan; thence running North 08°33'44" East for a distance of 45.03 feet along a stone wall to an angle in said stone wall; thence running North 14°05'31" East for a distance of 54.14 feet along a stone wall to an angle in said stone wall; thence running North 08°23'24" East for a distance of 58.63 feet along a stone wall to a drill hole recovered, the last three courses being bounded westerly by land now or formerly of Arlene Allard as shown on the above referenced plan; thence running North 08°20'33" East for a distance of 15.10 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 28°03'08" East for a distance of 129.46 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 28°56'22" East for a distance of 108.56 feet along a stone wall to a drill hole recovered at a stone wall corner; thence running North 26°53'21" East for a distance of 69.30 feet along a stone wall to the end of said stone wall; thence running North 30°20'54" East for a distance of 105.43 feet passing through a pile of stones and remains of stone wall on line as shown on the above referenced plan to an iron pin recovered, the last five courses being bounded northwesterly by land now or formerly of the City of Groton as shown on the above referenced plan; thence running South 79°54'55" East for a distance of 124.00 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running South 03°45'19" West for

a distance of 540.98 feet bounded southeasterly by Lot 3 as shown on the above referenced plan to an iron pin recovered; thence running South 85°06'23" West for a distance of 158.30 feet to an iron pin recovered; thence running South 05°22'49" East for a distance of 246.53 feet to the monument recovered at the point and place of beginning, the last two courses being bounded southerly and easterly by Lot 1 as shown on the above referenced plan.

Reference is hereby made to a Warranty Deed from Richard I. Rothstein to Amer Javed dated March 5, 2010 and recorded in Volume 474, Page 430 of the Ledyard Land Records.

AFFORDABILITY PLAN FOR AVERY BROOK HOMES SUBDIVISION PROPERTIES OF AVERY BROOK HOMES, LLC

AUGUST 15, 2022

Submitted by AVERY BROOK HOMES, LLC

to the

Ledyard Planning and Zoning Commission

PREPARED BY:

Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

DEFINITIONS:

"Community" - means the Avery Brook Homes Resubdivision of properties known as 94, 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut located on the northerly side of Stoddards Wharf Road containing 9.21 acres of land, more or less, which real property is shown and designated as Lots 94, 96, 98 and 100 on Ledyard Assessor's Map 65, and which community is more particularly shown on a plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road a.k.a. Connecticut Route 214 Ledyard, Connecticut Scales As Shown July 2022 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, Ct. 06335 (860) 464-7455 email: dieter.gardner@yahoo.com" consisting of Sheets 1 of 6 to 6 of 6. The Community will be declared as a planned community under the Connecticut Common Interest Ownership Act pursuant to a separate "Declaration of Avery Brook Homes". The Community will contain thirty-six (36) building lots (Units) and Avery Brook Circle.

"Affordable Home" - means a home within the Community that is subject to long-term price restrictions as set forth in this Plan and within the Community that will be constructed to the minimum specifications set forth in **Schedule C** of this Plan. Affordable Homes are to be sold.

"Affordable Home Lot" - means any building lot within the Community upon which an Affordable Home is to be constructed and which is sold to an affordable home owner.

"Developer" - means Avery Brooks Homes, LLC, a Connecticut limited liability company with an address of 1641 Route 12, Gales Ferry, Connecticut 06335-1533 or its successors and assigns.

"Market Rate Home" - means a home within the Community that is not subject to long term price restrictions.

"Owner" - means the individual or individuals who possess fee simple title to either a Market Rate Home or an Affordable Home in the Community.

I. **Homes Designated for Affordable Housing**.

At all times a minimum of thirty (30%) percent of the homes in the Community will be designated as affordable housing, as defined by Connecticut General Statutes §8-30g. The specific Affordable Home Lots designated as Affordable Home Lots in the resubdivision are identified in **Schedule B** of this Plan. The resubdivision shall contain eleven (11) Affordable Home Lots, of which six (6) will be designated as "Sixty Percent Lots" and of which five (5) will be designated as "Eighty Percent Lots".

II. **Forty (40) Year Period**.

The Affordable Homes shall be designated as affordable for forty (40) years. This affordability period shall be calculated separately for each Affordable Home, and the period shall begin on the date of conveyance of such Affordable Home from the Developer or its

successors or assigns to an eligible owner, as hereinafter defined.

III. **Pro-Rata Construction**.

The Affordable Homes shall be offered on a pro rata basis as construction proceeds. It is the Developer's intent, therefore, to build and offer for sale eleven (11) Affordable Homes within the common interest community. The Developer anticipates a build out and absorption period of five (5) years for the common interest community based upon its experience with other projects and information received from its real estate consultants.

IV. **Nature of Construction of Affordable Homes and Market-Rate Homes.**

Within the Community, the Developer shall offer Market Rate Homes each of which shall be built in compliance with the minimum specifications, which include square footage, exterior finishes, interior materials, and amenities, set forth in Schedule C of this Plan. The actual model, size and floor plan of the Market Rate Homes and the Affordable Homes shall be selected so that each Affordable Home shall be comparable in size, quality, and appearance to each Market Rate Home.

V. **Entity Responsible for Administration and Compliance.**

This Plan will be administered by Avery Brook Homes, LLC, or its designees, successors and assigns ("Administrator"). The Administrator shall submit a status report to the Town of Ledyard Zoning Enforcement Officer on compliance with this Plan annually no later than January 31 of each year that this Plan is in effect. The Developer or its successors or assigns may appoint a qualified third party to serve as Administrator. Notice of a vacancy in the position of Administrator and of the appointment of a new or successor Administrator shall be reported to the Ledyard Zoning Enforcement Officer within five business days of its occurrence. Failure to have a qualified Administrator in place for a period of more than thirty (30) successive days shall be considered a violation of the terms of this Plan and of the resubdivision approval and shall entitle the Town of Ledyard to obtain any and all appropriate legal or equitable remedies necessary to obtain a qualified Administrator for the Community, to recover any damages it incurs on account of the vacancy in the position, and also including all remedies provided by Connecticut General Statutes §8-12 and Connecticut General Statutes Chapter 126. The Developer and/or the Owner of the Lots comprising the Resubdivision(s), shall be responsible for securing and paying all fees, costs and/or other expenses associated with and charged by an Administrator, and for any damages resulting to any person or entity, including the Town of Ledyard, or any of its officers, employees or representatives, on account of the failure to have an Administrator in place at any time or for any violation of the Plan, including violations of this Article V. All obligations and liabilities of the Developer shall terminate once the Developer has sold each Lot within the Community. The Town of Ledyard may seek remedies hereunder against the Developer and/or any one or more of the Lot Owners. The Town of Ledyard shall be entitled to attorney's fees and costs associated with any action it takes to enforce the terms of this Article V. The requirements of this Article V shall be recited in the deed to each lot in the Community and shall be incorporated therein and made a part thereof. Notwithstanding any of the above, the Developer will be responsible for all advertising

and marketing requirements for initial sales under this Plan.

VI. **Notice of Initial Sale of Affordable Homes**.

Except as provided in Section X hereof, the Developer shall provide notice of the availability of each Affordable Home for sale (the "Notice of Initial Sale"). Such notices shall be provided in accordance with the Affirmative Fair Housing Marketing Plan as outlined in Section VIII. The Developer shall also provide such notice to the Ledyard Zoning Enforcement Officer. Such notice shall include a description of the available Affordable Home(s), the eligibility criteria for potential purchasers, the Maximum Sale Price (as hereinafter defined), and the availability of application forms and additional information. All such notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§3601 et seq. and the Connecticut Fair Housing Act, Connecticut General Statutes §§46a - 64b, 64c (together, the "Fair Housing Acts").

VII. **Purchaser Eligibility**.

Not less than sixteen and sixty-six one hundredths percent (16.66%) (with respect to the resubdivision, six (6) homes, Lots 1, 6, 12, 22, 27 and 33) of the Homes for sale shall be sold to persons or families whose income is less than or equal to sixty percent (60%) of the area or statewide median income, whichever is less. The remainder of the Affordable Homes for sale (in the resubdivision, five (5) homes, Lots 4, 20, 24, 28 and 36) shall be sold to persons or families whose income is less than or equal to eighty percent (80%) of the area or statewide median income, whichever is less. The area and statewide median income shall be as determined by the Department of Housing and Urban Development ("HUD"). Purchasers shall be permitted to make down payments that exceed ten (10%) percent of the purchase price; however, for the purposes of calculating the Maximum Sales Price, a ten percent (10%) down payment shall be used.

VIII. **Affirmative Fair Housing Marketing Plan.**

The sale of both Affordable Homes and Market Rate Homes in the Community shall be publicized, using State regulations for affirmative fair housing marketing programs as guidelines. The purpose of such efforts shall be to apprise residents of municipalities of relatively high concentrations of minority populations of the availability of such units. The Administrator shall have responsibility for compliance with this section. Notices of initial availability of units shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in such identified municipalities. The Administrator shall also provide such notices to the Ledyard Zoning Enforcement Officer and the Town of Ledyard Housing Authority. Such notices shall include a description of the available Affordable Home(s), the eligibility criteria for potential purchasers, the Maximum Sale Price (as hereinafter defined), and the availability of application forms and additional information.

Using the above-referenced State regulations as guidelines, dissemination of information about available affordable and market-rate units shall include:

A. Analyzing census, Connecticut Department of Economic and Community Development town profiles, and other data to identify racial and ethnic groups least likely to apply based on representation in Ledyard's population, including Asian Pacific, Black, Hispanic, and Native American populations.

B. Announcements/advertisements in publications and other media that will reach minority populations, including newspapers, such as television and radio stations serving the New London County Metropolitan Statistical Area and Regional Planning Area, and advertisements or flyers likely to be viewed on public transportation or public highway areas.

C. Announcements to social service agencies and other community contacts serving low-income minority families (such as churches, civil rights organizations, the housing authority, and other housing authorities in towns represented in New London County's Metropolitan Statistical Area and Regional Planning Agency, legal services organizations, etc.).

D. Assistance to minority applicants in processing applications.

E. Marketing efforts in geographic area of high minority concentrations within the housing market area and metropolitan statistical area.

F. Beginning affirmative marketing efforts prior to general marketing of units, and repeating again during initial marketing and at 50 percent completion.

All notices shall comply with the Fair Housing Acts.

IX. **Application Process**.

A family or household seeking to purchase one of the Affordable Homes ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

A. Application Form.

The application form shall be provided by the Administrator and shall include an income pre-certification eligibility form and an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. The Applicant's income need not be re-verified after the time of initial purchase. In determining what is and is not to be included in the definition of family annual

income, the Administrator shall use the criteria set forth by HUD and listed on **Schedule D** of this Plan.

B. Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.

2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.

3. Verify that all sources of family income and family assets have been listed in the application. The term "family" shall be as defined by the Connecticut Agency Regulations, Connecticut General Statutes §8-37ee-1, as amended.

4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.

5. Inform the Applicant that a certified decision as to eligibility cannot be made until all items on the application have been verified.

6. Review with the Applicant the process and restrictions regarding re- sale.

C. Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall issue a pre-certification letter. The letter shall indicate to the Applicant and the Administrator that the Applicant is income eligible, subject to the verification of the information provided in the Application. The letter will notify the Applicant that he/she will have thirty (30) days to submit all required documentation.

If applicable, the Applicant shall provide the documentation listed on **Schedule E** of this Plan, to the Administrator. This list is not exclusive, and the Administrator may require any other verification or documentation, as the Administrator deems necessary.

X. **Prioritization of Applicants for Initial Occupancy.**

If, after publication of the Notice of Initial Sale as described in Section VI hereof, the number of qualified Applicants exceeds the number of Affordable Homes, then the Administrator shall establish a list of Applicants, selected by a random lottery of all eligible Applicants, for the initial sales of Affordable Homes. The initial sales of Affordable Homes will be offered according to the Applicant's lottery ranking. Following the initial sales of the Affordable Homes, if the number of qualified Applicants exceeds the number of available Affordable Homes, the Administrator shall establish a priority list of applicants based on a "first come, first served" basis, subject to the applicant's income pre-certification eligibility and the preferences as established in this Section X. The Affordable Homes will then be offered according to the applicant's numerical listing. The Administrator shall retain the established priority list of Applicants for a period of two (2) years subsequent to the date of determination of eligibility. This priority list shall be utilized for any Affordable Homes which become available within said two (2) year period.

XI. **Maximum Monthly Housing Payment Eligibility.**

Calculation of eligibility for occupancy in an Affordable Home, so as to satisfy Connecticut General Statutes §8-30g, shall require the proposed occupant to meet three criteria: (1) maximum household income, adjusted for unit/family size; (2) a maximum purchase price for the unit that does not exceed the maximum sale price for an Affordable Home as calculated under Connecticut General Statutes §8-30g and corresponding regulations; and (3) a maximum monthly housing payment that is less than the amount calculated under Connecticut General Statutes §8-30g, as follows:

XII. **Maximum Initial Sale Price.**

Calculation of the maximum initial sale price ("Maximum Initial Sale Price") for an Affordable Home, so as to satisfy Connecticut General Statutes §8-30g, shall utilize the lesser of the area median income data or the statewide median income data as published by HUD as in effect on the day a purchase and sale agreement is accepted by the owner of the Affordable Home ("Owner"). The Maximum Initial Sale Price shall be calculated as follows (using the Norwich-New London, CT HUD Metro FMR Area income level of $102,900.00):

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Example of Calculation of Sales Price for a 3 bedroom home for a family earning less than 60% of Median Income:	**Sample computations based on FY 2021 data.**
1. Determine lower of area or statewide median Income for a family of four (4)	$102,900.00
2. Determine the adjusted income for a household of 3.0 bedrooms by calculating 104% of item 1:	$107,016.00
3. Calculate 60% of item 2:	$64,209.60
4. Calculate 30% of item 3 representing the maximum portion of a family's income that may be used for housing:	$19,262.88
5. Divide item 4 by twelve (12) to determine the maximum monthly outlay:	$1,605.24
6. Determine by reasonable estimate monthly expenses, including real estate taxes ($184.73[1]), utilities ($205.00), homeowners insurance ($65.00), common interest community common charges ($31.32) and private mortgage insurance ($79.00)	$565.05
7. Subtract item 6 from item 5 to determine the amount available for mortgage principal and interest:	$1,040.19
8. Apply item 7 to a reasonable mortgage term (such as 30 years) at a reasonably available interest rate; (3.375% rate for the sample calculation[2]) to determine mortgage amount:	$235,250.00
9. Assume 10% down payment:	$26,138.88
10. Add items 8 and 9 to determine MAXIMUM SALE PRICE:	$261,388.88

[1] Based on current tax burden for a 60% home in the Flat Brook Subdivision.
[2] Based on current Dime Bank 5/1 adjustable rate thirty-year mortgages, 08/05/2022).

Example of Calculation of Sales Price for a 3 bedroom home for a family earning between 60% and 80% of Median Income:	**Sample computations based on FY 2021 data.**
1. Determine lower of area or statewide median Income for a family of four (4)	$102,900.00
2. Determine the adjusted income for a household of 3.0 bedrooms by calculating 104% of item 1:	$107,016.00
3. Calculate 80% of item 2:	$85,612.80
4. Calculate 30% of item 3 representing the maximum portion of a family's income that may be used for housing:	$25,683.84
5. Divide item 4 by twelve (12) to determine the maximum monthly outlay:	$2,140.32
6. Determine reasonable estimate monthly expenses, including real estate taxes ($225.30[3]), utilities ($205.00), homeowners insurance ($100.00), common interest community common charges ($41.76) and private mortgage insurance ($92.00)	$664.06
7. Subtract item 6 from item 5 to determine the amount available for mortgage principal and interest:	$1,476.26
8. Apply item 7 to a reasonable mortgage term (such as 30 years) at a reasonably available interest rate; (3.375% rate for the sample calculation[4]) to determine mortgage amount:	$333,900.00
9. Assume 10% down payment:	$37,100.00
10. Add items 8 and 9 to determine MAXIMUM SALE PRICE:	$371,000.00

A. **Principal Residence.**

Affordable Homes that are sold shall be occupied only as an Owner's principal residence. Subleasing of Affordable Homes by the Owner shall be prohibited.

[3] Based on current tax burden for an 80% home in the Flat Brook Subdivision.
[4] Based on current Dime Bank 5/1 adjustable rate thirty-year mortgages on 08/05/2022.

B. **Requirement to Maintain Condition.**

All Owners are required to maintain their homes. The Owner shall not destroy, damage or impair the home, allow the home to deteriorate, or commit waste on the home. When an Affordable Home is offered for re-sale, the Administrator may cause the home to be inspected.

C. **Resale of an Affordable Home.**

An Owner may sell his or her Affordable Home at any time, provided that the Owner complies with the restrictions concerning the sale of homes as set forth in this Plan and in the occupancy restrictions set forth in Schedule F (the "Deed Restrictions"). If the Owner wishes to sell, the Owner shall notify the Administrator in writing. The Owner shall pay the Administrator a reasonable fee to cover the cost of administering the sale. The Administrator shall then work with the Owner to calculate a Maximum Sale Price, as set forth in this Section XII. The Administrator shall publish notice of the availability of the home in the same manner as was followed for the initial sale, as set forth in Section VI above. The Administrator shall bring any purchase offers received to the attention of the Owner.

The Owner may hire a real estate broker or otherwise individually solicit offers, independent of the Administrator's action, from potential purchasers. The Owner shall inform any potential purchaser of the affordability restrictions before any purchase and sale agreement is executed by furnishing the potential purchaser with a copy of this Plan. The purchase and sale agreement shall contain a provision to the effect that the sale is contingent upon a determination by the Administrator that the potential purchaser meets the eligibility criteria set forth in this Plan. Once the Owner and potential purchaser execute the purchase and sale agreement, the potential purchaser shall immediately notify the Administrator in writing. The Administrator shall have ten (10) days from such notice to determine the eligibility of the potential purchaser in accordance with the application process set forth in Section IX above. The Administrator shall notify the Owner and the potential purchaser of its determination of eligibility in writing within said ten (10) day period. If the Administrator determines that the potential purchaser is not eligible, the purchase and sale agreement shall be void, and the Owner may solicit other potential purchasers. If the Administrator determines that the potential purchaser is eligible, the Administrator shall provide the potential purchaser and the Owner with a signed certification, executed in recordable form, to the effect that the sale of the particular Home has complied with the provisions of this Plan. The Owner shall bear the cost of recording the certification.

D. **Enforcement.**

A violation of this Plan or the Deed Restrictions shall not result in a forfeiture of title, but the Ledyard Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including § 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of Affordable Homes with the affordable housing regulations.

E. **Occupancy Restrictions.**

The Occupancy Restrictions contained in Schedule F shall be included in each deed of an Affordable Home during the forty (40) year period in which the affordability program is in place to provide notice of the affordability restrictions and to bind future purchasers. No Affordable Home shall be sold to any purchaser during the forty (40) year period in which the affordability program is in place unless all lenders providing mortgage financing to such purchaser shall subordinate their mortgage to the terms of the occupancy restrictions contained in Schedule F and agree that any foreclosure of such mortgage will not terminate the sale and resale price restrictions.

F. **Common Interest Community Restrictions.**

All Affordable Home Lots and Market Rate Lots located in the Avery Brook Homes Community are subject to the Declaration of Avery Brook Homes made pursuant to the provisions of Connecticut General Statutes §47-200 et. seq. The Avery Brook Homes Community is a "Planned Community" as defined in the Connecticut Common Interest Ownership Act, Connecticut General Statutes §47-200 et. seq. The street within the Common Interest Community; i.e. Avery Brook Circle, is the common element within the Common Interest Community. Pursuant to the Declaration of Avery Brook Homes, each lot owners within the planned community is responsible for its pro rata share of the cost of maintenance of the common elements, adjusted based upon affordability criteria for affordable homes, and is further subject to the other terms and conditions of the common interest community Declaration. The common interest community Declaration will be filed for record in the Ledyard, Connecticut Land Records contemporaneously with the filing of this Affordability Plan.

G. **Binding Effect.**

This Plan shall be binding on the successors and assigns of the Developer.

Executed at Montville, Connecticut this ___ day of _____, 2022.

Signed, Sealed and Delivered
in the Presence of:

AVERY BROOK HOMES, LLC, a
Connecticut limited liability company

_____

By:_____ (L.S.)
Peter C. Gardner, Its Member

_____

STATE OF CONNECTICUT)
) ss. Montville
COUNTY OF NEW LONDON)

On this, the _____ day of _____, 2022, before me, the undersigned officer, personally appeared Peter C. Gardner, who acknowledged himself to be a Member of Avery Brook Homes, LLC, a limited liability company, duly authorized, signer and sealer of the foregoing AFFORDABILITY PLAN and acknowledged the execution of the same to be his free act and deed as Member aforesaid and the free act and deed of Avery Brook Homes, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My Commission Expires: _____

SCHEDULE A
PROPERTY DESCRIPTION OF THE RESUBDIVISION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and Avery Brook Circle as shown on a map or plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddard Wharf Road a.k.a. Connecticut Route 214 Ledyard, Connecticut Scale: 1"=40' July 2022 Sheet 2 of 6 Dieter & Gardner Land Surveyors-Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, Ct. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com" which map is on file with the Town Clerk of the Town of Ledyard, Connecticut.

The property is further described as Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and Avery Brook Circle (the Common Elements) in the Declaration of Avery Brook Homes by Avery Brook Homes, LLC, which Declaration is on file with the Town Clerk of the Town of Ledyard, Connecticut.

SCHEDULE B
IDENTIFICATION OF AFFORDABLE HOMES

Affordable Homes shall be located on the following lots:

Lots 1, 4, 6, 12, 20, 22, 24, 27, 28, 33 and 36
Lots 1, 6, 12, 22, 27 and 33 shall be at the 60% median income level.
Lots 4, 20, 24, 28 and 36 shall be at the 60% to 80% median income level.

Total: 11 lots

Affordable Home Lots may be shifted or exchanged as long as they remain interspersed, as is reasonably possible given existing occupied homes at the time of conversion, and not concentrated in particular areas of the site and the 30% ratio is maintained at all times and the Declaration of Avery Brook Homes is amended accordingly.

SCHEDULE C
MINIMUM SPECIFICATIONS FOR MARKET-RATE AND AFFORDABLE HOMES

Foundation
8" poured concrete walls, 4" poured concrete floors
Bituminous waterproof coating on foundation walls below grade Steps/railings per code

Carpentry
2x6 pressure treated wood sills and sealer concrete 2x4 16" on center interior wall framing
2x6 16" on center exterior wall framing 1/2" sheathing on exterior walls Douglas fir floor joists
1/2" sheathing on roof 2x10 wood basement stairs with handrails Main Staircase: poplar riser with oak tread, traditional
Typar or equivalent building wrap on exterior walls. Pressure treated wood deck: 1Ox12
Vinyl plank; 3/8" under vinyl or tile
3/4" under rugs

Interior Trim Accessories
White pine trim around door, window and baseboard White vinyl coated wire shelf systems
All accessories, such as mirrors, medicine cabinets, etc. are included in cabinet allowance.

Cabinets, Vanities and Counter Tops
$8,000 allowance (included countertops and accessories, such as knobs)

Siding
Vinyl
Front Shutters Aluminum wrap trim
Aluminum gutters and downspouts

Roofing
1/2" sheathing roof sheathing
Architectural shingles (weathered wood) Soffit and ridge vents
Aluminum flashing and aluminum drip cap

Insulation-Fiberglass
R-49 in ceiling
R-21 in walls
R-11 in basement

Doors
Exterior doors insulated metal 6 panel Masonite

Windows
Double hung Thermopane windows with screens or equivalent; Casement in kitchen

Drywall
1/2” drywall interior 1/2” drywall ceilings

Flooring
Allowance: $18 .00 square yard, to include padding and installation. Vinyl in all bathrooms

Front Steps
Pressure treated

Heating/Hot Water
Electric base ray

Utilities
Well, septic, electric, telephone and cable

Landscaping
Rough grade and seed, one time only
Crushed stone driveway

Other Costs
If required by lender, treatment of ground against wood destroying insects to be paid by buyer.
Costs of all extras to be paid by buyer in advance

Allowance Summary

Cabinets, counter tops, accessories	$8,000.00
Lighting	$1,100.00
Flooring, included padding and installation	$18.00 sq. yard

SCHEDULE D
DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. §5.609, and includes, but is not limited to, the following:

    a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

    b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

    c. Interest, dividends, and other net income of any kind from real or personal property;

    d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

    e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

    f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

        (1) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

        (2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

    g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);

    h. All regular pay, special pay and allowances of a member of the armed forces;

    i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

2. Excluded from the definition of family annual income are the following:

a. Income from employment of children under the age of 18;

b. Payments received for the care of foster children;

c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;

d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;

e. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;

f. Amounts received under training programs funded by HUD;

g. Food stamps; and

h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).

3. Net family assets for purposes of imputing annual income include the following:

a. Cash held in savings and checking accounts, safety deposit boxes, etc.;

b. The current market value of a trust for which any household member has an interest;

c. The current market value, less any outstanding loan balances of any rental property or other capital investment;

d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;

e. The current value of any individual retirement, 401K or Keogh account;

f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;

g. Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);

h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties; and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

SCHEDULE E
DOCUMENTATION OF INCOME

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income.

   Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

   a. An employment verification form completed by the employer.

   b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.

   c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.

   d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. Social Security, Pensions, Supplementary Security Income, Disability Income.

   a. Benefit verification form completed by agency providing the benefits.

   b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)

   c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. Unemployment Compensation.

   a. Verification form completed by the unemployment compensation agency.

   b. Records from unemployment office stating payment dates and amounts.

4 . Government Assistance.

a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.

b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. Alimony or Child Support Payments.

a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

b. A letter from the person paying the support.

c. Copy of latest check. The date, amount, and number of the check must be documented.

d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. Net Income from a Business.

The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.

a. IRS Tax Return, Form 1040, including any:

(1) Schedule C (Small Business).

(2) Schedule E (Rental Property Income).

(3) Schedule F (Farm Income).

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held.

For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stock broker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

(1) A list of all assets disposed of for less than FMV;

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

(4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Administrator must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant.

The following, adjusted for changes expected during the next twelve (12) months, may be used:

a. IRS Form 1040 with Schedule E (Rental Income).

b. Copies of latest rent checks, leases, or utility bills.

c. Documentation of Applicant's income and expenses in renting the property (tax

statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).

d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

a. Written verification from the registrar's office or appropriate school official.

b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

SCHEDULE F
DEED RESTRICTIONS

TO BE INSERTED IN ALL DEEDS IN THE AVERY BROOK HOMES RESUBDIVISION:

As a Community which is approved pursuant to Connecticut General Statutes §8-30g, the individual lots (units) which have been approved by the Ledyard Planning and Zoning Commission have been allowed to vary from the size and bulk requirements contained in the Zoning Regulations of the Town of Ledyard. For the purposes of the Avery Brook Homes Resubdivision, as approved by the Ledyard Planning and Zoning Commission on _____, 2022, the minimum lot size will be 8,400 square feet, the minimum front yard setback from the common interest community common element will be 12 feet, the minimum rear yard setback will be 15 feet and the minimum side yard setback will be 6 feet. The following uses shall be permitted on each lot in the common interest community: all uses permitted as of right or by special permit in accordance with the procedures and criteria set forth in the Zoning Regulations of the Town of Ledyard for the R-60 Zoning District. These limitations shall run with the land and shall not expire when the affordability provisions of the subdivision have lapsed.

TO BE INSERTED IN ALL AFFORDABLE HOME DEEDS IN THE AVERY BROOK HOMES RESUBDIVISION:

The language below shall be inserted in each deed for an Affordable Home unit for the duration of the forty (40) year sale price restriction period.

The property conveyed hereby is an "affordable housing" home subject to the requirements of Connecticut General Statutes Section 8-30g. Said property is subject to the following restrictions (the "Restrictions"):

TO BE INSERTED IN A DEED FOR A SIXTY PERCENT HOME:

1. This dwelling unit is an affordable housing dwelling unit within a set aside development as defined in Section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect upon the date of the original application for the initial local approval, August ____, 2022, and is therefore subject to a limitation, at the date of purchase, on the maximum annual income of the household that may purchase the unit, and is subject to a limitation on the maximum sale or resale price. These limitations shall be strictly enforced, and may be enforced by the person identified in the Affordability Plan as responsible for the administration of these limitations or the zoning enforcement authority of the Town of Ledyard. For the duration of this covenant or restriction, this dwelling unit may be sold only to persons and families whose annual income does not exceed SIXTY (60%) PERCENT of 'median income' as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, applicable to this unit as specified in an Affordability Plan as on file with the Town of Ledyard. In addition, this unit may be sold or resold only at a price

equal to or less than the price determined using the formula stated in Section 8-30g-8(A), or the formula stated in Section 8-30g-8(B), as applicable, of the Regulations of Connecticut State Agencies.

TO BE INSERTED IN A DEED FOR AN EIGHTY PERCENT HOME:

1. This dwelling unit is an affordable housing dwelling unit within a set aside development as defined in Section 8-30g of the Connecticut General Statutes and in accordance with the applicable regulations for state agencies that were in effect upon the date of the original application for the initial local approval, August ___, 2022, and is therefore subject to a limitation, at the date of purchase, on the maximum annual income of the household that may purchase the unit, and is subject to a limitation on the maximum sale or resale price. These limitations shall be strictly enforced, and may be enforced by the person identified in the Affordability Plan as responsible for the administration of these limitations or the zoning enforcement authority of the Town of Ledyard. For the duration of this covenant or restriction, this dwelling unit may be sold only to persons and families whose annual income does not exceed EIGHTY (80%) PERCENT of 'median income' as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, applicable to this unit as specified in an Affordability Plan as on file with the Town of Ledyard. In addition, this unit may be sold or resold only at a price equal to or less than the price determined using the formula stated in Section 8-30g-8(A), or the formula stated in Section 8-30g-8(B), as applicable, of the Regulations of Connecticut State Agencies.

TO BE INSERTED IN ALL AFFORDABLE HOME DEEDS:

2. In the event said Owner desires to make said property available for sale, said Owner shall notify the Administrator in writing. The Owner shall pay the Administrator a fee to cover the cost of administering the sale. The Administrator shall then provide notice of the availability of said property for purchase. Such notice shall be provided, at a minimum, by advertising at least two times in newspapers of general circulation in the Town of Ledyard. The Owner shall bear the cost of such advertisement. The Administrator shall also provide such notice to the Ledyard Planning and Zoning Commission and the Town of Ledyard Zoning Enforcement Officer. Such notice shall include a description of said property, the eligibility criteria for potential purchasers, the Maximum Sale Price and the availability of application forms and additional information. All such notices shall comply with the Federal Fair Housing Act, 42 U.S.C. 3601 et seq. and the Connecticut Fair Housing Act, Connecticut General Statutes §§46a-64b, 64c. Said Owner may hire a real estate broker or otherwise individually solicit offers, independent of the Administrator's action, from potential purchasers. Said Owner shall inform any potential purchaser of the affordability restrictions before any purchase and sale agreement is executed by furnishing the potential purchaser with a copy of the Affordability Plan. The purchase and sale agreement shall contain a provision to the effect that the sale is contingent upon a determination by the Administrator that the potential purchaser meets the eligibility criteria set forth in the Affordability Plan. Once the purchase and sale agreement is executed by said Owner and the potential purchaser, the potential purchaser shall immediately notify the Administrator in writing. The Administrator shall have thirty (30) days from such notice to determine the eligibility of the potential purchaser in accordance with the application process set forth in the Affordability Plan. The Administrator shall notify said Owner and the potential purchaser of its determination of

eligibility in writing within said thirty (30) day period. If the Administrator determines that the potential purchaser is not eligible, the purchase and sale agreement shall be void, and said Owner may solicit other potential purchasers. If the Administrator determines that the potential purchaser is eligible, the Administrator shall provide the potential purchaser and said Owner with a signed certification, executed in recordable form, to the effect that the sale of the particular Affordable Housing dwelling has complied with the provisions of the Affordability Plan. The Owner shall bear the cost of recording said certification.

3. Said Owner shall occupy said property as said Owner's principal residence and shall not lease said property.

4. Said Owner shall maintain said property. Said Owner shall not destroy, damage or impair said property, allow said property to deteriorate, or commit waste on said property. When said property is offered for re-sale, the Administrator may cause said property to be inspected.

5. A subdivision for this Community was approved by agencies of the Town of Ledyard based in part on the condition that a defined percentage of the homes in the Community would be preserved as affordable homes. The Restrictions are required by law to be strictly enforced.

6. A violation of the Restrictions shall not result in a forfeiture of title, but the Ledyard Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including Section 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect said property and to examine the books and records of the Administrator to determine compliance of said property with the affordable housing regulations, and all terms of the Affordability Plan, including without limitation, Article V.

TOWN OF LEDYARD

APPLICATION FOR THE SUBDIVISION OF LAND

Application #_____ **Receipt Date:** _____ **Fee:** _____

Owner of Record: Avery Brook Homes, LLC

Mailing Address: 1641 Connecticut Route 12
P.O. Box 335, Gales Ferry, CT 06335

E-mail: dieter.gardner@yahoo.com

Phone: (860) 464-7455

Applicant: Avery Brook Homes, LLC

Mailing Address: 1641 Connecticut Route 12
P.O. Box 335, Gales Ferry, CT 06335

E-mail: dieter.gardner@yahoo.com

Phone: (860) 464-7455

☐ **If applicant and owner of record are not the same, attach written proof of authority to act for owner.**

Name of Subdivision: Avery Brook Homes Affordable Housing Subdivision

Type:___ **Conventional** ___ **Conservation** ___ **Open Space** **Total Lots Proposed** 36
Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes
Acreage Open Space Provided 0 **or Fee-in-lieu of Open Space Proposed** 0

Total Acreage (pre-subdivision): 9.21 **Zoning District:** R-60

Location:

Street 94 Stoddards Wharf Road **Map/Block/Lot** 65 / ____ / 94

Street 96 Stoddards Wharf Road **Map/Block/Lot** 65 / ____ / 96

Street 98 Stoddards Wharf Road **Map/Block/Lot** 65 / ____ / 98

Street 100 Stoddards Wharf Road **Map/Block/Lot** 65 / ____ / 100

- ☑ **Watershed Area**
- ☐ **Aquifer Protection Area**
- ☐ **FEMA Flood Zone**
- ☑ **Wetlands on property**

Surveyor: Dieter & Gardner, Inc.

Mailing Address: P.O. Box 335
1241 Connecticut Route 12
Gales Ferry, CT 06335

E-mail: dieter.gardner@yahoo.com

Phone: (860) 464-7455

Engineer: _____

Mailing Address: _____

E-mail: _____

Phone: _____

AUTHORIZATION

AVERY BROOK HOMES, LLC hereby authorizes the law firm of Heller, Heller & McCoy, the land surveying – planning firm of Dieter & Gardner, Inc., GEI Consultants, Inc. and KWH Enterprise, LLC to represent its interests in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to an application for resubdivision approval in conjunction with the residential development of properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, Connecticut as an affordable housing project in accordance with a plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scales As Shown June 2022 Sheets 1 of 6 to 6 of 6 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, CT 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com".

Dated at Montville, Connecticut this 26th day of August, 2022.

AVERY BROOK HOMES, LLC

By: _____
Peter C. Gardner, its Member

SUBDIVISION / RESUBDIVISION CHECKLIST

Requirements For All Applications: Application # _____

X Written Application
X Fee
X Legal Description (copy of property deed)
X Key Map (1"=1000' and streets and property lines within a half mile)
X Boundary Survey Map (1"=100') showing:
  a) X Title, date, North arrow, scale, signature blocks
  b) X Layout of lots in subdivided / resubdivided tract
  c) X Lot numbers assigned by assessor, street names
  d) N/A Land dedicated as open space, parks or playgrounds

X Detailed Layout Map (1"=40' unless requested otherwise by Commission), showing:
  a) X Title, date, North arrow, scale, signature blocks
  b) N/A Zoning district
  c) X Lot lines, including dimensions, bearings, or angles
  d) X Building setback lines - Determined pursuant to the Affordability Plan
  e) X Existing and proposed easements with stated purpose
  f) N/A Existing building and structures
  g) X Names of abutting streets and abutting property owners
  h) X Contour lines not less than 5' intervals
  i) X Inland wetlands, water bodies, and stream courses
  j) NA Exposed ledge outcrops
  k) NONE Archaeological sites, historic and natural features
  l) X Deep observation pits for septic systems
  m) X Location of proposed buildings, wells, and septic systems
  n) N/A Existing or proposed open space parcels
  o) N/A Existing or proposed hiking trails
  p) X Existing DOT or USGS monuments and benchmarks
  q) N/A Location of "reverse frontage" driveways
  r) X Existing and proposed boundary monuments and lot markers
  s) N/A Special Flood Hazard Areas (100-year flood zones)
  t) N/A Existing or potential hazards (ESQD arcs, power lines, etc.)
  u) X Energy report (letter stating passive solar energy techniques have been used; 4.6 Regs)

_____ Written approval of activity in wetlands from the IWWC - Application submitted contemporaneously herewith

X Written approval for water and septic from Ledge Light Health District

If applicable:
X Written proof allowing applicant to act on behalf of landowner
X List of corporate officers with authority to act
N/A Drainage plans/cross-sections, as per Road Ordinance
N/A Hydrologic models used to size drainage system (e.g., TR55)
N/A Road plans/cross-sections, as per Road Ordinance
N/A Written approval of drainage and roads from Public Works Director
N/A Length of proposed street(s) in General Notes (cul-de-sacs measured to farthest edge of bulb)
X DOT permit to connect to State highway Applied for
X Traffic study prepared by Certified Traffic Engineer - To be submitted prior to public hearing
X Erosion and sedimentation control plan
N/A Written authorization to connect to public water supply
N/A Evidence of notification to abutting property owners
N/A Statement of intended use for undeveloped portions of tract
N/A Statement of disposition of open spaces, parks, and playgrounds
N/A Coastal Area Site Plan review
N/A Written request for waiver of subdivision regulations
N/A Evidence of variance granted by Zoning Board Appeals
X Referral to DPH & Groton Utilities if project falls within watershed boundary on Map #2491

Return To:
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

DECLARATION OF AVERY BROOK HOMES, A DE MINIMIS PLANNED COMMUNITY

1. The name of the Common Interest Community being created under the Connecticut Common Interest Ownership Act is Avery Brook Homes. Avery Brook Homes is a planned community that contains "Affordable Units" as contemplated by Section 8-30g of the Connecticut General Statutes.

2. Avery Brook Homes is a planned community located in Ledyard, Connecticut on land shown on the survey referred to in **Schedule A** attached hereto (hereinafter the "Survey").

3. Avery Brook Homes contains thirty-six (36) units, which units are individual building lots and are sometimes hereinafter referred to as "Lots".

4. The Lots or units are identified as Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 inclusive, and are shown on the Survey.

5. The boundaries of each Lot are located as shown on the Survey.

6. The Association of Unit Owners required under Section 47-243 of the Connecticut General Statutes is Avery Brook Homes Homeowner's Association, Inc. The Unit Owner's Association is a non-stock corporation organized pursuant to the laws of the State of Connecticut (hereinafter referred to as the "Association").

7. There are no limited common elements in the planned community. The Common Element in the planned community is an easement right, forty (40') feet in width, which will accommodate the installation and maintenance of Avery Brook Circle, a private road, which will provide access and utilities to the units in the common interest community. The Common Element is more particularly described in **Schedule B** attached hereto.

8. The common interest community is being created pursuant to the provisions of Section 8-30g of the Connecticut General Statutes; and is therefore subject to all of the terms and provisions of the Affordability Plan for Avery Brook Homes entitled "Affordability Plan For Avery Brook Homes Subdivision Properties Of Avery Brook Homes, LLC August 15, 2022 Submitted By Avery Brook Homes, LLC To The Ledyard Planning And Zoning Commission" (hereinafter the "Affordability Plan") in addition to the terms and conditions of this Declaration.

9. The Declarant, simultaneously with the filing of this Declaration, shall execute and deliver to the Association a grant of easement for the use, enjoyment, maintenance, repair and

replacement of the Common Elements within the Common Interest Community as delineated in Schedule B attached hereto. Said conveyance shall be made subject to the following:

(A) The terms, conditions, agreements, obligations, covenants and easements created by this Declaration as the same may be amended or supplemented from time to time.

(B) The right of the Declarant to exercise the special Declarant rights as more fully set forth in Paragraph 10 of this Declaration.

(C) The Affordability Plan.

(D) Certain drainage rights as set forth in a deed from Amer Javed to Amer Javed dated January 12, 2012 and recorded in Volume 493, Page 77 of the Ledyard Land Records.

(E) Map notes, building lines and wetlands as depicted on Plan #2524 filed for record in the Ledyard Land Records.

10. There is no real property in the Common Interest Community which may be allocated subsequently as limited common elements.

11. There are no Development Rights reserved by the Declarant hereunder. The Declarant hereby reserves the following special Declarant Rights:

(A) The right of the Declarant to enter upon the Common Elements for the purpose of constructing Avery Brook Circle and the utilities within the limits of Avery Brook Circle required to provide utility service to the units within the Common Interest Community in accordance with a plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scales As Shown June 2022 Sheets 1 of 6 to 6 of 6 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com".

(B) The right to construct underground utility lines, pipes, wires, ducts, conduits and other facilities under, upon and across the Common Elements for the purpose of furnishing utility and other services to the units;

(C) The right to grant easements to public utility companies and to convey improvements within those easements for the purpose of furnishing utility and other services to the units.

12. The nature of the activities to be conducted and the purposes to be promoted or carried out by the Association are as follows:

(A) To provide for the general upkeep and maintenance of the Common Elements.

(B) To repair, replace and maintain Avery Brook Circle and the appurtenant facilities constructed to provide access and utilities to units within the Common Interest Community within the limits of the Common Elements.

13. The Association shall have, without limitation, the following powers, all of which shall be exercised exclusively in connection with the promotion or carrying out of its purposes mentioned in Paragraph 12 hereof:

(A) To adopt and amend Bylaws and Rules and Regulations, consistent with the terms and provisions of this Declaration and the subdivision approval of Avery Brook Homes in Ledyard, Connecticut.

(B) Adopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from the Lot owners;

(C) Make contracts and incur liabilities;

(D) Regulate the use, maintenance, repair, replacement and modification of the Common Elements;

(E) Cause additional improvements to be made to the Common Elements if those improvements are reasonably required in order to provide access by vehicle or otherwise from Stoddards Wharf Road A.K.A. Route 214 to units within the Common Interest Community and/or to provide utility services to units within the Common Interest Community;

(F) Impose charges or interest or both for late payment of assessments; and, after notice and an opportunity for hearing, levy reasonable fines for violations of the Declaration, Bylaws, Rules and Regulations of the Association;

(G) Exercise any other powers conferred by this Declaration or the Bylaws; and

(H) Exercise all other powers as enumerated in Section 47-244 of the Connecticut General Statutes, insofar as the exercise thereof is consistent with the terms and provisions of this Declaration, the Affordability Plan and/or the approval of the Avery Brook Homes Resubdivision granted by the Town of Ledyard Planning and Zoning Commission.

14. Every person or entity who is a record owner of a fee or undivided fee interest in Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, inclusive, as shown on the Survey, shall automatically be a Member of the Association, provided that any such person or entity holding such interest merely as security for the performance of an obligation shall not be a Member. Membership shall be appurtenant and may not be separate from ownership of a unit. The term "Owner" as herein used is defined as the record owner, whether one or more persons or entities is the owner of the fee title to any unit within the common interest community.

    If more than one person shall be the owner of a Lot or a unit, all such persons shall have the right to attend all meetings of the Association.

15. Members shall be entitled to vote on the basis of one vote for each unit within the Association. When more than one person holds such interest or interests in any unit, the vote for such Lot or unit shall be exercised as they, among themselves, determine; but, in no event shall more than one vote be cast with respect to any such Lot or unit.

16. An Executive Board shall be elected by a majority of the Lot Owners present and voting and shall be composed of not less than three nor more than five Members. There shall be a period of Declarant control of the Association, during which the Declarant, or persons designated by it, may appoint and remove the Officers and Members of the Executive Board. The period of Declarant control terminates no later than the earlier of (i) sixty days after conveyance of sixty (60%) percent of the units to Unit Owners other than a Declarant, (ii) two years after all Declarants have ceased to offer units for sale in the ordinary course of business or (iii) five years after the first unit is conveyed to a Unit Owner other than a Declarant. The Declarant may voluntarily surrender the right to appoint and remove Officers and Members of the Executive Board before termination of that period, but in that event the Declarant may require, for the duration of the period of Declarant control, that specified actions of the Association or Executive Board as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective. Not later than sixty (60) days after the conveyance of one-third of the units to Unit Owners other than a Declarant, at least one Member and not less than one-third of the Members of the Executive Board shall be elected by Unit Owners other than the Declarant (iv) If there shall be a vacancy in the Executive Board, the vacancy shall be filled by the Declarant during the period of Declarant control; and, thereafter, by the remaining Members of the Executive Board.

17. In addition to such other duties as they may have by law or by the terms of this Declaration, the Executive Board shall:

    (A) Provide for the maintenance of the Common Elements of the Common Interest Community;

    (B) Obtain and at all times maintain in force public liability insurance in such amounts and coverages as may be reasonably adequate to protect the Association against

claims for damages arising or resulting from its ownership of the Common Elements;

(C) Adopt such rules and regulations as may be required governing the use of the Common Elements; and

(D) Manage the financial affairs of the Association.

18. The anticipated budget for the first year of the Avery Brook Homes Common Interest Community is attached hereto as **Schedule C.** The budget assumes that all thirty-six (36) units in the Common Interest Community will be sold during the first year.

19. The annual meeting of the Association shall be held during the month of July, with a date, time and place to be established by the Executive Board.

20. The amount of the common charge assessment against each Lot within the Common Interest Community shall be determined, on an annual basis, by the budget adopted by the Association. The common charge assessment against each market rate home in the Common Interest Community (as determined by the Affordability Plan) shall be equal for each market rate unit. The amount of the common charge assessment against each unit within the Common Interest Community against a sixty (60%) percent unit (as defined in the Affordability Plan) shall be sixty (60%) percent of the common charge assessment for a market rate unit and the common charge assessment against each eighty (80%) percent unit (as defined in the Affordability Plan) shall be equal to eighty (80%) percent of the common charge assessment of each market rate unit in the Common Interest Community. The annual average common expense liability of each Unit, exclusive of any insurance premiums paid by the Association, shall not exceed Three Hundred and 00/100 ($300.00) Dollars, as adjusted pursuant to Section 47-213 of the Connecticut General Statutes. As of July 1, 2022, the maximum market rate common expense liability, exclusive of the cost of liability insurance, is Eight Hundred Seventy-Six and 00/100 ($876.00) Dollars; for a sixty (60%) percent home is Five Hundred Twenty-Five and 60/100 ($525.60) Dollars; and for an eighty (80%) percent home is Seven Hundred Eighty and 00/100 ($780.00) Dollars.

21. Common expense assessments shall be determined on an annual basis, but shall be paid on a monthly basis. The Executive Board shall set the date for the payment of common expense assessments and provide written notice thereof to each unit Owner within the Common Interest Community.

22. The annual common expense liability may not be increased during the period of Declarant control without the consent of persons entitled to cast at least eighty (80%) percent of the votes in the Association, including eighty (80%) percent of the votes allocated to units not owned by a Declarant or an affiliate of the Declarant. The Declarant, during the period of Declarant control, shall have no obligation to make payment of common expense assessments on Declarant owned units but shall be required to subsidize the budget of the Association to the extent necessary to fund its operating budget.

23. In addition to the monthly assessments, the Association may levy in any fiscal year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the improvements located within the Common Elements, provided that any such special assessment shall have the assent of not less than eighty (80%) percent of the votes of owners in the Association.

Such vote shall be taken at a meeting called for that purpose, written notice of which shall be sent to all Members at least fifteen (15) days in advance of said meeting and shall set forth the purpose of the meeting. The due date of any special assessment shall be fixed in the resolution authorizing such Assessment.

24. If the annual or any special assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, become a continuing lien on the unit which shall bind such unit in the hands of the then Owner, his heirs, personal representatives, successors and assigns.

If any monthly common charge assessment or special assessment is not paid within thirty (30) days after the due date thereof, the assessment shall bear interest from the due date thereof at the rate of eighteen (18.00%) percent per annum; and the Association may bring any appropriate action or proceeding for the collection thereof against the owner personally obligated to pay the same or to foreclose the lien against the applicable unit. In either event, the Association shall be entitled to recover all its costs of collection, including reasonable attorney's fees.

25. This Declaration shall in no way obligate the Town of Ledyard to maintain any of the improvements located within the Common Elements of the Common Interest Community.

26. The Association reserves the right to make, from time to time, and at any time, any amendment to this Declaration as may be authorized by law, provided, however:

(A) That no amendment shall be made except upon the affirmative vote of eighty (80%) percent of the votes entitled to be cast at a meeting of the Association;

(B) The Association, by a majority vote of its Membership, may adopt such other Bylaws, rules and regulations as it may determine appropriate, consistent with the terms and provisions of this Declaration.

27. The Association may dissolve only with the assent given in writing and signed by the Owners entitled to cast not less than eighty (80%) percent of the votes within the Association and with the assent given in writing by the Town of Ledyard Planning and Zoning Commission.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this ___ day of August, 2022.

Signed, Sealed and Delivered
in the Presence of:

AVERY BROOK HOMES, LLC

_____ By:_____(L.S.)
Peter C. Gardner, its Member

_____

STATE OF CONNECTICUT)
) ss. Montville
COUNTY OF NEW LONDON)

On this the ___ day of _____, 2022, before me, Harry B. Heller, the undersigned officer, personally appeared Peter C. Gardner, who acknowledged himself to be a Member of AVERY BROOK HOMES, LLC, a limited liability company, hereunto duly authorized, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as Member aforesaid and the free act and deed of AVERY BROOK HOMES, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Harry B. Heller
Commissioner of the Superior Court

SCHEDULE A

A certain tract or parcel of land, together with the improvements thereon, situated on the northerly side of Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown on a certain map or plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scale: 1" = 40' June 2022 Sheet 2 of 6 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com" which premises is more particularly bounded and described as follows:

Beginning at a rebar or drill hole to be set in the face of a stone wall intersection in the northerly line of Stoddards Wharf Road at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of the City of Groton; thence running North 76º03'40" West for a distance of 46.59 feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 82º23'30" West for a distance of 79.80 feet along the face of a stone wall to a point; thence running North 82º23'30" West for a distance of 16.96 feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 84º40'49" West for a distance of 3.06 feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 84º40'49" West for a distance of 125.00 feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 84º40'49" West for a distance of 8.84 feet along the face of a stone wall to a rebar or drill hole to be set at the end of said stone wall; thence running North 82º33'04" West for a distance of 96.22 feet to a point; thence running North 82º33'04" West for a distance of 1.20 feet to a rebar or drill hole to be set; thence running South 89º10'58" West for a distance of 39.03 feet to a point; thence running South 89º10'58" West for a distance of 33.57 feet to a rebar or drill hole to be set; thence running South 83º08'37" West for a distance of 39.51 feet to a rebar or drill hole to be set; thence running South 86º48'51" West for a distance of 39.50 feet to an iron pipe found, the last twelve (12) courses being bounded generally southerly by Stoddards Wharf Road A.K.A. Connecticut Route 214; thence running North 06º12'55" East for a distance of 84.93 feet along a stone wall to a rebar or drill hole to be set; thence running North 06º12'55" East for a distance of 65.01 feet along a stone wall to a rebar or drill hole to be set; thence running North 06º12'55" East for a distance of 65.01 feet along a stone wall to a rebar or drill hole to be set; thence running North 06º12'55" East for a distance of 4.72 feet along a stone wall to a rebar or drill hole to be set at an angle in said stone wall; thence running North 32º29'47" West for a distance of 31.98 feet along a stone wall to a rebar or drill hole to be set; thence running North 32º29'47" West for a distance of 48.60 feet along a stone wall to a drill hole found at an angle in said stone wall; thence running North 72º49'57" West for a distance of 17.00 feet along a stone wall to a rebar or drill hole to be set; thence running North 72º49'57" West for a distance of 34.72 feet along a stone wall to a rebar or drill hole to be set at an angle in said stone wall; thence running North 58º20'47" West for a distance of 35.08 feet along a stone wall to a drill hole found at a stone wall corner, the last nine (9) courses being bounded by land now or formerly of Shirley P. Pandora as shown on the above referenced plan; thence running North 20º09'28" East for a distance of 45.03 feet along a stone wall to a rebar or drill hole to be set; thence running North 25º41'15" East for a distance of 25.00 feet along a stone wall to a rebar or drill hole to be set; thence running North 25º41'15" East for a distance of 29.14 feet along a

stone wall to a rebar or drill hole to be set; thence running North 19º59'08" East for a distance of 58.63 feet along a stone wall to a drill hole found, the last four (4) courses being bounded northwesterly by land now or formerly of Arlene Allard as shown on the above referenced plan; thence running North 19º56'17" East for a distance of 15.10 feet along a stone wall to a drill hole found; thence running North 39º38'52" East for a distance of 5.26 feet along a stone wall to a rebar or drill hole to be set; thence running North 39º38'52" East for a distance of 99.20 feet along a stone wall to a rebar or drill hole to be set; thence running North 39º38'52" East for a distance of 25.00 feet along a stone wall to a rebar or drill hole to be set; thence running North 40º32'06" East for a distance of 108.56 feet along a stone wall to a drill hole found; thence running North 38º29'05" East for a distance of 8.16 feet along a stone wall to a rebar or drill hole to be set; thence running North 38º29'05" East for a distance of 61.14 feet along a stone wall to a rebar or drill hole to be set at the end of said stone wall; thence running North 41º56'38" East for a distance of 32.92 feet to a rebar or drill hole to be set; thence running North 41º56'38" East for a distance of 72.51 feet to a rebar or drill hole to be set; thence running South 68º19'11" East for a distance of 42.09 feet to a rebar or drill hole to be set; thence running South 68º19'11" East for a distance of 95.70 feet to a rebar or drill hole to be set; thence running South 68º19'11" East for a distance of 96.32 feet to a rebar or drill hole to be set; thence running South 68º19'11" East for a distance of 14.79 feet to a pin with cap found; thence running South 18º10'45" East for a distance of 86.95 feet to a rebar or drill hole to be set; thence running South 18º10'45" East for a distance of 92.33 feet to a rebar or drill hole to be set; thence running South 18º10'45" East for a distance of 79.39 feet to a rebar or drill hole to be set; thence running South 18º10'45" East for a distance of 65.48 feet to a rebar or drill hole to be set; thence running South 18º10'45" East for a distance of 101.00 feet to a rebar or drill hole to be set; thence running South 18º10'45" East for a distance of 21.18 feet to a drill hole found at the end of a stone wall; thence running South 13º34'05" West for a distance of 41.00 feet along a stone wall to a rebar or drill hole to be set; thence running South 13º34'05" West for a distance of 13.76 feet along a stone wall to a drill hole found; thence running South 13º34'05" West for a distance of 89.30 feet along a stone wall to a rebar or drill hole to be set; thence running South 13º34'05" West for a distance of 85.89 feet along a stone wall to a rebar or drill hole to be set; thence running South 13º34'05" West for a distance of 99.88 feet along a stone wall to the rebar or drill hole to be set at the stone wall intersection face in the northerly line of Stoddards Wharf Road at the point and place of beginning, the last twenty-four (24) courses being bounded by land now or formerly of the City of Groton.

Reference is hereby made to a Warranty Deed from Amer Javed to Avery Brook Homes, LLC dated March 28, 2022 and filed for record in Volume 620, Page 92 of the Ledyard Land Records.

SCHEDULE B

An easement for purposes of ingress and egress and for the installation of utilities over and across certain real property situated on the northerly side of Stoddards Wharf Road in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as "40' Wide Access/Utility Easement" on a certain map or plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scale: 1" = 40' June 2022 Sheet 2 of 6 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com" which easement area (to be known as Avery Brook Circle) is more particularly bounded and described as follows:

Beginning at a drill hole or rebar to be set in the northerly line of Stoddards Wharf Road at a southeasterly corner of the herein described easement area, which rebar or drill hole to be set is further located in the southerly line of Lot 23 as shown on the above referenced plan; thence running South 89º10'58" West for a distance of 40.23 feet bounded southerly by Stoddards Wharf Road to a point; thence running North 05º19'11" East for a distance of 266.32 feet to a point; thence running along the arc of a curve to the left with a radius of 90.00 feet, a central angle of 22º43'19" for a distance of 35.69 feet to a point; thence running along the arc of a curve to the left with a radius of 90.00 feet, a central angle of 20º58'05" for a distance of 32.94 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 12º06'15" for a distance of 27.46 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 19º53'23" for a distance of 45.13 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 21º18'25" for a distance of 48.34 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 11º58'41" for a distance of 27.18 feet to a point; thence running North 26º54'31" East for a distance of 50.33 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 30º42'17" for a distance of 80.38 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 17º28'04" for a distance of 45.73 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00, a central angle of 16º49'17" for a distance of 44.04 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 17º01'14" for a distance of 44.56 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 17º36'51" for a distance of 46.11 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 17º26'20" for a distance of 45.66 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 18º55'48" for a distance of 49.56 feet to a point; thence running along the arc of a curve to the right with a radius of 150.00 feet, a central angle of 05º52'28" for a distance of 15.38 feet to a point; thence running South 11º13'11" East for a distance of 121.66 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 16º32'22" for a distance of 37.53 feet to a point; thence running South 05º19'11" West for a distance of 346.92 feet to a point in the face of a stone wall in the northerly line of Stoddards Wharf Road; thence running North 82º23'30" West for a distance of 16.96 feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 84º40'49" West for a distance of 3.06

feet along the face of a stone wall to a rebar or drill hole to be set; thence running North 84º40’49” West for a distance of 20.00 feet along the face of a stone wall to a point; the last three (3) courses being bounded southerly by Stoddards Wharf Road; thence running North 05º19’11” East for a distance of 346.25 feet to a point; thence running along the arc of a curve to the left with a radius of 90.00 feet, a central angle of 16º32’22” for a distance of 25.98 feet to a point; thence running North 11º13’11” West for a distance of 121.66 feet to a point; thence running along the arc of a curve to the left with a radius of 110.00 feet, a central angle of 68º22’03” for a distance of 131.26 feet to a point; thence running along the arc of a curve to the left with a radius of 110.00 feet, a central angle of 73º30’15” for a distance of 141.12 feet to a point; thence running South 26º54’31” West for a distance of 50.33 feet to a point; thence running along the arc of a curve to the left with a radius of 90.00 feet, a central angle of 23º45’06” for a distance of 37.31 feet to a point; thence running along the arc of a curve to the left with a radius of 90.00 feet, a central angle of 41º31’38” for a distance of 65.23 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 13º11’15” for a distance of 29.92 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 26º00’53” for a distance of 59.03 feet to a point; thence running along the arc of a curve to the right with a radius of 130.00 feet, a central angle of 04º29’17” for a distance of 10.18 feet to a point; thence running South 05º19’11” West for a distance of 262.20 feet to the rebar or drill hole to be set at the point and place of beginning of said easement area.

Reference is hereby made to a Warranty Deed from Amer Javed to Avery Brook Homes, LLC dated March 28, 2022 and filed for record in Volume 620, Page 92 of the Ledyard Land Records.

SCHEDULE C

AVERY BROOK HOMES
PROPOSED BUDGET FOR FIRST YEAR
JANUARY 1, 2023 TO DECEMBER 31, 2023

Item	Amount
INCOME	
Assessment Income[1]	$22,550.00
EXPENSES	
Liability Insurance	1,850.00
Common Area Mowing	1,200.00
Association Tax Return	500.00
	$3,550.00
MAINTENANCE FEE	
Snow Plowing	6,000.00
General Road Repair	3,000.00
	$9,000.00
TOTAL EXPENSES	$12,550.00
REPLACEMENT RESERVES	
Private Roadway	$10,000.00
TOTAL REPLACEMENT RESERVES	$10,000.00
TOTAL ANNUAL EXPENSES AND REPLACEMENT RESERVES	$22,550.00

[1] The proposed monthly common expense assessment for Units 2, 3, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 23, 25, 26, 29, 30, 31, 32, 34 and 35 is $59.30; the proposed monthly common expense assessment for Units 1, 6, 12, 22, 27 and 33 is $31.32; and the proposed monthly common expense assessment for Units 4, 20, 24, 28 and 36 is $41.76.

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

August 30, 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 five (5) copies of the "Traffic Impact Study 94, 96, 98 and 100 Stoddards Wharf Road Ledyard, Connecticut Prepared For: Avery Brook Homes LLC Prepared By: KWH Enterprise, LLC August 2022". This report is being submitted in addition to the application package that was submitted on August 29, 2022 to the Ledyard Planning and Zoning Commission.

Should you have any questions, or need anything further at this time, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures

RECEIVED
[illegible] 2022
[illegible] DEPARTMENT

Z:\Avery Brook Homes, LLC\Subdivision\ltr.Town re traffic report.docx



Traffic Impact Study

94, 96, 98, and 100 Stoddards Wharf Road

Ledyard, Connecticut

RECEIVED
[illegible], 2022
LAND USE DEPARTMENT

Prepared for:

Avery Brook Homes LLC



Prepared by:

KWH Enterprise, LLC

August 2022

Traffic Impact Study
94, 96, 98, and 100 Stoddards Wharf Road
Ledyard, Connecticut

This study examines the traffic impact of 36 proposed single-family houses on Stoddards Wharf Road in Ledyard, Connecticut. Levels of Service (LOS) for traffic flows under 2025 build traffic conditions were analyzed to identify any deficiencies in existing and future traffic operations at area intersections. For the purpose of this traffic study, 2025 was assumed to be the year during which the houses are built and occupied.

I. Summary

- The 36 proposed single-family houses are estimated to generate 25 and 34 vehicular trips during the respective weekday morning and afternoon peak hours.

- Traffic movements at two site driveway intersections on Stoddards Wharf Road will operate at favorable LOS A or B during the peak hours when the houses are occupied. The traffic impact of the development will be negligible and will be adequately and safely accommodated by area roadways.

II. Project Description

The development site is located north of Stoddards Wharf Road and east of the Whalehead Road intersection in Ledyard, Connecticut. 36 single-family houses are proposed. Two site driveways will be provided on Stoddards Wharf Road.

III. Existing Traffic Conditions

To evaluate the quality of traffic operation in the vicinity of the site, the following intersections were analyzed for the study:

- Stoddards Wharf Road and western site driveway; and
- Stoddards Wharf Road and eastern site driveway.

2022 peak-hour traffic volumes were generated based on pre-pandemic counts on Stoddards Wharf Road collected by CTDOT in 2017 and an annual traffic growth rate of 0.6 percent between 2017 and 2022. Because the two site driveways are not existing, no traffic analysis was performed for the 2022 existing traffic conditions.

IV. Future Traffic Conditions

For the purpose of this traffic impact study, it was assumed that the residential houses will be built and occupied in 2025.

Figures 1 and 2 show the 2025 build traffic volumes, which were generated by using an annual background traffic growth rate of 0.6 percent between 2022 and 2025 and by

including the site trips discussed as follows. The 0.6 percent annual growth rate was recommended by CTDOT.

Trip Generation

Peak-hour vehicular trips generated by the houses in Table 1 were estimated based on data from ITE (Institute of Transportation Engineers) *Trip Generation Manual, 11th Edition*. The development is expected to generate 25 and 34 vehicular trips during the respective weekday morning and weekday afternoon peak hours.

Table 1 Trip Generation (vph)

ITE LU 210, Single-Family Detached Housing (36 Units)			
	Entry	Exit	Entry & Exit
Weekday AM peak hour of adjacent street	7	18	25
Weekday PM peak hour of adjacent street	21	13	34

vph Vehicles per hour

Table 2 depicts the distribution of the site-generated trips along area routes. The distribution takes into account the relative traffic volumes of area roadways and the development patterns in this part of Ledyard.

Table 2 Trip Distribution

To / From Route	Entry/Exit
East: Route 214	40%
West: Route 214	60%
Total	100%

Capacity Analysis

To assess the quality of traffic flow, intersection capacity analysis was conducted for the future build traffic conditions. Capacity analysis provides an indication of how well roadway facilities serve the traffic demands placed upon them. Synchro 10, a software package that includes the evaluation criteria of the *Highway Capacity Manual, 6th Edition*, was used to analyze the intersections.

Level of service (LOS) is the term used to describe the different operating conditions that occur on a given roadway segment or intersection under various traffic conditions. It is a qualitative measure of the effects of a number of factors including roadway geometry, speed, travel delay, freedom to maneuver, and safety. Six levels of service can be defined for each type of facility. Each level of service (LOS) is given a letter designation from A to F, with LOS A representing the best operating conditions and LOS F representing the worst.

Table 3 that follows shows the capacity analysis results for the analyzed intersections under the 2025 build traffic conditions. All traffic movements at the two site driveway intersections will operate at favorable LOS A or B during the weekday peak hours.

The vehicular trips of the development will be adequately accommodated by Stoddards Wharf Road. The traffic impact of the development on area roadways will be negligible.

Table 3 Capacity Analyses for Build Conditions

Intersection	2025 Build Conditions			
	Weekday Morning Peak Hour of Adjacent Streets		Weekday Afternoon Peak Hour of Adjacent Streets	
	Delay (sec)	LOS	Delay (sec)	LOS
Stoddards Wharf Road and Site Driveway (W) (Unsignalized)				
EB Stoddards Wharf Road Left Turn	7.8	A	7.7	A
EB Stoddards Wharf Road Through	0.0	A	0.0	A
SB Site Driveway (W)	10.6	B	10.4	B
Stoddards Wharf Road and Site Driveway (E) (Unsignalized)				
EB Stoddards Wharf Road Left Turn	7.8	A	7.7	A
EB Stoddards Wharf Road Through	0.0	A	0.0	A
SB Site Driveway (E)	10.8	B	10.6	B

EB Eastbound
WB Westbound
NB Northbound
SB Southbound
LOS Level of Service

V. Conclusions

Area traffic operation was analyzed for the development of 36 houses under 2025 build traffic conditions. The traffic impact of the development will be negligible and will be adequately and safely accommodated by area roadways.

Kermit Hua

Kermit Hua, PE, PTOE
Principal
KWH Enterprise, LLC
(203) 606-3525
kermit.hua@kwhenterprise.com

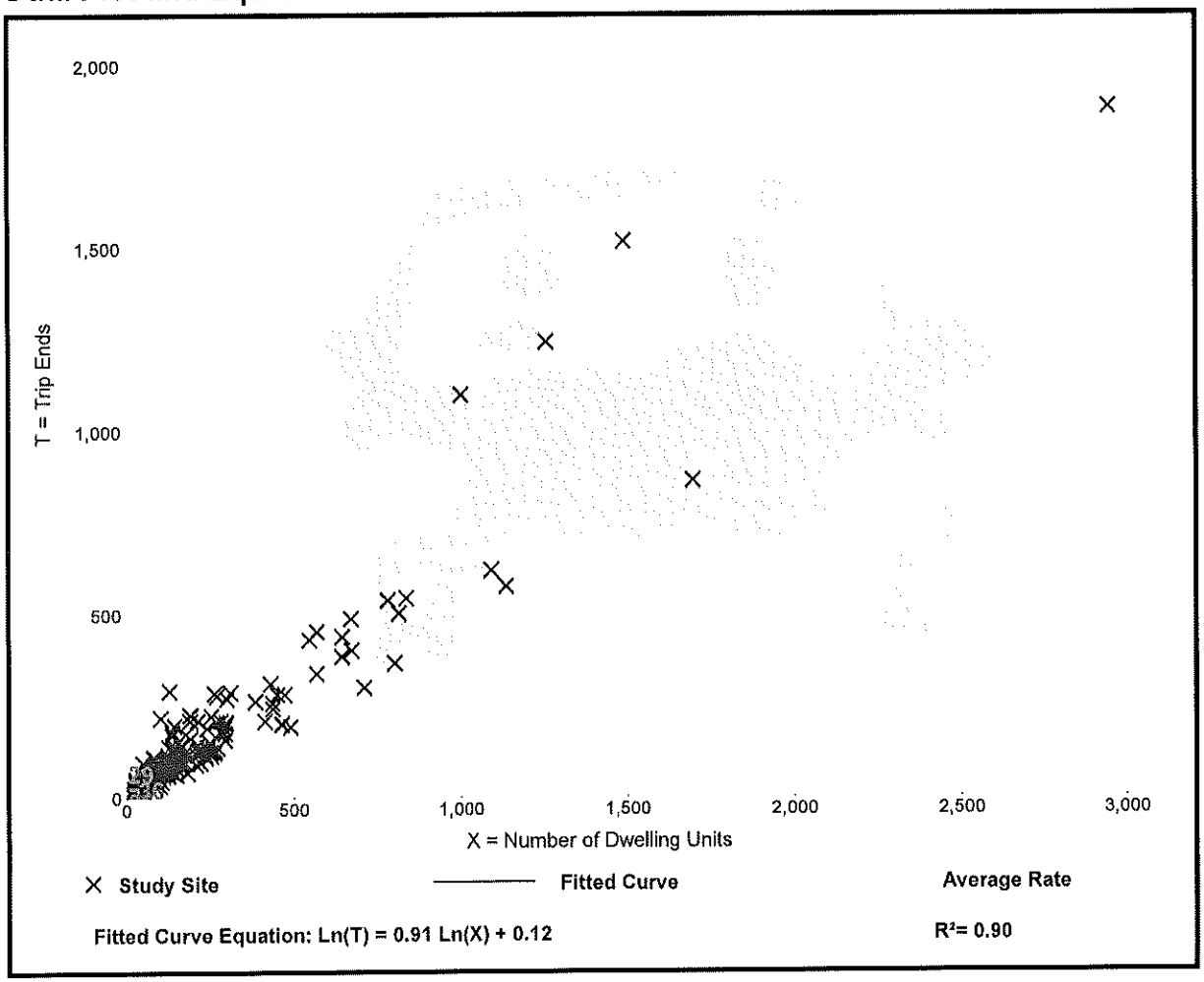
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

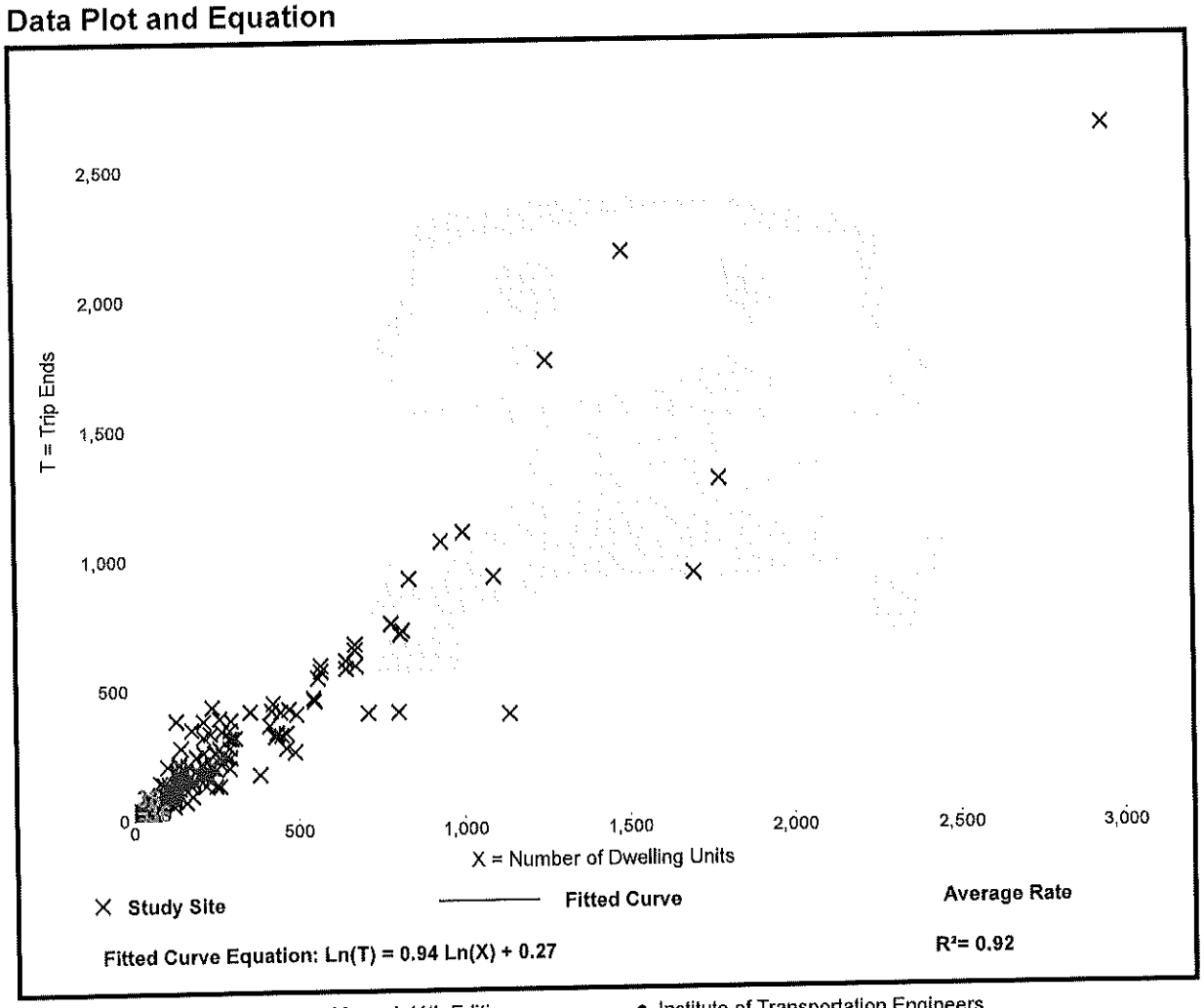
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

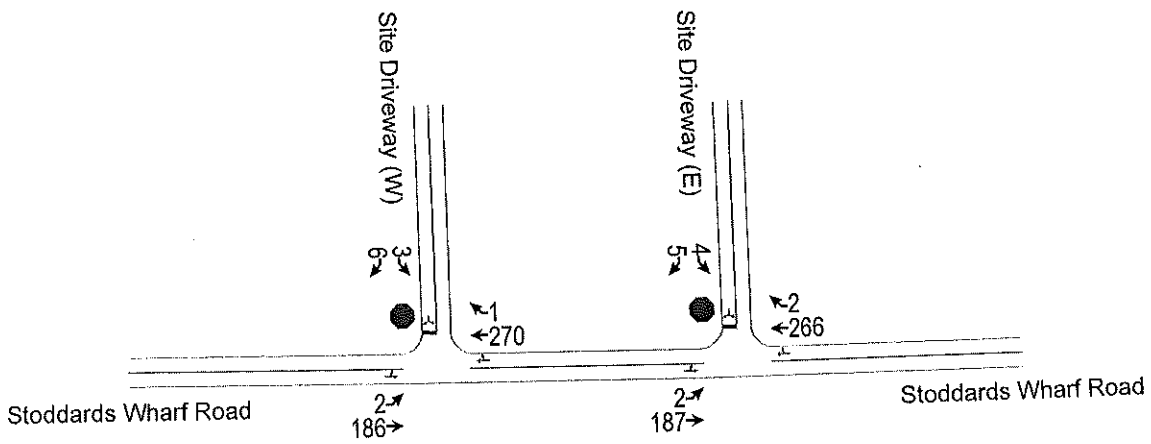


Figure 1 2025 Traffic Volumes for Build Conditions, Weekday Morning Peak Hour

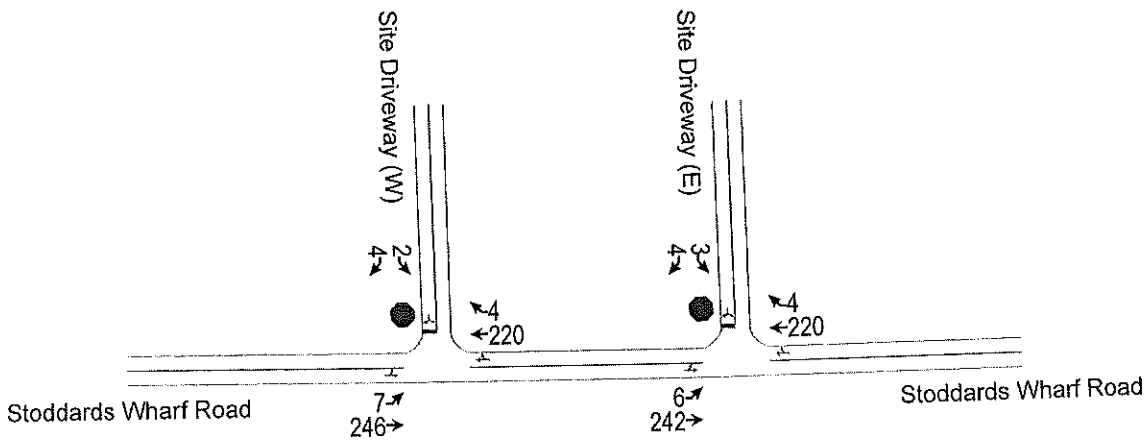


Figure 2 2025 Traffic Volumes for Build Conditions, Weekday Afternoon Peak Hour

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰↑	↑↱		↰Y	
Traffic Vol, veh/h	2	186	270	1	3	6
Future Vol, veh/h	2	186	270	1	3	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	202	293	1	3	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	500	294
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	206	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	530	745
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	529	745
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	754	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1268	-	-	-	656
HCM Lane V/C Ratio	0.002	-	-	-	0.015
HCM Control Delay (s)	7.8	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰↑	↑↱		↰↱	
Traffic Vol, veh/h	2	187	266	2	4	5
Future Vol, veh/h	2	187	266	2	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh In Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	203	289	2	4	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	291	0	-	0	497	290
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	207	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1271	-	-	-	532	749
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	828	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1271	-	-	-	531	749
Mov Cap-2 Maneuver	-	-	-	-	531	-
Stage 1	-	-	-	-	757	-
Stage 2	-	-	-	-	828	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1271	-	-	-	633
HCM Lane V/C Ratio	0.002	-	-	-	0.015
HCM Control Delay (s)	7.8	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		↰↱	
Traffic Vol, veh/h	7	246	220	4	2	4
Future Vol, veh/h	7	246	220	4	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	267	239	4	2	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	243	0	-	0	524	241
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	283	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1323	-	-	-	514	798
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	765	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	510	798
Mov Cap-2 Maneuver	-	-	-	-	510	-
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	765	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	672
HCM Lane V/C Ratio	0.006	-	-	-	0.01
HCM Control Delay (s)	7.7	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰↑	↑↱		↰↱	
Traffic Vol, veh/h	6	242	220	4	3	4
Future Vol, veh/h	6	242	220	4	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	263	239	4	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	243	0	-	0	518	241
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1323	-	-	-	518	798
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	515	798
Mov Cap-2 Maneuver	-	-	-	-	515	-
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	770	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	646
HCM Lane V/C Ratio	0.005	-	-	-	0.012
HCM Control Delay (s)	7.7	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

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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

Z:\Avery Brook Homes, LLC\Subdivision\ltr.Town re notices.docx

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm 268

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, Connecticut 06382	8	8	$4.00 0 US POSTAGE FIRST-CLASS 062S0010046047 06382 B67808.05
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	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		

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm 269

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, Connecticut 06382	8	8	
	Postmaster, per *(name of receiving employee)*		

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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Andrew J. McCoy (amccoy@hellermccoy.com)

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

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

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

Z:\Avery Brook Homes, LLC\Subdivision\Notices\Groton Utilities.docx

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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:

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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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:

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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Harry B. Heller

HBH/rmb

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Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
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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:

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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COPY

Harry B. Heller

HBH/rmb

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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:

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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Very truly yours,

COPY

Harry B. Heller

HBH/rmb

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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:

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 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.

COPY

Very truly yours,

Harry B. Heller

HBH/rmb

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HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

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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:

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September 16, 2022

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

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Harry B. Heller

HBH/rmb

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Summary of CGS § 8-30g, Connecticut's Affordable Housing Land Use Appeals Act

for the Ledyard Planning and Zoning Commission

September 19, 2022

In 1989, the Connecticut Legislature passed a law to facilitate the construction of affordable housing where municipal zoning would otherwise prevent its construction. CGS § 8-30g recognized that affordable housing was concentrated in the state's urban centers, and that zoning regulations in many municipalities limited opportunities for the construction of affordable housing.

In municipalities where less than 10% of housing meets the statute's definition of affordable housing, developers may seek approvals for affordable or mixed-income developments even when they do not meet a property's zoning regulations. Appeals of zoning denials under 8-30g follow an alternative appeals procedure. To win an appeal, a Zoning Commission must prove that:

- The denial was necessary to protect substantial public health and safety interests that clearly outweigh the need for affordable housing and cannot be protected by making reasonable changes to the application; OR
- The development is (a) not receiving government housing assistance funds and is (b) located in an industrial zone that does not permit residential uses.

Definition of Developments Facilitated by 8-30g

At least 30% of housing units in a development seeking approval under 8-30g must be affordable, with at least 15% affordable to households earning no more than 80% of median income and at least 15% affordable to households earning 60%. Housing is considered affordable when it costs its occupants no more than 30% of income, including the cost of utilities. For the purposes of 8-30g, median income is defined as the lesser of Connecticut's state median income or the property's Area Median Income, as determined by HUD. As shown below, a three-person family would qualify for income at the 80% AMI threshold if the family earns no more than $70,650 per year. Their housing could cost nearly $1800 per month (including utilities) and be considered affordable to the family. Different funding programs support the development of housing at lower income levels, including for extremely low-income households, which earn roughly 30% of the area median income, or less.

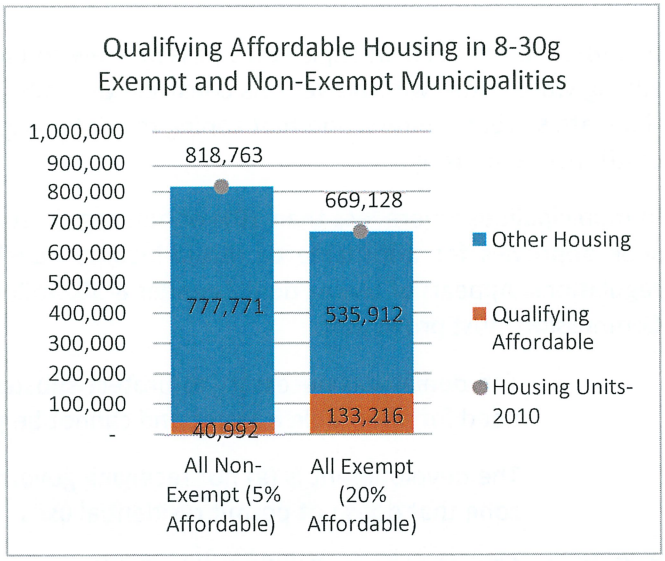
HUD Metro Area	Median Family Income	Income Category	Persons in Family			
			1	2	3	4
Norwich-New London CT HUD Metro FMR Area	$102,700	Low Income (80%)	$62,600	$71,550	$80,500	$84,900
		Equiv. Monthly Housing Budget	$1,565	$1,789	$2,013	$2,123
		Very Low Income (50%)	$39,450	$45,050	$50,700	$56,300
		Equiv. Monthly Housing Budget	$986	$1,126	$1,268	$1,408

Developments may receive government subsidies for construction, but may also be "internally financed," where the profits from market-rate units offset the costs of maintaining the affordable units. At the time of application, the developer must submit an "Affordability Plan" which, among other requirements, establishes what person or entity will be responsible for ensuring the affordability of the required units, and details a marketing plan for the affordable units which meets affirmative fair housing requirements.

Municipal Exemption from 8-30g

As of 2021, 31 municipalities were exempt from 8-30g because 10% or more of their housing was affordable. The average share of qualifying affordable housing in the 31 exempt municipalities is 20%, vs. just 5% in all other Connecticut municipalities.

The list of municipalities exempt from 8-30g is updated every year. For the purpose of calculating the share of affordable housing, housing is counted if it meets four different criteria:



a) "Government Assisted"- the property has received financial assistance that requires the housing to be provided to low-income households at affordable rates. Examples are developments built with state or federal grants such as the federal Low Income Housing Tax Credit program (LIHTC) or state Competitive Housing Assistance for Multifamily Properties (CHAMP) program.

b) "Tenant Assisted"- the property is occupied by households receiving housing assistance, such as mobile Section 8 vouchers which supplement tenant rent to enable affordability.

c) Single-Family properties purchased with CHFA or USDA mortgages. The Connecticut Housing Finance Agency (CHFA) provides low-interest mortgages and down payment assistance to first-time homebuyers. In most southeastern CT communities, borrowers must earn no more than $117,990 per year (family of three or more) and be purchasing a home with a maximum purchase price of $294,600. Similar USDA mortgages are available for purchase of homes in non-urban areas.

d) "Deed-Restricted"- The property is legally restricted to occupancy by low-income households at affordable rates, usually because of conditions imposed at the time of the development's approval because the property was approved under 8-30g or zoning regulations requiring affordability (inclusionary zoning).

Most of Ledyard's 260 qualifying units are homes financed with CHFA or USDA mortgages. Also included are six deed-restricted units. Ledyard needs 340 additional deed restricted units to be exempt from CGS 8-30g.

Year	Town	*Total Housing Units (2010 Census)*	*10% Threshold*	*Government-assisted*	*Tenant Rental Assistance*	*Single-family CHFA/ USDA Mortgages*	*Deed-restricted Units*	*Total Assisted Units*	*Percent Affordable*
2021	Ledyard	5,987	600	32	12	210	6	**260**	**4.34%**
2020	Ledyard	5,987	600	32	8	233	0	**273**	**4.56%**
2019	Ledyard	5,987	600	32	7	225	0	**264**	**4.41%**
2018	Ledyard	5,987	600	32	9	206	0	**247**	**4.13%**
2017	Ledyard	5,987	600	32	9	204	0	**245**	**4.09%**

Temporary 8-30g Moratorium

Municipalities may also be temporarily exempted from some 8-30g applications after new affordable housing is created within a municipality. A four-year moratorium on 8-30g applications is granted when the number of new affordable units reaches a threshold amount determined by formula. The moratorium does not apply to a) applications for housing where at least 95% of units are affordable to households at 60% AMI or b) applications for assisted (government subsidized) housing of not more than 40 units.

Municipalities earn "Housing Unit Equivalent" points for new affordable housing that vary based on the type of housing and the affordability target. In order to achieve a moratorium, municipalities must earn points that are the greater of 2% of the housing stock as of the last decennial census (which is 120) or (as of 2022) 75 points. The 120-point threshold would apply to Ledyard.

Moratorium Calculation- Points per Unit as of Oct. 1, 2022 (+ means bonus)	
Family unit, owned, 80% AMI	*1*
+60% AMI	*+0.5*
+40% AMI	*+1*
+Rental	*+0.5*
Elderly unit (80% AMI or less)	0.5
Market-rate set-aside unit	+0.25
Mobile Home in Qualifying Resident-Owned Mobile Home Park	1.5
Household at 80% AMI + 60% AMI	+.5

Four of the 6 deed restricted units are part of the Flatbrook Subdivision. Two approved units still have not been constructed. When all built, these would accrue 10.5 points that could be applied toward an eventual moratorium: 3 points for the three units at 80% AMI, 4.5 points for the three units at 60% AMI, and 3 points for the 12 associated market-rate units. One additional restricted unit is located at 83 Inchcliffe (2.5 points - 1.5 for being 60%. + .5 for being a rental unit, + .5 for the 2 market units); and one restricted unit at 6 Ledyard Lane which was part of a 3-Lot subdivision (2 points total - 1.5 points for being 60% + .5 for other 2 market rate units). Ledyard is a long way off from its 120-point threshold for a moratorium.

A hypothetical 20-unit affordable rental property would qualify for 35 points if half the units were affordable at 80% AMI (15 points) and half at 60% AMI (20 points).

2021 Affordable Housing Appeals List - Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2021 Percent Affordable
Ansonia	8,148	366	799	138	0	1,303	15.99%
Bloomfield	9,019	574	114	303	0	991	10.99%
Bridgeport	57,012	6,949	4351	815	19	12,134	21.28%
Bristol	27,011	2,006	950	1,031	0	3,987	14.76%
Danbury	31,154	1,652	1258	465	221	3,596	11.54%
Derby	5,849	275	314	102	0	691	11.81%
East Hartford	21,328	1,593	809	964	0	3,366	15.78%
East Windsor	5,045	559	37	102	0	698	13.84%
Enfield	17,558	1,360	221	592	7	2,180	12.42%
Groton	17,978	3,727	103	335	10	4,175	23.22%
Hartford	51,822	10,733	8,723	1,441	0	20,897	40.32%
Killingly	7,592	467	152	167	0	786	10.35%
Manchester	25,996	1,871	979	872	32	3,754	14.44%
Meriden	25,892	1,976	1,360	956	11	4,303	16.62%
Middletown	21,223	3,116	1,129	486	25	4,756	22.41%
New Britain	31,226	3,017	1,583	1,109	100	5,809	18.60%
New Haven	54,967	9,652	7,142	891	457	18,142	33.01%
New London	11,840	1,600	490	475	101	2,666	22.52%
North Canaan	1,587	148	0	14	0	162	10.21%
Norwalk	35,415	2,245	1,546	385	667	4,843	13.67%
Norwich	18,659	2,296	796	516	0	3,608	19.34%
Plainfield	6,229	377	196	191	4	768	12.33%
Putnam	4,299	413	63	70	0	546	12.70%
Stamford	50,573	4,219	2,073	383	1270	7,945	15.71%
Torrington	16,761	912	328	513	17	1,770	10.56%
Vernon	13,896	1,509	470	348	12	2,339	16.83%
Waterbury	47,991	5,385	3,156	1,597	48	10,186	21.22%
West Haven	22,446	1,024	2,119	395	0	3,538	15.76%
Winchester	5,613	350	170	84	0	604	10.76%
Windham	9,570	1,776	597	338	0	2,711	28.33%
Windsor Locks	5,429	297	154	224	0	675	12.43%

2021 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021 Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2020 Percent Affordable
Andover	1,317	24	1	29	0	54	4.10%
Ashford	1,903	32	0	32	0	64	3.36%
Avon	7,389	244	21	36	1	302	4.09%
Barkhamsted	1,589	0	5	21	0	26	1.64%
Beacon Falls	2,509	0	4	38	0	42	1.67%
Berlin	8,140	556	50	124	4	734	9.02%
Bethany	2,044	0	2	11	0	13	0.64%
Bethel	7,310	192	30	132	87	441	6.03%
Bethlehem	1,575	24	0	5	0	29	1.84%
Bolton	2,015	0	2	29	0	31	1.54%
Bozrah	1,059	0	3	27	0	30	2.83%
Branford	13,972	243	73	152	9	477	3.41%
Bridgewater	881	0	0	1	0	1	0.11%

Brookfield	6,562	155	22	97	77	351	5.35%
Brooklyn	3,235	232	10	63	0	305	9.43%
Burlington	3,389	27	0	44	0	71	2.10%
Canaan	779	1	3	4	1	9	1.16%
Canterbury	2,043	76	1	61	0	138	6.75%
Canton	4,339	251	31	48	32	362	8.34%
Chaplin	988	0	2	35	0	37	3.74%
Cheshire	10,424	258	23	88	17	386	3.70%
Chester	1,923	23	4	15	0	42	2.18%
Clinton	6,065	105	8	60	0	173	2.85%
Colchester	6,182	364	37	132	4	537	8.69%
Colebrook	722	0	1	6	1	8	1.11%
Columbia	2,308	24	2	57	0	83	3.60%
Cornwall	1,007	28	2	6	0	36	3.57%
Coventry	5,099	103	4	120	20	247	4.84%
Cromwell	6,001	212	9	173	0	394	6.57%
Darien	7,074	161	14	2	104	281	3.97%
Deep River	2,096	26	6	32	0	64	3.05%
Durham	2,694	36	1	26	0	63	2.34%
East Granby	2,152	72	2	42	0	116	5.39%
East Haddam	4,508	73	2	59	0	134	2.97%
East Hampton	5,485	64	7	83	25	179	3.26%
East Haven	12,533	542	167	274	0	983	7.84%
East Lyme	8,458	396	19	86	19	520	6.15%
Eastford	793	0	0	10	0	10	1.26%
Easton	2,715	0	0	3	15	18	0.66%
Ellington	6,665	260	5	104	0	369	5.54%
Essex	3,261	75	2	16	16	109	3.34%
Fairfield	21,648	231	139	56	182	608	2.81%
Farmington	11,106	470	115	128	155	868	7.82%
Franklin	771	27	2	19	0	48	6.23%
Glastonbury	13,656	604	49	108	2	763	5.59%
Goshen	1,664	1	1	4	0	6	0.36%
Granby	4,360	85	2	46	5	138	3.17%
Greenwich	25,631	879	458	13	38	1,388	5.42%
Griswold	5,118	222	57	144	0	423	8.26%
Guilford	9,596	186	10	32	0	228	2.38%
Haddam	3,504	22	1	27	0	50	1.43%
Hamden	25,114	1,048	818	473	4	2,343	9.33%
Hampton	793	0	1	11	0	12	1.51%
Hartland	856	2	0	6	0	8	0.93%
Harwinton	2,282	22	6	34	5	67	2.94%
Hebron	3,567	58	3	44	0	105	2.94%
Kent	1,665	58	4	4	0	66	3.96%
Killingworth	2,598	0	0	16	5	21	0.81%
Lebanon	3,125	26	3	76	0	105	3.36%
Ledyard	5,987	32	12	210	6	260	4.34%
Lisbon	1,730	2	0	58	0	60	3.47%
Litchfield	3,975	140	3	30	19	192	4.83%
Lyme	1,223	0	0	5	8	13	1.06%
Madison	8,049	90	3	9	33	135	1.68%
Mansfield	6,017	175	128	80	2	385	6.40%
Marlborough	2,389	24	0	24	0	48	2.01%
Middlebury	2,892	77	5	18	20	120	4.15%
Middlefield	1,863	30	3	18	1	52	2.79%
Milford	23,074	728	244	168	74	1,214	5.26%
Monroe	6,918	35	5	44	8	92	1.33%
Montville	7,407	81	54	247	0	382	5.16%
Morris	1,314	20	3	5	0	28	2.13%
Naugatuck	13,061	493	305	344	0	1,142	8.74%

New Canaan	7,551	175	19	5	21	220	2.91%
New Fairfield	5,593	0	2	53	17	72	1.29%
New Hartford	2,923	12	3	47	15	77	2.63%
New Milford	11,731	319	41	153	20	533	4.54%
Newington	13,011	531	128	437	36	1,132	8.70%
Newtown	10,061	134	7	80	32	253	2.51%
Norfolk	967	21	1	5	0	27	2.79%
North Branford	5,629	62	14	45	0	121	2.15%
North Haven	9,491	393	51	85	23	552	5.82%
North Stonington	2,306	0	1	21	6	28	1.21%
Old Lyme	5,021	64	2	14	3	83	1.65%
Old Saybrook	5,602	52	15	21	73	161	2.87%
Orange	5,345	46	10	10	6	72	1.35%
Oxford	4,746	36	3	26	0	65	1.37%
Plainville	8,063	205	46	282	22	555	6.88%
Plymouth	5,109	178	20	174	0	372	7.28%
Pomfret	1,684	32	2	13	0	47	2.79%
Portland	4,077	185	90	64	0	339	8.31%
Preston	2,019	40	5	38	0	83	4.11%
Prospect	3,474	0	4	43	45	92	2.65%
Redding	3,811	0	2	15	0	17	0.45%
Ridgefield	9,420	175	6	26	79	286	3.04%
Rocky Hill	8,843	235	62	157	0	454	5.13%
Roxbury	1,167	19	0	5	0	24	2.06%
Salem	1,635	0	4	30	0	34	2.08%
Salisbury	2,593	24	0	2	14	40	1.54%
Scotland	680	0	1	28	0	29	4.26%
Seymour	6,968	262	29	98	0	389	5.58%
Sharon	1,775	32	1	3	0	36	2.03%
Shelton	16,146	254	40	118	82	494	3.06%
Sherman	1,831	0	1	6	0	7	0.38%
Simsbury	9,123	289	63	86	0	438	4.80%
Somers	3,479	146	7	33	0	186	5.35%
South Windsor	10,243	443	57	186	12	698	6.81%
Southbury	9,091	90	7	31	0	128	1.41%
Southington	17,447	499	62	317	54	932	5.34%
Sprague	1,248	20	12	24	1	57	4.57%
Stafford	5,124	257	20	115	0	392	7.65%
Sterling	1,511	0	6	21	0	27	1.79%
Stonington	9,467	441	19	79	2	541	5.71%
Stratford	21,091	524	425	344	33	1,326	6.29%
Suffield	5,469	296	6	48	15	365	6.67%
Thomaston	3,276	104	5	97	0	206	6.29%
Thompson	4,171	151	13	42	0	206	4.94%
Tolland	5,451	127	12	95	3	237	4.35%
Trumbull	13,157	315	19	82	315	731	5.56%
Union	388	0	0	6	0	6	1.55%
Voluntown	1,127	20	1	22	0	43	3.82%
Wallingford	18,945	354	142	296	35	827	4.37%
Warren	811	0	0	1	0	1	0.12%
Washington	2,124	17	2	3	23	45	2.12%
Waterford	8,634	213	33	239	0	485	5.62%
Watertown	9,096	205	33	216	0	454	4.99%
West Hartford	26,396	643	852	320	250	2,065	7.82%
Westbrook	3,937	140	5	29	29	203	5.16%
Weston	3,674	0	2	6	0	8	0.22%
Westport	10,399	265	60	2	63	390	3.75%
Wethersfield	11,677	705	109	258	0	1,072	9.18%
Willington	2,637	160	6	35	0	201	7.62%

Wilton	6,475	158	9	14	51	232	3.58%
Windsor	11,767	154	288	420	26	888	7.55%
Wolcott	6,276	313	14	174	0	501	7.98%
Woodbridge	3,478	30	8	3	0	41	1.18%
Woodbury	4,564	60	4	27	0	91	1.99%
Woodstock	3,582	24	0	28	0	52	1.45%
	1,487,891	93,840	48,102	26,989	5,406	174,337	

REVIEW COMMENTS FOR PROPOSED SUBDIVISION
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

[Plans Dated July 7, 2022]

Groton Utilities has reviewed the latest plans for this proposed subdivision, taking into account that changes have been made since our preliminary comments. The number of lots has been reduced from 41 to 36, additional information has been provided on soil testing and a water study by an outside consultant has been added to the submittals.

(1) **Soils** – The data provided on the plans indicates a high degree of permeability for soils throughout the site, as evidenced by the test pit data and percolation rates for the site of each proposed lot. This points to a relatively rapid discharge and migration of effluent to the underlying water table and to areas immediately surrounding the subsurface sewage disposal system, resulting in significant nutrient loadings detrimental to a safe drinking water supply.

(2) **Water Supply** – A study has been presented by GEI Consultants examining the adequacy of water supply for the number of lots and the anticipated number of individuals expected to inhabit the area. It shows that there is an adequate supply of groundwater in the area for meeting the needs of the subdivision. It does, however, point out, that the amount of required water for supply cannot be met from onsite groundwater alone, but must rely on drawdown from properties adjacent to this site, including the Groton Utilities property which borders this subdivision on three sides. In addition, it is also important to note that the study addresses only adequacy of supply, but not the quality of existing groundwater, nor the potential impact of drawdown from multiple wells in close proximity to other lots and to the adjacent neighborhood. Nor does it address the potential issue of drawing water from a water table that has significant effluent dispersal from multiple subsurface sewage disposal systems in close proximity to each other.

(3) **Subsurface Sewage Disposal Systems** – The concentration of the proposed subsurface sewage disposal systems, although slightly less in number, still represents a dense layout with a hydraulic profile that includes effluent discharge from multiple systems combined along the same slope and outflow directions. All effluent is discharged toward Groton Utilities property from these systems, with wetlands and open water in close proximity to a drinking water supply reservoir. We ask that an in-depth study of the water table's hydraulics and the ability of the soils to treat or renovate the wastewaters prior to dispersal onto Groton Utilities property be provided. Though lots have been tested, designed and reviewed on an individual basis, it is critical to see this type of dense layout as a cumulative impact that must meet certain standards at the property line – particularly because that property line and

underlying groundwater and surrounding wetlands are directly linked to a drinking water supply that affects both adjacent towns and the Town of Ledyard.

(4) **Stormwater** – This issue has not been addressed with regard to the proposal. When viewed from a built out community, we see not only a significant density of housing, but a substantial increase of the area of impervious and landscaped cover leading to a high degree of stormwater surface runoff. This runoff from rainwater carries with it various substances from land within its watershed (i.e., the proposed subdivision) containing contaminants such as bacteria, parasites, viruses, and chemicals from lawn treatments and road and driveway surfaces, all harmful to human health.

A preliminary estimate indicates that the area of the road, driveways and houses represents 30% of the surface area of this proposed subdivision, not including landscaped areas. Combined with landscaped areas, we anticipate a significant amount of runoff directed not only toward downstream housing, but also immediately toward Groton Utilities property and the adjacent reservoir and wetland areas, without detention, renovation or treatment of any kind. As shown by currently available topographic information, stormwater runoff would be directed downslope through the development, over individual lots (between dense housing where structures are relatively close to each other) and over the interior road, directly toward adjacent wetlands. The runoff between houses would result in concentrated flow areas susceptible to erosive flows; resulting transport of sediment would then be directed to the adjacent property lines, wetlands and reservoir.

Rainfall, other than that resulting in direct runoff, will infiltrate into the ground and, based on percolation rates, make its way rapidly to the underlying water table which (as with surface runoff) is directed to the adjacent property and drinking water supply reservoir. Groundwater contributions to water supply are the least visible but important factors in the development and maintenance of a drinking water supply.

This again will be detrimental not only to the housing community, but also to our sources of drinking water supply. We urge that this issue be addressed and examined in detail through a definitive hydrogeologic and environmental impact study to ascertain flow directions, proper renovation of pollutants and future impact on water bodies, particularly with respect to nutrient loadings from both subsurface sewage disposal systems and the potential addition of fertilizers used for landscaping.

(5) **Land Clearing** – Due to the density of the proposed development, each lot will necessarily require near complete clearing of the entire subdivision site. Few, if any, natural areas would remain as a result of clearing and construction for the road on each lot, a house, driveway, well, septic tank, and leach field area for subsurface sewage disposal systems.

(6) **Heating and Cooling Systems** – While the type of fuel to be used for the purpose of heating and cooling has not been specified, should liquid fuels be used, we would be concerned with the type of storage to be used in order to avoid any potential spillage of such materials in close proximity to the adjacent and underlying water supply.

(7) **Future Maintenance** – Contingent upon such a dense development is future maintenance, particularly for the interior road and for the numerous sewage disposal systems, all of which are proprietary systems (Eljen Mantis 536-8 or Geomatrix GST 6236) that must be installed in the presence of authorized manufacturers' representatives. As currently proposed, there is no guarantee that such maintenance will be implemented and carried out.

(8) **Fire protection**- The proposed subdivision is all private, including roads that will pose an issue with getting emergency vehicles through it during snow storms. With not having public water, there may not be adequate fire protection for these 36 homes. With the proposed subdivision being in such close proximity to the open water area of the reservoir within this watershed, any foam used by the fire department with high levels of PFAs would go directly into the reservoir.

(9) **Surface & Groundwater Classifications** – We remind the Commission again, that current State DEEP mapping designates the groundwater beneath this proposed subdivision as GAAs. Class GAAs is a subclass of GAA for ground water which is tributary to a public water supply reservoir.

The adjacent surface water designation for the reservoir is AA. Class AA designated uses are existing or proposed drinking water supplies, habitat for fish and other aquatic life and wildlife, recreation, and water supply for industry and agriculture.

Considering the issues noted above, we feel that the applicant has not adequately addressed the safety, health and welfare of this proposal to the community and the drinking water supply of both the Town of Ledyard and the surrounding communities.

GROTON UTILITIES

At Your Service

October 4, 2022

Juliet Hodge
Director of Planning & Development
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Re: Avery Brook Homes LLC, Stoddards Wharf Road, Ledyard CT – Site Plan Review

Dear Ms. Hodge:

Please find attached the Groton Utilities final review comments for the proposed subdivision at Avery Brook Homes, LLC, Stoddards Wharf Road, Ledyard Connecticut.

Should you have any questions, please contact Karl Acimovic at (860) 446-4020 or acimovick@grotonutilities.com.

Sincerely,

GROTON UTILITIES

Mark Biron
General Manager, Operations

MAB/kb
Enclosure

cc: Eric McPhee, Supervising Environmental Analyst, CTDPH DWS
Lisette Stone, Environmental Analyst, CTDPH DWS
Ron Gaudet, Director of Utilities, Groton Utilities

295 Meridian Street
Groton, Connecticut 06340
T 860-446-4000 F 860-446-4098

GROTON UTILITIES

At Your Service

May 10, 2022

Juliet Hodge
Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Dear Ms. Hodge:

RE: Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard CT – Site Plan Review

Please find attached, the Groton Utilities preliminary review comments for the proposed subdivision at Avery Brook Homes, LLC, Stoddard's Wharf Road, Ledyard Connecticut.

Should you have questions, please contact Karl Acimovic at 860-446-4020 or acimovick@grotonutilities.com.

Sincerely,

GROTON UTILITIES

Richard M. Stevens
Manager, Water Division & PAF

RMS/rb
Enclosure
cc: Manisha Juthani, Commissioner, CTDPH
Eric McPhee, Supervising Environmental Analyst, CTDPH DWS

295 Meridian Street
Groton, Connecticut 06340
T 860-446-4000 F 860-446-4098

PRELIMINARY REVIEW COMMENTS
FOR
PROPOSED SUBDIVISION
AT
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT

Groton Utilities finds this preliminary application to be deeply flawed and potentially injurious to the adjacent drinking water supply reservoir. The preliminary presentation to the Town's Commission made no mention of this fact, other than to say that it lies adjacent to City of Groton property.

(1) Soils - There is no soils information or study accompanying this preliminary submittal. As such, no evaluation can be made of the feasibility of the placement of 41 individual subsurface sewage disposal systems on 41 small individual house lots. We understand that a hydrogeological consultant has been retained for this purpose. We ask to be included in any report presentations.

(2) Water Supply – No study is included as to the adequacy of the water supply for these individual wells and their impact on the adjacent reservoir and groundwater table.

(3) Subsurface Sewage Disposal Systems – The proposed systems, in the multiples shown on the plan indicate a dense hydraulic profile directed toward wetlands and surface waters that are currently used for a drinking water supply. This requires an in-depth study of the water table's hydraulics and the ability of the soils to treat or renovate the wastewaters as required by current Health Department regulations.

(4) Stormwater – As presented in the preliminary address to the Commission, roads within this subdivision are to be private and, as such, no apparent drainage system will be designed. Proper renovation of stormwater is a major concern for a subdivision with such small individual house lots, with numerous driveways and the single road serving them. There is no demonstration of any stormwater detention or pretreatment prior to discharging directly to wetlands and surface waters tributary to a public drinking water supply.

(5) Surface & Groundwater Classifications – Current Connecticut DEEP mapping designates the groundwater beneath this proposed subdivision as GAAs; Class GAAs is a subclass of GAA for ground water which is tributary to a public water supply reservoir. The adjacent surface water designation is AA; Class AA designated uses are existing or proposed drinking water supplies; habitat for fish and other aquatic life and wildlife; recreation; and water supply for industry and agriculture.

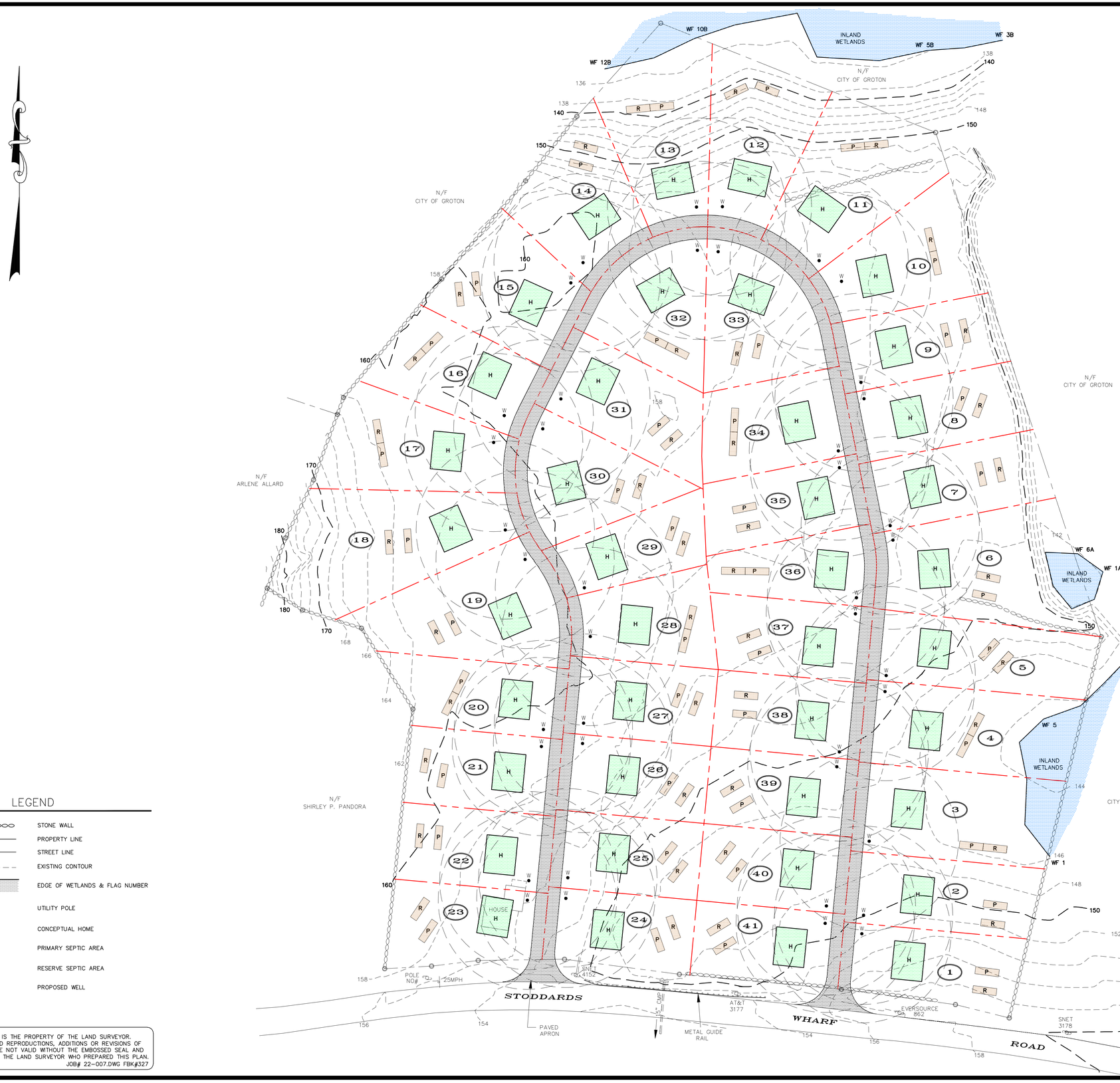
(6) DPH / DEEP Involvement – Based on the close proximity of a drinking water supply reservoir, the number of individual lots with individual subsurface sewage disposal

systems and individual wells, and the anticipated stormwater runoff from a relatively dense development with a potentially high percentage of impervious areas, the Connecticut Department of Health and the Department of Energy & Environmental Protection will be asked to participate and / or review all relevant documents to be presented for this application as to its downstream impact to the adjacent reservoir and drinking water watershed.

Attorney Harry Heller, who delivered the preliminary presentation, indicated that under the provisions of 8-30g for affordable housing[1], the applicant need only demonstrate safety, health and welfare. We would posit that, based on the above discussion, these conditions cannot be adequately fulfilled for the subdivision as presented.

Lastly, our watershed patrol and surveillance staff have noted construction equipment already on site. Based on our comments above and the fact that formal plans for this project have not yet been submitted, as required by DPH notification regulations, to be premature and not in keeping with the usual protocol for unapproved site plans.

[1] Section 8-30g of the Connecticut General Statutes, the "Connecticut Affordable Housing Land Use Appeals Procedure,"



LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
WF 1	EDGE OF WETLANDS & FLAG NUMBER
	UTILITY POLE
H	CONCEPTUAL HOME
P	PRIMARY SEPTIC AREA
R	RESERVE SEPTIC AREA
W	PROPOSED WELL

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JOB# 22-007.DWG FBK#327

GRAPHIC SCALE

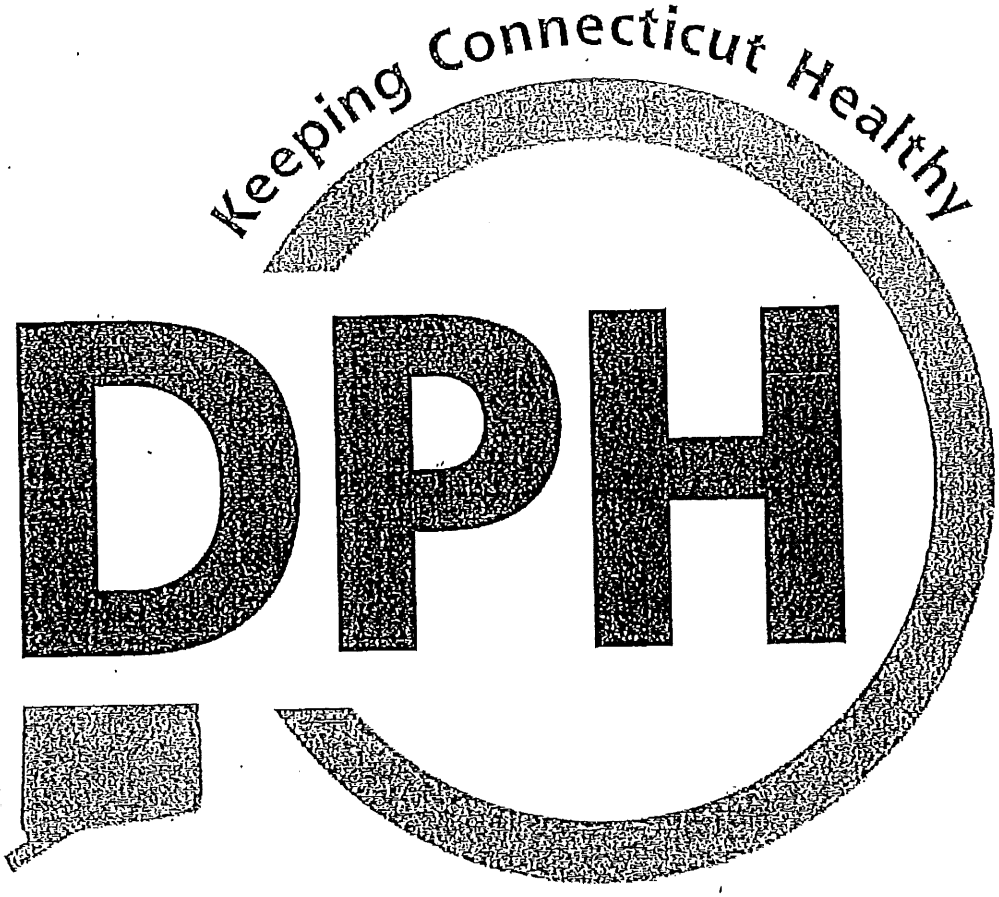
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALE: 1"=40'

APRIL 2022



Connecticut Department of Public Health

RECOMMENDATIONS TO THE
CONNECTICUT GENERAL ASSEMBLY
FOR ENSURING THE ADEQUACY AND PURITY OF NEW
PRIVATE DRINKING WATER WELLS

June 30, 2009

The following individuals were instrumental in the preparation of this paper. The Agencies involved thank all involved for their time and effort in preparing this document.

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Department of Environmental Protection

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Dave Boone (Glastonbury Health Dept.)

Robert Miller (Eastern Highlands Health District)

Representing the Connecticut Environmental Health Association

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Gil Roberts (Torrington Area Health District)

Representing the Connecticut Home Builders Association

Bill Ethier Larry Fiano Bob Wiedenmann

Representing the Connecticut Water Well Association

Bob McCormack Joel Stavens

Report to the Connecticut General Assembly

In the 2008 legislative session the General Assembly passed the following legislation:

Public Act 08-184

Sec. 51. (Effective from passage) The Department of Public Health, in consultation with the Departments of Environmental Protection and Consumer Protection, shall convene a working group of individuals to study and make legislative recommendations to ensure that property owners of new construction, with a private water supply well that serves as the source of drinking water are assured of an adequate supply of water that meets current standards for potability as defined in the regulations of Connecticut state agencies. The working group shall also study and make recommendations concerning the installation of replacement water supply wells on properties where there is insufficient area to meet the current separation distances as specified in the regulations of Connecticut state agencies. The working group shall consist of: (1) The Commissioner of Public Health, or the commissioner's designee or designees; (2) the Commissioner of Environmental Protection, or the commissioner's designee or designees; (3) the Commissioner of Consumer Protection, or the commissioner's designee or designees; and (4) various interested stakeholders who have expressed to the Department of Public Health a willingness to work with the department on such issues. Not later than July 1, 2009, the working group shall report, in accordance with section 11-4a of the general statutes, its legislative recommendations to the joint standing committees of the General Assembly having cognizance of matters relating public health, environment and consumer protection.

The Department of Public Health (DPH) convened a workgroup to study the issues raised by PA-0184. The workgroup met six times, starting in September 2008. The issues addressed by the workgroup were divided into three general areas concerning private wells:

1. Adequacy of water supply for new private wells
2. Purity of water supply for new private wells
3. Replacement wells for existing private wells that cannot meet the locations and permit requirements of § 19-13-B51 of the Public Health Code. This includes situations where a private well cannot be sited on a property in compliance with the prescribed separation distances, and for sites where a code compliant subsurface sewage disposal system cannot be identified.

Introduction

When one thinks of a private well the image of a single well serving a single house or dwelling comes to mind, however private wells serve many other different types of buildings. A private water supply well means an artificial excavation, constructed by any method, for the purposes of getting water for drinking or other domestic use and serving a single consumer and less than twenty-five (25) persons. In this case consumer means any

private dwelling, hotel, motel, boarding house, apartment building, store, office building, institution, mechanical or manufacturing establishment, or other place of business or industry served by the well. Thus small businesses, industrial plants, and apartment buildings may be served by a private well. In Connecticut, approximately 13-15% of the state's population (455,000 to 525,000 people) is served by private wells

When an individual purchases an undeveloped property not served by public water, it is generally assumed that a water supply well can be installed that will produce an adequate supply of potable water for the needs of the owner. While not a common occurrence, there are some challenging areas in Connecticut where the underlying bedrock is low yielding and incapable of providing a satisfactory volume of water for general domestic purposes. In order to obtain a certificate of occupancy (CO) for a new dwelling not served by public water, it must be demonstrated that an adequate supply of safe drinking water is available in accordance with the requirements of the Public Health Code (Sections 19-13-B51a through m inclusive and 19-13-B101) and the Connecticut Well Drilling Code. A CO is signed by the local building official, and the sign-off is predicated by the approval of the drinking water supply by the local Director of Health. The Director of Health bases the approval on the results of the laboratory analysis of the well water and the information contained in the well completion report and well permit. The laboratory analysis is used to evaluate the water quality (potability). The well driller completes both the well permit and well completion report. The well permit indicates the well location and the distances from any sources of pollution; the well completion report indicates the well yield and construction information.

Adequacy of Water Supply for New Private Well

Section 25-128-39 of the Well Drilling Code has specific requirements for water storage capacity of a well based upon the well yield. The well yield is defined as the quantity of water per unit time, commonly expressed in gallons per minute or gpm, which may flow or be pumped continuously from a well. The lower the well yield, the more storage capacity is required. Storage capacity can be in the well borehole itself and/or in storage tanks. The Well Drilling Code recommends that wells with a yield of less than 0.5 gpm not be used as the sole source of water for a household. Table 1 summarizes the requirements of the Well Drilling Code and wells that meet these requirements can be considered to provide an adequate supply of water for normal use. For situations where the water usage is excessive, these requirements may not be adequate.

Table 1 Well Storage Capacity Requirements Based on a 6-inch Diameter Well

Well Yield, gpm	Available Storage
5	75 gals or water column depth of 100 feet.*
3.5	150 gals or water column depth of 150 feet.*
2	225 gals or water column depth of 200 feet.*
1	400 gals or water column depth of 375 feet.*
0.5	600 gals or water column depth of 450 feet.*

*Whichever is greater. Note that for a 6-inch diameter well, each foot of the water column is equivalent to 1.5 gallons.

For planning purposes a water usage of 75-gallons per day per individual is often used. For a household of four, this would translate to 300-gallons per day. The Well Drilling Code requires a well with a yield of 0.5-gpm have a storage capacity of 600-gallons. Using this figure in combination with the estimate of 75-gallons per day per individual, means this should be adequate for a household of up to eight individuals. Where this could be a problem is a multi-family house or small apartment building that does not meet the minimum threshold (25 people) for a public water company. For example a multi-family house containing 20 individuals served by a single well with a low yield could require more storage capacity than is specified by the Well Drilling Code. Section 25-128-39 of the Well Drilling Code refers to storage requirements for individual households. The Well Drilling Code should be expanded to include all private water systems (e.g. those systems not meeting the definition of a public water system). It was suggested that, similar to the existing regulations for subsurface sewage disposal systems (SSDS), the storage capacity for a given well be calculated on the number of bedrooms in the home as well as the well yield. The SSDS regulations use a design flow of 150-gallons per bedroom per day for determining the septic tank capacity. The workgroup recommends that for homes with more than four bedrooms, the storage capacity be increased by 150-gallons per bedroom over four bedrooms.

Another area of concern is a household that may use more extraordinary volumes of water beyond normal domestic needs. For example a household that uses a well to fill a swimming pool, whirlpool tub, or for lawn irrigation, etc. would likely require significantly more water than the 75-gallons per day per individual estimate. There are also recent examples of households that install full body showers with multiple showerheads that use copious amounts of water (upwards of 50-gpm). A well driller installing a well does not know the volume of water the household might require, but is held to compliance with the Well Drilling Code. Therefore a new well, even though it meets all existing regulations and requirements, may be inadequate if such uses are planned. There was also discussion on automatic lawn sprinkler systems and the potential waste associated with these devices. Although it was noted that water might be wasted, it is available to recharge the aquifer, though not necessarily helping adjacent property owners. The members of the workgroup recommended some type of automatic cutoff switch be required so systems do not activate during rainy periods. Toward the end of the workgroup's deliberations it was noted the legislature passed Public Act 09-32, An Act Concerning Efficiency Standards for Residential Lawn Sprinkler Systems. This act requires residential lawn sprinklers systems installed after July 1, 2010 to be equipped with such a device.

There is some concern regarding the rare instance where the installation of a new well affects the availability of water and yield of pre-existing well(s). For example consider the situation where a homeowner installs a new well equipped with a high capacity pump used for irrigation purposes. This high pumping rate may lower the water table and affect his or her drinking water well as well as a neighboring well(s). A new well, with a high capacity pump, that is drilled significantly deeper then pre-existing wells in the area may be especially problematic on pre-existing wells installed at shallower depths. Since there

is no prescribed separation distances between pumping wells in the PHC, it may be warranted, in some cases, to conduct simultaneous well yield tests on the wells to determine what effect, if any, the new well would have on the neighboring wells. This would require the cooperation of neighbors, which may be difficult if not impossible to obtain. However it might be necessary to require some minimum separation distance between water supply wells to minimize any potential negative effects. Local directors of health have no way of knowing what size pump is installed in a well, and therefore cannot evaluate if the pumping rate for the new well might be an issue. The workgroup recommends that for new construction the sanitary radius of the well be located on the same property or some conservation area such as designated open space or wetland.

It was recognized during the workgroup's deliberations that there are certain geographic areas of the state where groundwater is scarce to non-existent due to the hydrogeological conditions of the underlying bedrock aquifer. These areas are sporadically located throughout the state, and were identified when actual private wells were being drilled, even at depths of over 1000 feet. Members of the Connecticut Water Well Association (a well drillers industry group) indicated that within the geographical area they service, they are fairly knowledgeable of where an adequate supply of groundwater will be a problem. Members of Connecticut Association of Directors of Health (CADH) and the Connecticut Environmental Health Association (CEHA) also indicated that health department staff had some knowledge of areas in their jurisdiction where groundwater supply was a problem. Members were asked to consider whether they could put together a list of known problem areas. Concern was raised that if such a list was developed, some homeowner's property values could be affected leading to potential lawsuits against either the health department or the DPH. It was discussed that in areas where there is a known scarcity of groundwater, an extended yield test be performed. The typical yield test for a private well is 4-hours. Public Drinking water wells require a yield test lasting a minimum of 18-hours. However requiring the 18-hour test would be more expensive ($2500-$3000) to the property owner and no guarantee that the well would produce an adequate supply year round. The United States Geological Survey developed an equation that evaluates the adequacy of a long term water supply at a home site based on three basic factors including the amount of water potentially available, consumed and re-cycled or reused or available for recharge. The equation can be used to determine whether the aquifer will yield a supply based on the family and expected water use. That equation may be useful for poor yield areas. The DPH and DEP will further study this.

The representatives from the well drillers association indicated that in their experience well yield is not a large problem in Connecticut. This is validated by published geological information in Connecticut. However when problems with newer wells going dry do occur, the depth the pump is installed in the well is often the problem. Some wells require deep depths (>400-feet) in order to obtain a satisfactory supply of water. As wells are drilled deeper, the drilling costs associated with the increased depth also increases. In addition to the drilling costs, the cost to install the pump gets quite expensive as the depth increases past 400-feet due to the increased amount and type of cabling needed. In order to decrease costs, the builder or homeowner may insist the pump be installed at a shallower depth in the well thereby decreasing the cost and limiting the usable storage

capacity in the well borehole. This could significantly decrease the volume of water available to be pumped from the well, especially if the well yield is low. For example, consider a well drilled to 800-feet, the depth of the water column is 400-feet, and the well yield is 1 gpm. The Well Drilling Code would require this well to have a storage capacity of 375-feet, which it does. However if the pump is installed to a depth of 450-feet, the water column available for pumping (depth of the water column above the pump) is only 50-feet (equivalent to 75-gallons), well below the storage capacity needed.

In view of the preceding discussion, the current well completion report has no information on the depth the pump was installed or the pump's flow rate. Making this information available to the local Director of Health would be a way to monitor whether a well/pump configuration has the necessary storage capacity as well as documenting the pump and pump setting. It was noted that some health departments/districts have already instituted a well pump record. This record requires certain information akin to the well completion report, but specific for the pump installation. It is recommended that such a well pump record be required statewide thus enabling directors of health to verify that the well/pump configuration is compliant with existing regulations. More importantly the information on the proposed well pump record would provide the homeowner with additional information about their well that is often overlooked and not necessarily retained.

Another issue that has emerged in recent years regards ownership of wells in certain developments, specifically what might be categorized as cluster developments. A traditional subdivision is a large parcel of land that is divided into individual lots, where the individual homeowner owns each lot. A cluster development generally sites homes on smaller parcels of land, where the additional land that could have been allocated to individual lots is converted to common open space for the residents. Ownership of the open space or common areas would depend on the specific agreement for the development. This means each homeowner may not necessarily have ownership of their individual water supply and/or subsurface sewage disposal system. In some instances the water supply well is deeded to the homeowner through a fee simple arrangement while open space areas might fall under an exclusive use agreement. A fee simple arrangement is a mechanism for deeding ownership to an individual. Exclusive use means the individual has the exclusive use of something, but does not own it. In order to determine what specifically the homeowner owns and what the development association owns, it is necessary to examine the agreement. Although cluster developments have redeeming positive qualities, they also pose regulatory challenges for drinking water supply and sewage disposal. Regardless of who is responsible for the private well, the unit owner or the association, it must be made clear in the declaration who is the responsible party. Failure to do so presents problems for local health officials as well as the unit owner in the situation where a repair or replacement well is required. A copy of the guidance developed by a separate workgroup is included in Appendix 3.

Purity of Supply for a New Private Water Supply Well

New private drinking water supply wells, hereafter referred to as private wells, are under the purview of the local Director of Health. Section 19-13-B101 of the Public Health Code requires new private wells to be tested by a state certified laboratory. If the results of the tests are in compliance with the Public Health Code (PHC), the Director of Health will approve the water supply as fit for human consumption. The list of required tests is relatively short. The required tests are total coliform bacteria, nitrate, nitrite, sodium, chloride, iron, manganese, hardness, turbidity, pH, sulfate, apparent color and odor. Connecticut General Statute (CGS) 19a-37 prohibits any regulation that may require the water in a private residential well be tested for organic chemicals. However this statute does provide the local Director of Health discretionary power to require a sample to be analyzed for organic chemicals when reasonable grounds exist to suspect that organic chemicals may be present in the private well. The workgroup considered whether to recommend the statute be rewritten to allow the DPH to require testing of private wells for organic chemicals. The consensus was that as the local Director of Health has the authority to require additional testing, the change was not needed. The workgroup suggested that the DPH and DEP, in conjunction with the Connecticut Environmental Health Association and Connecticut Association of Directors of Health, arrange to hold workshops across the state to educate directors of health and sanitarians on the importance of organic chemical testing and ways to evaluate the need for such testing.

The PHC standards for levels of contamination in a private well are based upon the standards set for public drinking water by the United States Environmental Protection Agency (EPA). The EPA and the section of the PHC relating to public drinking water define the maximum contaminant level (or MCL) as the maximum permissible level of a contaminant in water that is delivered to any consumer of a public water system. The section of the PHC relating to private wells defines the MCL as the maximum permissible level of a biological or chemical substance in water for a private water supply system. This section of the PHC also requires that MCLs for a private well conform to those specified in subdivisions (2), (3) and (4) of subsection (e) of section 19-13-B102 of the PHC. These sections of the PHC set standards for inorganic chemicals, pesticides, herbicides, polychlorinated biphenyls, and organic chemicals (generally volatile organic compounds or VOCs). The workgroup noted that currently there are no MCLs for private wells for radioactive chemicals. (Note that the EPA does not regulate private wells and therefore there are no federal standards for private wells.)

CGS 22a-471 allows the DPH to set action levels for heavy metals, volatile chemicals, pesticides and other non-naturally occurring chemical constituents in groundwater above which pose an unacceptable risk of injury to the health or safety of persons using such groundwater as a public or private source of water for drinking or other personal or domestic uses. The statute also allows the DEP to provide an interim short- and long-term supply of safe drinking water to persons whose private wells become contaminated from non-naturally occurring pollutants until such time the polluter is identified and takes responsibility for providing an alternative water supply to all affected or potentially affected well owners or, in cases where the polluter can not be identified, the DEP's

potable water program in conjunction with the municipality where the pollution occurs takes on the responsibility for providing affected well owners with an alternative water supply. Under the latter scenario, the work is funded through a state grant made available by the DEP to the municipality.

These action levels as described above are not considered MCLs. CGS 19a-37(d) prohibits the Director of Health from withholding a certificate of occupancy from any water quality test on a private residential well pursuant to this section, unless such test results indicate that any MCL applicable to public water supply systems for any contaminant listed in the PHC has been exceeded. The PHC contains MCLs for many substances, but not all substances. There have been instances where contaminants that do not have MCLs were found in private wells at concentrations above the action level set by the DPH. CGS 19a-37(d) does not allow the DPH or the Director of Health to not issue a CO in these instances because no MCL exceedances have occurred. The workgroup recommends that this statute be repealed, or the DPH develop a process for setting MCLs for certain contaminates that currently do not have MCLs and are considered to be prevalent in the groundwater of Connecticut and at concentrations that pose a risk to public health.

The Radionuclides Rule was recently modified by EPA requiring community public water supplies to begin monitoring for uranium. As a result of the monitoring it was found that several areas of Connecticut had naturally occurring uranium deposits in the bedrock causing levels of uranium in the drinking water to exceed the MCL. As a result of this the DPH notified local health departments/ districts if public water supply wells in their area had MCL violations for uranium. A recommendation was also made to test private wells in the same area for uranium. In most cases this was accomplished, but there were instances where this did not happen in a timely manner and in other instances homeowners refused access to their wells and testing could not be performed. When the information was made public, there was much concern among the citizens in the affected areas. As there are currently no standards for radionuclides for private wells in Connecticut, it is recommended that the regulations for private wells be expanded to include the MCLs for radionuclides. The workgroup also noted that recent legislation was passed by the Connecticut General Assembly requiring the DPH notify the chief local elected official of a municipality in the event a public water supply has an MCL violation.

If a private well has contaminants above the MCL, there are generally treatment systems available that will remove or lower the contaminant to a safe level. The problem with such systems is that they typically generate a backwash and, in many cases, the wastewater is discharged to an on-site septic system. The PHC prohibits the discharge of backwash from water treatment systems to on-site septic systems. Discharges of wastewaters from water treatment systems (e.g., water softeners, iron or manganese removal filters, etc.) to surface waters, sanitary sewer systems (if the level of contaminants in the backwash exceed applicable discharge limits set by the POTW (publicly-owned treatment works)), subsurface sewage disposal systems (SSDS) or to the ground surface are prohibited unless otherwise authorized by the DEP. In some instances

the Commissioner of Public Health may authorize limited volumes of water treatment wastewater to discharge to a SSDS. Some wastewater discharges can actually damage a subsurface sewage disposal system and result in costly repairs. For a dwelling that is not on a public sewer, a separate subsurface wastewater disposal system (such as a drywell) could be installed at the same time the main subsurface sewage disposal system is installed, thus minimizing costs to the prospective homeowner. Any on-site disposal of water treatment system wastewater via a separate/dedicated subsurface disposal system must be in accordance with a DEP General Permit for such Point of Entry system discharges.

The DPH is in the process of developing a database for private well information. It would be helpful if the certified environmental laboratories that perform water testing for new private wells submitted their data to the DPH in an electronic format. This could then be uploaded into the database allowing DPH to developing reports and mapping of well water in the state.

Recommendations for Ensuring the Adequacy and Purity of Supply for Private Wells

- Require a well pump installation record be completed prior to the issuance of a certificate of occupancy for new wells. In the event a replacement well pump is needed, a pump record must be completed within 60-days on installation. All records are to be submitted to the Director of Health. See Appendix 1 for proposed regulation changes and example record.
- Require DEP to complete a General Discharge Permit or develop final guidance for wastewater derived from water treatment systems associated with private wells.
- The DPH should develop a mechanism for setting MCLs for contaminants that currently do not have MCLs and are considered to be prevalent in the groundwater of Connecticut at concentrations that pose a risk to public health. The MCLs should be consistent with the state drinking water action levels established by the DPH pursuant to section 22a-471 of the CGS.
- Modify the PHC to include existing MCLs for radionuclides to apply to private wells.
- The DPH should issue a circular letter to the Directors of Health recommending that wherever possible, the sanitary radius of a new private residential well be located on the same property as the well, or alternatively if any part of the sanitary radius is not on the same property as the well, recommend that part be upon a designated conservation area (such as designated open space, wetlands, etc.) or other area that would have little or no impact on adjoining property.
- For new construction, require additional storage capacity if a dwelling has more than four bedrooms. Additional capacity would be 150-gallons per bedroom. See Appendix 1.

- In the event a second well is installed on a given property and the second well is within the sanitary radius of the drinking water supply well, the Director of Health should require a simultaneous yield test of the two wells.
- The DPH should develop outreach materials for health departments and districts to disseminate to the public concerning private wells and excessive water use.
- The DPH should issue a circular letter to Local and District Health Departments recommending they consult with the local building officials regarding new construction and the installation of drywells if it is likely a water treatment system will be required. The decision to require installation of drywells would be left to the local municipality.
- For new private wells, require environmental laboratories that perform testing on the well to submit the data to the DPH in a format acceptable to the Commissioner. See Appendix 2.
- The DPH and DEP in conjunction with the Connecticut Association of Directors of Health and Connecticut Environmental Health Association, educate directors of health and sanitarians on ways to evaluate adequate yields for domestic purposes and the need for testing parameters above and beyond the normal testing requirements for a CO.
- The Well Drilling Code should be modified to include yield and storage requirements for all private water systems.

Replacement Wells for Marginal Properties

There are many existing homes in Connecticut that were built before regulations were developed or under less restrictive regulations than the current regulations, for private wells and subsurface sewage disposal systems (SSDS). For some of these homes with small lots, there is not enough physical area for a private well to be installed and still meet the setback requirements mandated by the PHC. These are referred to as marginal lots or properties. Many of these homes are located along lakes or the shoreline. In instances where the home is along a lake, the home may be served by public drinking water, a private well, or use lake water for all uses except drinking and cooking.

The PHC does not allow a private well be installed on a lot unless the lot is served by:

1. Public sewers; or
2. There exists a fully code complaint SSDS; or
3. There is enough area to install a fully code complaint SSDS.

There are homes in the state on marginal lots served by both a private well and a SSDS. The SSDS may or may not be code compliant. In some cases the private well may become unusable due to contamination or lack of water. In these cases the building inspector could condemn the property for lack of an adequate supply of water. For these situations, the DPH and local directors of health would like the ability to allow a replacement well be installed through a variance mechanism. In such situations the goal would be to make an existing situation better and prevent condemnation of an existing home. Such a variance mechanism would require DPH approval. The workgroup has drafted proposed regulations for this variance mechanism. See Appendix 4.

Appendix 1

Proposed Regulations for Additional Storage Capacity

And

Well Pump Records

Sec. 25-128-39. Adequate relations of diameter, depth, and yield

Wells shall be of adequate diameter and depth to be capable of yielding the quantity of water required by the user. For the use of an individual household, a bedrock well of six (6) inches in diameter shall be satisfactory when it is capable of yielding:

(a) five (5) gallons per minute and has a storage available of seventy-five (75) gallons or has a water column depth of one hundred (100) feet, whichever is greater;

(b) three and one half (3 1/2) gallons per minute and has a storage available of one hundred fifty (150) gallons or has a water column depth of one hundred fifty (150) feet, whichever is greater;

(c) two gallons (2) per minute and has a storage available of two hundred twenty-five (225) gallons or has a water column depth of two hundred (200) feet, whichever is greater;

(d) one gallon per minute and has a storage available of four hundred (400) gallons or has a water column depth of three hundred seventy-five (375) feet, whichever is greater;

(e) one half (1/2) gallon per minute and has a water column depth of four hundred fifty (450) feet or has a storage available of six hundred (600) gallons, whichever is greater.

(f) storage may be provided using combinations of hydro pneumatic tanks and/or non-pressurized tanks with booster pumps.

(g) wells yielding less than one half (1/2) gallons per minute shall be pump tested for at least eighteen hours (18) to prove the well yield. It is not recommended that a well with less than one half (1/2) gallon be used as the only supply for an individual household.

(h) for residential buildings served by a private residential well with a yield less than 10 gallons per minute, and containing more than four bedrooms, extra storage capacity shall be provided. The extra storage capacity shall be 150-gallons or 100 feet of additional depth of the water column per bedroom, or combination thereof, in excess of four bedrooms.

In the event, however, that in the opinion of the Board, special or unusual geological, hydrological, or other circumstances shall exist in the construction of any well, the Board may determine the minimum requirements of diameter, depth, and yield for the well.

25 - 128 -65 (NEW) Pump records for private wells

The individual installing the pump for a new private residential well shall complete a well pump record on forms, provided by the department. This record must be submitted to and approved by the Director of Health prior to the issuance of a

certificate of occupancy. For a replacement pump said record shall be submitted to Director of Health within 60-days of installation of the pump.

EXAMPLE WELL PUMP INSTALLATION RECORD*

Please Print - All Application Must Be Completed Prior To Approval

Well Location

Lot_____ Street_____ Town_____

Owner_____

Address_____

Job Type: New_____ Repair_____

Well	Pump	Tank
Type_____	Type_____	Type_____
Depth_____	Make_____	Make_____
GPM _____	Model_____	Model_____
Static Level_____	HP Rating_____	Capacity_____ GAL
Casing Length_____	Test Pres_____ PSI	Test Pres _____ PSI
Vented: Yes_____ No_____	Working Pres _____ PSI	Working Pres _____ PSI
If yes, where?_____	Capacity_____ GPM	
	Pump Depth _____	

Was well disinfected per Public Health Code Section 19-13-B51 K(c)? Yes_____ No____

Type Chlorine_____ Amount Chlorine_____

Pipe:

Type Pipe Installed:_____ Length_____ Size_____

Please Print:

Applicant: _____ License No._____

Company Name _____ Phone _____

Address_____

Street Town State ZIP

Applicants Signature_____ Date_____

*Adopted from the Southbury Health Department

Appendix 2

Proposed Regulations for Allowing MCLs for Radionuclides to Apply to Private Wells

19-13-B101. Testing of water quality in private water supply systems

(a) Definitions. As used in this section:

(1) "Approved laboratory" means a laboratory facility issued a certificate of approval by the Department of Public Health pursuant to sections 19-4-1, 19a-36-a25 through 19a-36-a33, and 19a-36-a57 through 19a-36-a63 of the regulations of Connecticut State Agencies.

(2) "Consumer" means any private dwelling, hotel, motel, boarding house, apartment building, store, office building, institution, mechanical or manufacturing establishment or other place of business or industry to which water is supplied by a source of private water supply.

(3) Department" means the Connecticut Department of Public Health.

(4) "Disinfected" means pathogenic organisms in the water have been deactivated by chemical oxidants such as chlorine or equivalent agents.

(5) "Domestic purposes" means drinking, bathing, washing of clothes and dishes, cooking, and other common household uses.

(6) "Local Director of Health" means and includes the city, town, borough, or district Director of Health and any person legally authorized to act for the local Director of Health.

(7) "Maximum contaminant level (MCL)" means the maximum permissible level of a biological or chemical substance in water for a private water supply system.

(8) "Organic chemicals" means all substances listed in section 19-13-B102(e) (4) of the regulations of Connecticut State Agencies.

(9) "Private water supply system" means any source of private water supply serving a single consumer and less than twenty five (25) persons, and used for drinking or other domestic purposes.

(10) "Qualified individual" means a licensed sanitarian, local Director of Health, employee of the department, employees of local or state agencies as part of their regulatory or statutory responsibilities, or a person, including an owner or general contractor of a residential construction on which a private water supply system is located, found to be qualified by an approved laboratory to collect water samples from a private water supply system for submission to that laboratory.

(11) "Source of private water supply" means any surface water, spring, well, or underground water source from which water is available by a private water supply system for domestic purposes.

(b) A sample of water collected from a private water supply by a qualified individual shall not be analyzed by the approved laboratory unless it is accompanied by a statement signed by the qualified individual indicating the location of the sample and the address of the private water supply.

(c) MCLS for a private water supply system shall conform to those specified in subdivisions (2), (3), [~~and~~] (4) **and (5)** of subsection (e) of section 19-13-B102 of the regulations of Connecticut State Agencies. The MCL for total coliform bacteria in a private water system is exceeded if the analytical result of the water sample is positive for total coliform bacteria.

(d) The owner of a private water supply system shall have the source of the private water supply sampled directly or sampled from a cold water faucet supplying water for domestic purposes that is located within the building. If water treatment is provided the

owner shall have the sample collected prior to any treatment. The sample shall be at a minimum analyzed for total coliform, nitrate, nitrite, sodium, chloride, iron, manganese, hardness, turbidity, pH, sulfate, apparent color, and odor. The local Director of Health shall require a sample to be analyzed for organic chemicals when reasonable grounds exist to suspect that organic chemicals may be present in the private water supply system. For purposes of organic chemical analyses reasonable grounds means any information that is known by the local Director of Health that indicates that at the time of sampling the particular private water supply system is located on or in proximity to land associated with the past or present production, storage, use, or disposal of organic chemicals or such information as derived from a phase I environmental site assessment. In the event nitrate is at or greater than 10 milligrams per liter and the local Director of Health has reasonable grounds to suspect such pesticides or herbicides are present the sample shall also be tested for alachlor, atrazine, dicamba, ethylene dibromide (EDB), metolachlor, simazine and 2, 4-D. For purposes of these seven pesticide or herbicide analyses, reasonable grounds includes but is not limited to any information that is known by the Director of Health at the time of sampling that the particular private water supply is located on or in proximity to land where any of these seven pesticides or herbicides are or were applied on or in proximity to land used for the production, storage, use or disposal of any of these seven pesticides or herbicides or such information as derived from a phase I environmental site assessment. Compliance with this section shall conform to the following conditions as applicable:

(1) The water quality of a newly constructed source of private water supply shall be sampled by a qualified individual and analyzed by an approved laboratory. The private water supply system shall have been disinfected and the system shall not be sampled until all disinfectant has dissipated. The results of such analyses and a statement signed by a qualified individual attesting to the exact address and location of sampling shall be reported by the approved laboratory to the local Director of Health of the municipality where the property is located within thirty (30) days of the completion of such analyses. Approval by the local Director of Health that the results of the laboratory analyses comply with MCLS applicable to this section shall be obtained before the private water supply is used for domestic purposes.

(2) If an existing private water supply system is sampled within six (6) months of the sale of the property on which the private water supply system is located, it must be sampled by a qualified individual and analyzed by an approved laboratory. The results of the analyses conducted shall be reported by the approved laboratory to the local Director of Health of the municipality where the property is located **and the Commissioner of Public Health in a format specified by the Commissioner,** within thirty (30) days of the completion of the analyses. A test of a private water supply system shall not be required by this section as a consequence or condition of sale, exchange, transfer, purchase or rental of the real property on which the private water supply system is located. (e) This section shall apply to purchase agreements or contracts for the sale of real estate executed on or after December 30, 1996 where title to real estate has not yet passed and to transfers of real estate occurring between December 30, 1996 and the effective date of these regulations where the tests or analyses described in this section were not performed prior to the transfer.

Appendix 3

Draft Guidance for Local Health Departments and Districts Regarding Private Wells and Cluster Developments

CLUSTER DEVELOPMENT GUIDANCE FOR LOCAL HEALTH AUTHORITIES

Cluster developments have become a popular alternative to the traditional housing development. A traditional subdivision is a large parcel of land that is divided into individual lots, where the individual homeowner owns each lot. A cluster development generally sites homes on smaller parcels of land, where the additional land that could have been allocated to individual lots is converted to common open space for the residents. There are some environmental merits for cluster developments, e.g. open space, conservation, storm water management, etc. A cluster development may be termed an open-space development, conservation development, hamlet style, farm village, or other unique name coined by proponents and developers. Take for example a 100-acre parcel. A traditional development might have 50 houses on two-acre lots. A cluster development for the same parcel might have 50 houses on 1/2-acre lots, with the houses "clustered" in several groups. This would result in the houses being on 25 acres and leaving 75 acres of open space. The open space could be owned by all the homeowners through an association or other mechanism.

Ownership of the open space or common areas would depend on the specific agreement for the development. This means each homeowner may not necessarily have ownership of their individual water supply and/or subsurface sewage disposal system. Many times the water supply well is deeded to the homeowner through a fee simple arrangement while open space areas might fall under an exclusive use agreement. A fee simple arrangement is just a mechanism for deeding ownership to an individual. Exclusive use means the individual has the exclusive use of something, but does not own it. In order to determine what the homeowner specifically owns and what the development association owns, it is necessary to examine the agreement. Although cluster developments have redeeming positive qualities, they also pose regulatory challenges for drinking water supply and sewage disposal.

Typically, the rationale of allowing cluster development is a local land use decision that fits into the municipal government's overall planning scheme. Issues like drinking water supply and sewage site development must be consistent with the Connecticut Public Health Code. The Connecticut Department of Public Health (DPH), therefore, offers this document to provide guidance to the Local Health Authorities in water supply site approval for Cluster Developments. This guidance is intended for the circumstances in which the development is not served by public water and the homeowner **OWNS the well.**

There is no intent on the part of DPH to promote any form of development growth over another. Traditionally DPH has encouraged the expansion and growth of community public water systems but certainly recognizes that private well usage under the proper conditions is a valid development method of providing potable drinking water.

REGULATORY DESIGN ISSUES – WATER SUPPLIES

Clustering of services such as domestic waste disposal and domestic well development create additional issues. To address concerns regarding natural resource contamination, low yield aquifers, hydrogeological influences or interferences, and other issues, the DPH suggests the following design issues be considered when a cluster development is being proposed.
The following items are requirements of the Public Health Code and are therefore mandatory for any development:

- All proposed water supply wells must meet all current Public Health Code requirements in addition to the Well Drilling Code statutes and regulations.
- If the homeowner owns the water supply and meets the definition of "Private Water Supply system" that is: "Any source of private water supply serving a single consumer and less than twenty-five (25) persons, and used for drinking or other domestic purposes". (Refer to Public Health Code Sec. 19-13-B101) This would then be considered a private well development.
- If a water analysis (performed by a certified laboratory) indicates water treatment is necessary, then a designated site for treatment residuals containment must be identified. The Public Health Code prohibits using a septic system for disposal of water treatment waste. Wastewater discharges require permitting by the DEP.
- The homeowner must be made aware of their own responsibilities regarding maintenance of the well and the purity and/or adequacy of supply. This could be accomplished by supplying outreach materials to the new well owner.

The following are recommendations made by the DPH. Local health authorities should consider these depending on the specific situation.

Exploratory Wells
Due to the nature of cluster developments, securing a sufficient water supply may be difficult may be difficult due to site limitations and restrictions. Therefore the DPH is recommending additional measures be taken to eliminate and/or minimize any potential problems by using this guidance. The loss of adequate potable water supply can be devastating to a homeowner in terms of property value and day to day living. Additionally, the State Building Code indicates the lack of a potable water supply can be grounds for condemning a dwelling for human occupancy. Some areas of Connecticut also lack either adequate groundwater or water fit for consumption. In these cases or in areas where the groundwater quality and quantity are unknown, it advisable that an exploratory well be installed prior to issuing a construction permit.

The purpose of the exploratory well is to determine the adequacy and purity of the water supply. This can be accomplished by determining the well yield and having the water analyzed by a state certified laboratory for potability. With this in mind it is recommended the well be constructed according to the existing regulations. The well could also be used as a water supply for a future home.

Other Recommendations

- Wells located too close to each other may adversely affect the well yield. Therefore potable wells should not be sited any closer than 25 feet from another potable well. (Anticipated yield less than 10-gpm).

- Any well within a 50 ft. protective area of another well (anticipated yield less than 10-gpm) should be yield tested simultaneously to determine potential influence on one another. Yield may need to be reduced in order to ensure a stable draw down. The lowest yield well may need to be applied to all wells being influenced. (e.g. one well at 7-gpm but influences another well at 4-gpm. Then both wells should be rated at 4-gpm each)

- Adequate storage capacity can help in situations with low or marginal yields. It is strongly recommended that the minimum hydropneumatic storage have a useable 80-gallon capacity. Also, note the Well Drilling Code requirements for storage requirements for new wells. (Sec.25-128-39)

- A lack of potable water can be grounds for condemning a dwelling per the State Building Code (Section P2901.1). If a given homeowners well were to fail, there must be an area where a new well could be installed. A designated alternate site(s) for each private homeowner's well needs to be identified, that also meets all Public Health Code requirements (Sec.19-13-B51(d)). This could be designated in a conservation area or other satisfactory site.

Final Comments:

Although "cluster developments" can work well if designed properly, there is no guarantee that on-site water supply wells will be sufficient for the intended use, however there are steps that local approving agencies can take to minimize potential problems.

As previously stated, the municipal government can make land use decisions and always has the authority and opportunity to require adherence to design guidance by adopting local ordinances, which ultimately, can be more stringent than State Regulations.

It may be advisable to record comments pertaining to the development directly on the site plans. For instance if the developer indicates a certain area is designated for replacement wells or subsurface sewage disposal systems, noting the area on the site plans so that the local planning and zoning can review it would be appropriate. Towns may wish to adopt other formats of documenting this information so that potential homebuyers are adequately informed. Local Health Departments/Districts may consider incorporating any recommendations into local ordinances for ease of enforcement.

Certainly in the last few years it has become more common for developers submit legal documents concerning ownership of wells and septic systems that appear to try and circumvent the Certificate of Public Convenience and Necessity process and/or DEP sewage disposal jurisdiction. Often these documents are difficult for a non-lawyer to understand. It is prudent for the local health department/district to ask straightforward questions regarding the ownership of the wells and septic system and require a certification from the developer.

The Department of Public Health is available for technical assistance, as necessary, to the Local Health Authorities.

Appendix 4

Proposed Regulations for Allowing a Variance to the Public Health Code for Installation of a Replacement Private Well

And

Recommended Information To Be Submitted For Application For Variance For Well Separating Distances

Section 19-13-XXXXX Variances for Replacement Wells for Private Water Supply Wells

(a) Definitions. For the purposes of this section:

(1) Private water supply well means a water supply well serving a single customer and less than twenty-five (25) persons, and used for drinking or other domestic purposes.

(2) Replacement Well means a water supply well intended to replace an existing private water supply well.

(3) Variance means a reduction to the separation distances specified in Section 19-13-B51d of the Regulations of the Connecticut State Agencies (RCSA).

(b) This section applies only to replacement wells where the proposed replacement well does not fully meet the requirements of Section 19-13-B51d of the RCSA and is replacing an existing well that may also not be in compliance with the existing RCSA. This section does not apply to public water supply wells or properties not served by an existing private well. The owner of the proposed replacement well shall submit an application for a variance to Section 19-13-B51d to the local Director of Health on forms prescribed by the Commissioner of Public Health (Commissioner). The local Director of Health shall then review the application, and if in agreement forward the application to the Commissioner within 30-days of receiving a complete application.

(c) The Commissioner shall review the application and any supporting documentation the Commissioner deems necessary, in order to determine if a variance to the requirements Section 19-13-B51d of the RCSA is warranted. The review of the application and supporting documentation shall be completed within 30-days of receiving a complete application and all associated documentation. If the Commissioner determines the replacement well is not warranted, the application shall be denied. The Commissioner may grant a variance upon finding that:

(1) The existing private water supply well has been rendered non-potable as evidenced by laboratory testing of the water supply or the well no longer produces sufficient potable water for drinking or other domestic use as determined by a reliable

well yield test performed in accordance to the Well Drilling Code; or the proposed replacement well location will be more protective of public health; and

(2) There is no community water supply system available as specified in Section 19-13-B51m of the RCSA; and

(3) The applicant must show the installation of the replacement well will not have a detrimental effect upon the existing sewage disposal system for the property and the proposed well does not diminish the septic repair area.

(4) The Commissioner has made a finding that it is unlikely that the replacement water supply well will become non-potable under existing site conditions and will improve the existing condition.

(i) In order to ensure the integrity of the replacement well and protect the water supply, the Commissioner may require additional safeguards and testing above the requirements of existing regulations and statutes. Such safeguards shall be solely at the discretion of the Commissioner.

(ii) The applicant shall provide a plot plan, certified by a professional engineer or licensed land surveyor, which identifies the location of wells and any sources of pollution on any properties directly adjacent to the property in question or within the sanitary radius of the proposed well. The local Director of Health or his agent shall perform an on-site inspection of the property prior to forwarding the application to the Commissioner. The Commissioner shall take this information into account while evaluating the application.

(iii) The applicant shall notify the owners of any adjacent properties within the sanitary radius of the proposed well by certified mail of the location of the proposed replacement well.

(iv) In the event a variance is granted, the variance shall be noted on the land records, or other means discoverable in a title search, and made available to prospective buyers in the event the property is sold or renters if the property is rented.

(5) All other requirements of the Connecticut General Statutes and the RCSA regarding water supply wells have been met.

(d) Upon granting a variance or denying the application, the Commissioner or his designee shall notify the local Director of Health in writing. The local Director of Health shall notify the applicant of the Commissioners findings within 5-business days after receiving said notification. If the variance is granted, the local Director of Health shall issue a permit for the replacement well within 5-business days of receiving notification by the Commissioner in accordance with Section 19-13-B51m of the RCSA.

INFORMATION RECOMMENDED TO BE SUBMITTED FOR APPLICATION FOR VARIANCE FOR WELL SEPARATING DISTANCES

The applicant should provide the following information concerning the location of proposed well requiring exceptions to PHC 19-13-B51d, to include information on properties directly adjacent to the subject property as necessary.

Ideally, the information will be presented on a "to scale" drawing, as appropriate.

- Lot size, with dimensions of property lines
- Proposed well location
- Location of any other wells on subject or adjacent properties
- Location of any sanitary sewer lines
- Location of any subsurface sewage disposal systems, including reserve areas
- Location of footing drains, including footing drain discharge piping.
- Location of storm water drainage systems, or groundwater control systems
- Location of wetlands and watercourses, including intermittent streams
- Location of nearest public water service, if within 200' of the subject property line
- Location of in-ground fuel tanks, including propane
- Location of other structures, including pools
- Private conservation or other easements
- Location of any underground utilities (telephone, electrical, gas, etc.)
- 100 year flood elevation, if applicable
- Statement as to anticipated water consumption needs

-

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Drinking Water Section

November 1, 2022

Juliet Hodge
Planning Director, Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

RE: Avery Brook Homes LLC's Proposal to Develop a 36-Lot Subdivision on the Parcels of Land Located at 94, 96, 98 and 100 Stoddards Wharf Road in Ledyard, Connecticut.

Dear Ms. Hodge,

The Department of Public Health Drinking Water Section's Source Water Assessment and Protection Unit has reviewed a proposal to develop a 36-lot subdivision at 94, 96, 98 and 100 Stoddards Wharf Road in Ledyard, Connecticut. Please refer to the attached report for our comments.

If you have any questions, you may contact Lisette Stone of this office at lisette.stone@ct.gov.

Sincerely,

Eric McPhee

Eric McPhee
Supervising Environmental Analyst
Drinking Water Section

Cc: Wendy Brown-Arnold, Supervisor of Land Use Activities, Ledge Light Health District
Ron Gaudet, Director of Utilities, Groton Utilities
Peter Gardner, President, Dieter & Gardner Inc.
Harry B. Heller, Heller, Heller & McCoy Attorneys at Law

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410 Capitol Avenue, P.O. Box 340308
Hartford, Connecticut 06134-0308
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Affirmative Action/Equal Opportunity Employer

MEMORANDUM

Subject: Review of Avery Brook Homes LLC, Project Proposal for a 36-Lot subdivision on the parcels of land located at 94, 96, 98 and 100 Stoddards Wharf Road in Ledyard, Connecticut, Pursuant to Connecticut General Statutes (CGS) CGS Section 25-32f

Date: November 1, 2022

Pursuant to Connecticut General Statutes (CGS) CGS Section 25-32f, the Department of Public Health Drinking Water Section has reviewed the proposal of one Avery Brook Homes, LLC, to develop a subdivision of 36 individual housing units, each with a dedicated private drinking water well and subsurface sewage disposal system (a.k.a. septic system), on a ± 9.4 acre area of land located at the integrated parcel formerly 94, 96, 98 and 100 Stoddard's Wharf Road, in the town of Ledyard, Connecticut and offers the follow comments.

The location of proposed development is approximately 245' Southeast of the Billings Avery Brook Diversion, a public drinking water source, and entirely within the reservoir's associated public drinking watershed. This reservoir is currently utilized as a source for drinking water supply by Groton Utilities (PWSID CT0590011), a public water system that serves over 30,000 people.

In order to protect drinking water resources, the Department of Public Health provides the following comments during the design and approval phase of this proposed development:

- It is recommended that Avery Brook Homes LLC coordinate with Ledge Light Health District, the Town of Ledyard and Groton Utilities in a comprehensive review of the site's Water Study (July 6th 2022, GEI Consultants) to ensure hydrogeological data reflect that the quality and supply of public drinking water resources will not be adversely impacted by the development, use or maintenance of the proposed subdivision.

- Pursuant to the Regulations of Connecticut State Agencies (RCSA) Sec. 19-13-B32(c) Sanitation of Watersheds; *No sewage disposal system shall be located on any watershed, unless such a facility is so constructed that no portion of the contents can escape or be washed into the stream or reservoir*. It is recommended that the Town of Ledyard and Ledge Light Health review and consult if additional protections may be necessary to mitigate the potential for mobilization of contaminants from the construction and collective use of 36 individual subsurface sewage disposal systems within the drinking water watershed.

- It is recommended that consideration be given to the carrying capacity of the aquifer for the large number of wells to be constructed on this lot. Yield tests of all 36 wells are to be conducted for each well as part of the development requirements; it is recommended that consideration be given to monitoring adjacent wells during the testing process or conducting simultaneous yield tests to determine the ability of the aquifer to reliably sustain all of these sources. Results of any monitoring should be provided to the Department of Public Health and Ledge Light Health

District with any other evidence illustrating that the wells will be able to provide an adequate water supply to the residences.

- The Regulations of Connecticut State Agencies (RCSA) Section Sec. 19-13-B32(h) was promulgated to limit the impact of road salt on drinking water watersheds. Considerations for placement of the 36 residential wells and management of snow/ice mitigation on the property should reflect the concern that sodium and chloride are increasing in public water supplies, including Groton Utilities.

- A comprehensive stormwater management plan, consistent with the Town of Ledyard's Stormwater Management Plan, should be incorporated into the construction design and maintenance of the subdivision to ensure that runoff from impermeable surfaces will not compromise the quality of subdivision residential wells or public drinking water resources. Green Stormwater Infrastructure (GSI) and Low Impact Development (LID) methods are recommended for incorporation into the design, construction and maintenance of the subdivision to prevent any pollutants from being discharged and/or mobilized within drinking water resources.

- The Department of Public Health, Ledge Light Health District, Groton Utilities and the Town of Ledyard should be granted reasonable access at regular intervals to ensure that the proposed development is constructed, operated and maintained in a manner that is protective of the public drinking water resources.

- The Town of Ledyard should ensure that the proposed construction activities are consistent with the policies of GMP #5 of the Conservation and Development Policies Plan for Connecticut 2018-2023 (C and D Plan). This Plan serves as a guidance for all development in the state. Growth Management Principle #5 (Protect and Ensure the Integrity of the Environmental Assets Critical to Public Health and Safety) of the C and D Plan states:

  "It is also important that municipal land use commissions fully consider the broader regional implications of their decision-making processes, whenever there are potential impacts to the integrity of environmental assets and working lands that are critical to the well-being of citizens beyond their local boundaries."

- Pursuant to Connecticut General Statute (CGS) 19a-37 (2), newly constructed private wells must be tested for water quality with results submitted by the conducting laboratory to Local and State Health Departments within 30 days of testing. While on-going testing of existing private wells may not be required at this time, it is important to take proactive and preventative measures to ensure that drinking water quality maintains the highest of standards for its consumers.

The below guidance is provided in support of the recommendations provided herein.

DPH

- Recommendations for Testing Private Wells and Semipublic wells

EPA

- Prevent Water Well Pollution
- Drinking Water From Household Wells

UCONN Center for Land Use Education and Research (CLEAR):

- Green Stormwater Infrastructure (GSI) and Low Impact Development (LID)
- The State of Low Impact Development in Connecticut
- CT Nonpoint Education for Municipal Officials (NEMO): Stormwater Basics

DEEP

- Connecticut Stormwater Quality Manual
- Stormwater Quality Worksheet

Summary of CGS § 8-30g, Connecticut's Affordable Housing Land Use Appeals Act

for the Ledyard Planning and Zoning Commission

September 19, 2022

In 1989, the Connecticut Legislature passed a law to facilitate the construction of affordable housing where municipal zoning would otherwise prevent its construction. CGS § 8-30g recognized that affordable housing was concentrated in the state's urban centers, and that zoning regulations in many municipalities limited opportunities for the construction of affordable housing.

In municipalities where less than 10% of housing meets the statute's definition of affordable housing, developers may seek approvals for affordable or mixed-income developments even when they do not meet a property's zoning regulations. Appeals of zoning denials under 8-30g follow an alternative appeals procedure. To win an appeal, a Zoning Commission must prove that:

- The denial was necessary to protect substantial public health and safety interests that clearly outweigh the need for affordable housing and cannot be protected by making reasonable changes to the application; OR
- The development is (a) not receiving government housing assistance funds and is (b) located in an industrial zone that does not permit residential uses.

Definition of Developments Facilitated by 8-30g

At least 30% of housing units in a development seeking approval under 8-30g must be affordable, with at least 15% affordable to households earning no more than 80% of median income and at least 15% affordable to households earning 60%. Housing is considered affordable when it costs its occupants no more than 30% of income, including the cost of utilities. For the purposes of 8-30g, median income is defined as the lesser of Connecticut's state median income or the property's Area Median Income, as determined by HUD. As shown below, a three-person family would qualify for income at the 80% AMI threshold if the family earns no more than $70,650 per year. Their housing could cost nearly $1800 per month (including utilities) and be considered affordable to the family. Different funding programs support the development of housing at lower income levels, including for extremely low-income households, which earn roughly 30% of the area median income, or less.

HUD Metro Area	Median Family Income	Income Category	Persons in Family			
			1	2	3	4
Norwich-New London CT HUD Metro FMR Area	$102,700	Low Income (80%)	$62,600	$71,550	$80,500	$84,900
		Equiv. Monthly Housing Budget	$1,565	$1,789	$2,013	$2,123
		Very Low Income (50%)	$39,450	$45,050	$50,700	$56,300
		Equiv. Monthly Housing Budget	$986	$1,126	$1,268	$1,408

Developments may receive government subsidies for construction, but may also be "internally financed," where the profits from market-rate units offset the costs of maintaining the affordable units. At the time of application, the developer must submit an "Affordability Plan" which, among other requirements, establishes what person or entity will be responsible for ensuring the affordability of the required units, and details a marketing plan for the affordable units which meets affirmative fair housing requirements.

Temporary 8-30g Moratorium

Municipalities may also be temporarily exempted from some 8-30g applications after new affordable housing is created within a municipality. A four-year moratorium on 8-30g applications is granted when the number of new affordable units reaches a threshold amount determined by formula. The moratorium does not apply to a) applications for housing where at least 95% of units are affordable to households at 60% AMI or b) applications for assisted (government subsidized) housing of not more than 40 units.

Municipalities earn "Housing Unit Equivalent" points for new affordable housing that vary based on the type of housing and the affordability target. In order to achieve a moratorium, municipalities must earn points that are the greater of 2% of the housing stock as of the last decennial census (which is 120) or (as of 2022) 75 points. The 120-point threshold would apply to Ledyard.

Moratorium Calculation- Points per Unit as of Oct. 1, 2022 (+ means bonus)	
Family unit, owned, 80% AMI	*1*
+60% AMI	*+0.5*
+40% AMI	*+1*
+Rental	*+0.5*
Elderly unit (80% AMI or less)	0.5
Market-rate set-aside unit	+0.25
Mobile Home in Qualifying Resident-Owned Mobile Home Park	1.5
Household at 80% AMI + 60% AMI	+.5

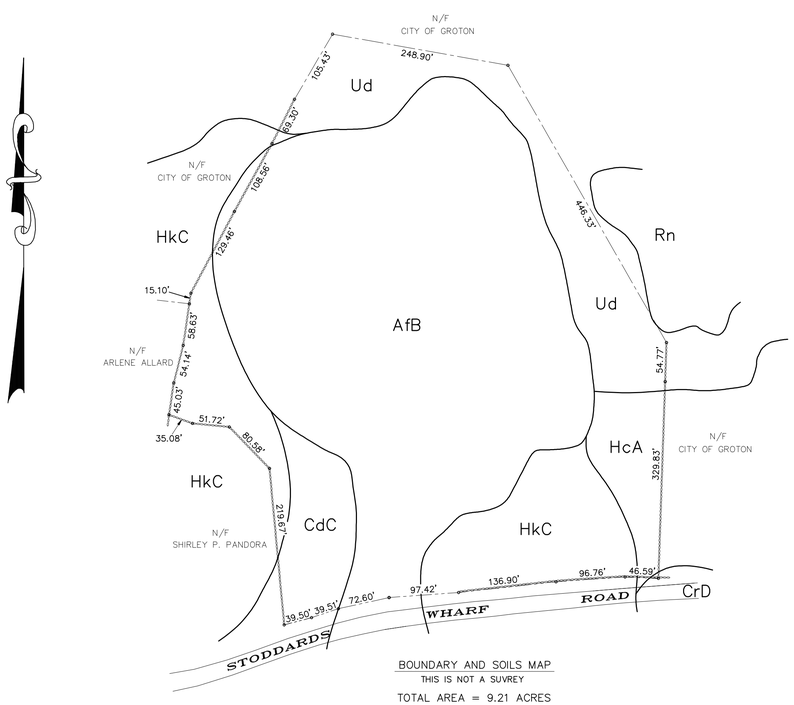
Four of the 6 deed restricted units are part of the Flatbrook Subdivision. Two approved units still have not been constructed. When all built, these would accrue 10.5 points that could be applied toward an eventual moratorium: 3 points for the three units at 80% AMI, 4.5 points for the three units at 60% AMI, and 3 points for the 12 associated market-rate units. One additional restricted unit is located at 83 Inchcliffe (2.5 points - 1.5 for being 60%. + .5 for being a rental unit, + .5 for the 2 market units); and one restricted unit at 6 Ledyard Lane which was part of a 3-Lot subdivision (2 points total - 1.5 points for being 60% + .5 for other 2 market rate units). Ledyard is a long way off from its 120-point threshold for a moratorium.

A hypothetical 20-unit affordable rental property would qualify for 35 points if half the units were affordable at 80% AMI (15 points) and half at 60% AMI (20 points).

2021 Affordable Housing Appeals List - Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2021 Percent Affordable
Ansonia	8,148	366	799	138	0	1,303	15.99%
Bloomfield	9,019	574	114	303	0	991	10.99%
Bridgeport	57,012	6,949	4351	815	19	12,134	21.28%
Bristol	27,011	2,006	950	1,031	0	3,987	14.76%
Danbury	31,154	1,652	1258	465	221	3,596	11.54%
Derby	5,849	275	314	102	0	691	11.81%
East Hartford	21,328	1,593	809	964	0	3,366	15.78%
East Windsor	5,045	559	37	102	0	698	13.84%
Enfield	17,558	1,360	221	592	7	2,180	12.42%
Groton	17,978	3,727	103	335	10	4,175	23.22%
Hartford	51,822	10,733	8,723	1,441	0	20,897	40.32%
Killingly	7,592	467	152	167	0	786	10.35%
Manchester	25,996	1,871	979	872	32	3,754	14.44%
Meriden	25,892	1,976	1,360	956	11	4,303	16.62%
Middletown	21,223	3,116	1,129	486	25	4,756	22.41%
New Britain	31,226	3,017	1,583	1,109	100	5,809	18.60%
New Haven	54,967	9,652	7,142	891	457	18,142	33.01%
New London	11,840	1,600	490	475	101	2,666	22.52%
North Canaan	1,587	148	0	14	0	162	10.21%
Norwalk	35,415	2,245	1,546	385	667	4,843	13.67%
Norwich	18,659	2,296	796	516	0	3,608	19.34%
Plainfield	6,229	377	196	191	4	768	12.33%
Putnam	4,299	413	63	70	0	546	12.70%
Stamford	50,573	4,219	2,073	383	1270	7,945	15.71%
Torrington	16,761	912	328	513	17	1,770	10.56%
Vernon	13,896	1,509	470	348	12	2,339	16.83%
Waterbury	47,991	5,385	3,156	1,597	48	10,186	21.22%
West Haven	22,446	1,024	2,119	395	0	3,538	15.76%
Winchester	5,613	350	170	84	0	604	10.76%
Windham	9,570	1,776	597	338	0	2,711	28.33%
Windsor Locks	5,429	297	154	224	0	675	12.43%

2021 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021 Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2020 Percent Affordable
Andover	1,317	24	1	29	0	54	4.10%
Ashford	1,903	32	0	32	0	64	3.36%
Avon	7,389	244	21	36	1	302	4.09%
Barkhamsted	1,589	0	5	21	0	26	1.64%
Beacon Falls	2,509	0	4	38	0	42	1.67%
Berlin	8,140	556	50	124	4	734	9.02%
Bethany	2,044	0	2	11	0	13	0.64%
Bethel	7,310	192	30	132	87	441	6.03%
Bethlehem	1,575	24	0	5	0	29	1.84%
Bolton	2,015	0	2	29	0	31	1.54%
Bozrah	1,059	0	3	27	0	30	2.83%
Branford	13,972	243	73	152	9	477	3.41%
Bridgewater	881	0	0	1	0	1	0.11%

New Canaan	7,551	175	19	5	21	220	2.91%
New Fairfield	5,593	0	2	53	17	72	1.29%
New Hartford	2,923	12	3	47	15	77	2.63%
New Milford	11,731	319	41	153	20	533	4.54%
Newington	13,011	531	128	437	36	1,132	8.70%
Newtown	10,061	134	7	80	32	253	2.51%
Norfolk	967	21	1	5	0	27	2.79%
North Branford	5,629	62	14	45	0	121	2.15%
North Haven	9,491	393	51	85	23	552	5.82%
North Stonington	2,306	0	1	21	6	28	1.21%
Old Lyme	5,021	64	2	14	3	83	1.65%
Old Saybrook	5,602	52	15	21	73	161	2.87%
Orange	5,345	46	10	10	6	72	1.35%
Oxford	4,746	36	3	26	0	65	1.37%
Plainville	8,063	205	46	282	22	555	6.88%
Plymouth	5,109	178	20	174	0	372	7.28%
Pomfret	1,684	32	2	13	0	47	2.79%
Portland	4,077	185	90	64	0	339	8.31%
Preston	2,019	40	5	38	0	83	4.11%
Prospect	3,474	0	4	43	45	92	2.65%
Redding	3,811	0	2	15	0	17	0.45%
Ridgefield	9,420	175	6	26	79	286	3.04%
Rocky Hill	8,843	235	62	157	0	454	5.13%
Roxbury	1,167	19	0	5	0	24	2.06%
Salem	1,635	0	4	30	0	34	2.08%
Salisbury	2,593	24	0	2	14	40	1.54%
Scotland	680	0	1	28	0	29	4.26%
Seymour	6,968	262	29	98	0	389	5.58%
Sharon	1,775	32	1	3	0	36	2.03%
Shelton	16,146	254	40	118	82	494	3.06%
Sherman	1,831	0	1	6	0	7	0.38%
Simsbury	9,123	289	63	86	0	438	4.80%
Somers	3,479	146	7	33	0	186	5.35%
South Windsor	10,243	443	57	186	12	698	6.81%
Southbury	9,091	90	7	31	0	128	1.41%
Southington	17,447	499	62	317	54	932	5.34%
Sprague	1,248	20	12	24	1	57	4.57%
Stafford	5,124	257	20	115	0	392	7.65%
Sterling	1,511	0	6	21	0	27	1.79%
Stonington	9,467	441	19	79	2	541	5.71%
Stratford	21,091	524	425	344	33	1,326	6.29%
Suffield	5,469	296	6	48	15	365	6.67%
Thomaston	3,276	104	5	97	0	206	6.29%
Thompson	4,171	151	13	42	0	206	4.94%
Tolland	5,451	127	12	95	3	237	4.35%
Trumbull	13,157	315	19	82	315	731	5.56%
Union	388	0	0	6	0	6	1.55%
Voluntown	1,127	20	1	22	0	43	3.82%
Wallingford	18,945	354	142	296	35	827	4.37%
Warren	811	0	0	1	0	1	0.12%
Washington	2,124	17	2	3	23	45	2.12%
Waterford	8,634	213	33	239	0	485	5.62%
Watertown	9,096	205	33	216	0	454	4.99%
West Hartford	26,396	643	852	320	250	2,065	7.82%
Westbrook	3,937	140	5	29	29	203	5.16%
Weston	3,674	0	2	6	0	8	0.22%
Westport	10,399	265	60	2	63	390	3.75%
Wethersfield	11,677	705	109	258	0	1,072	9.18%
Willington	2,637	160	6	35	0	201	7.62%



BOUNDARY AND SOILS MAP

THIS IS NOT A SUVREY

TOTAL AREA = 9.21 ACRES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

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JOB# 22-007.DWG FBK#327

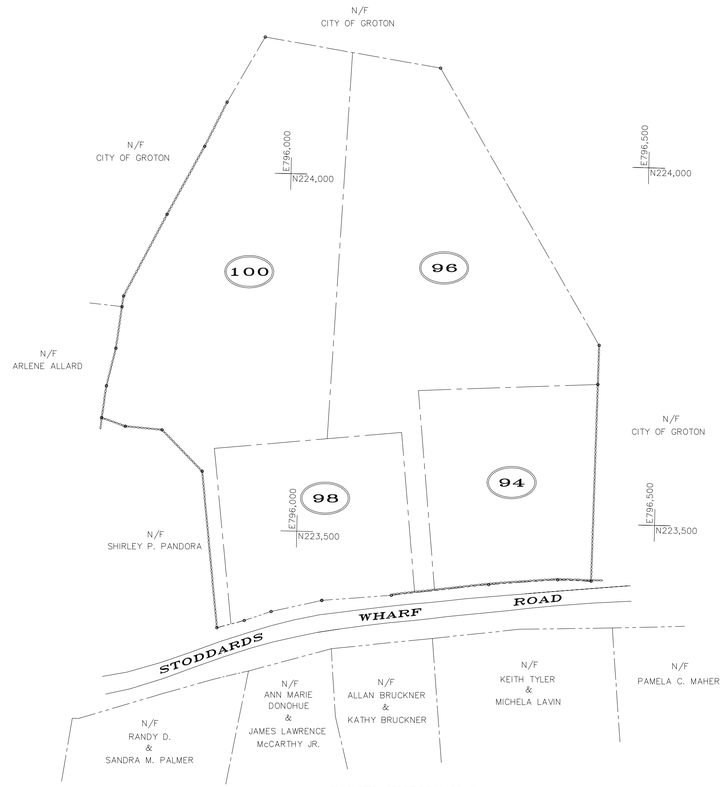
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- 98 — STREET NUMBER

SOILS LEGEND

- AfB – AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- CdC – CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
- CrD – CHARLTON–HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
- HcA – HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HkC – HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
- Rn – RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud – UDORTHENTS–URBAN LAND COMPLEX

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



PARCEL HISTORY MAP

THIS IS NOT A SUVREY

PARCEL HISTORY

TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE

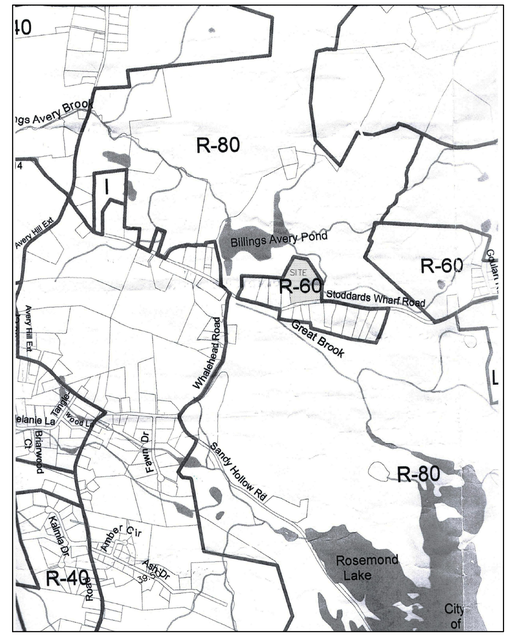
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

GENERAL NOTES:

1. MAP REFERENCES:
   A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD – (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
   B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
2. CALL BEFORE YOU DIG AT 1–800–922–4455 BEFORE ANY CONSTRUCTION ACTIVITY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET–ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8–30g.
   MINIMUM FRONT YARD SETBACK 12'
   MINIMUM SIDE YARD SETBACK 6'
   MINIMUM REAR YARD SETBACK 15'
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



LOCATION MAP
ZONING DISTRICT: R–60

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

SHEET 1	–	100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2	–	40 SCALE A–2 PLAN
SHEET 3	–	40 SCALE CONCEPTUAL LAYOUT PLAN
SHEET 4	–	DEEP TEST PIT DATA
SHEET 5	–	PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
SHEET 6	–	40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
SHEET 7	–	40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
SHEET 8	–	40 SCALE SIGHTLINE DEMONSTRATION PLAN
SHEET 9	–	EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 10	–	CONSTRUCTION DETAILS

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALES AS SHOWN

JULY 2022

REVISED: OCTOBER 31, 2022

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ DATE
CHAIRMAN OR SECRETARY

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ DATE
ASSESSOR

IWWC APPLICATION# _____

_____ APPROVED.

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ DATE
WETLANDS OFFICER

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ DATE
PUBLIC WORKS DIRECTOR/TOWN ENGINEER

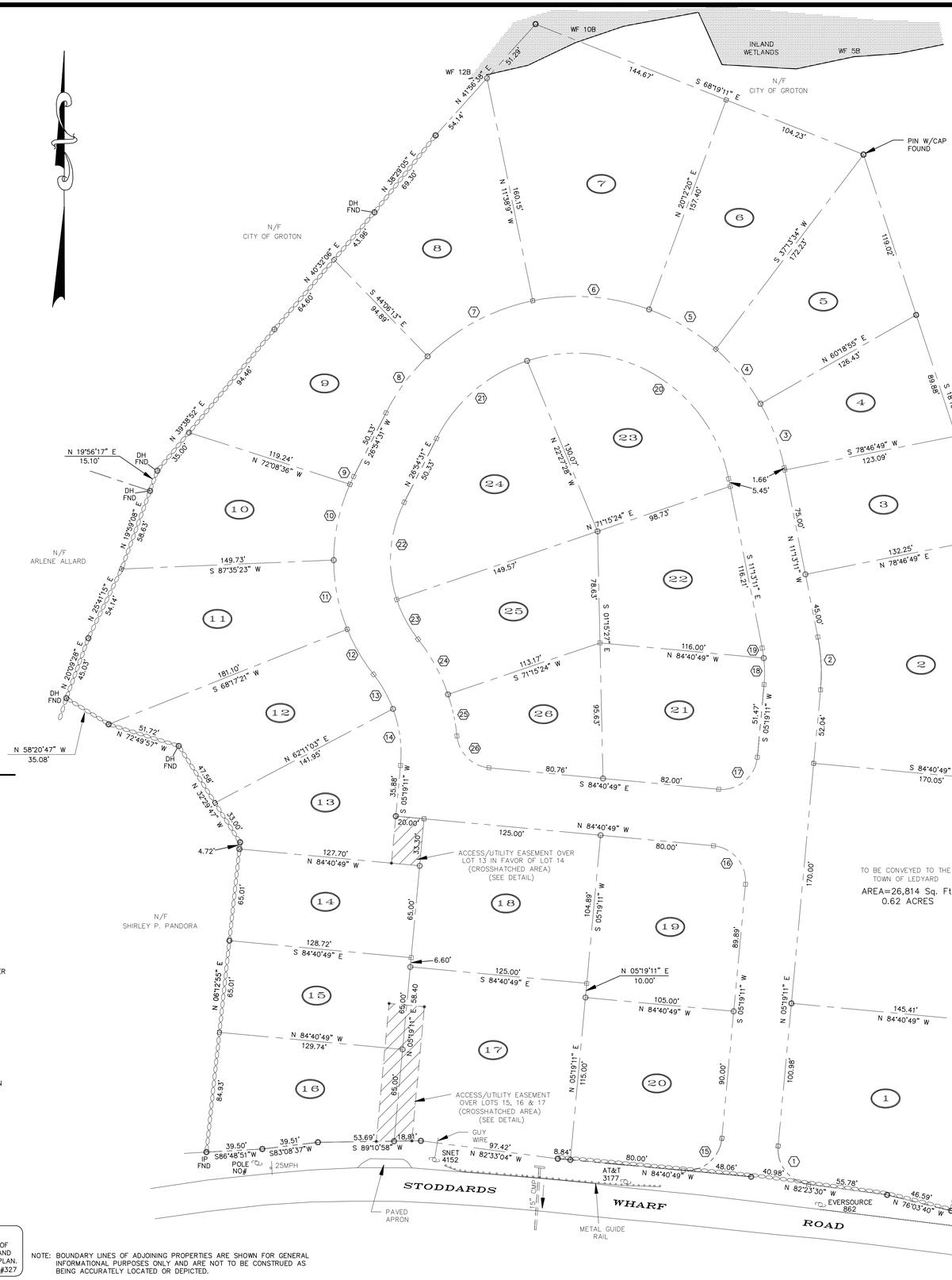
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ DATE
ZONING ENFORCEMENT OFFICER

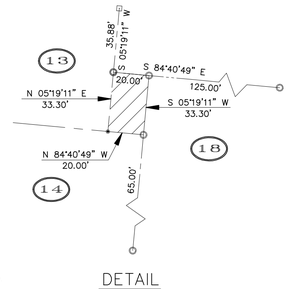
DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



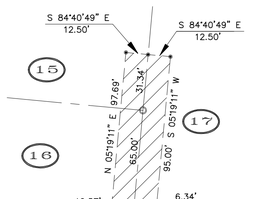
LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,432 Sq. Ft. 0.54 ACRES
3	9,575 Sq. Ft. 0.22 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,099 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,616 Sq. Ft. 0.24 ACRES
11	14,339 Sq. Ft. 0.33 ACRES
12	10,964 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,334 Sq. Ft. 0.19 ACRES
15	8,400 Sq. Ft. 0.19 ACRES
16	9,663 Sq. Ft. 0.22 ACRES
17	15,400 Sq. Ft. 0.35 ACRES
18	13,112 Sq. Ft. 0.30 ACRES
19	11,930 Sq. Ft. 0.27 ACRES
20	11,941 Sq. Ft. 0.27 ACRES
21	10,539 Sq. Ft. 0.24 ACRES
22	10,585 Sq. Ft. 0.24 ACRES
23	10,970 Sq. Ft. 0.25 ACRES
24	14,014 Sq. Ft. 0.32 ACRES
25	9,830 Sq. Ft. 0.23 ACRES
26	7,501 Sq. Ft. 0.17 ACRES

LOTS CURVE TABLE

CURVE #	Δ	R	L	T
1	87°42'41"	25.00'	38.27'	24.02'
2	16°32'22"	130.00'	37.53'	18.89'
3	18°27'55"	150.00'	48.34'	24.38'
4	19°06'01"	150.00'	50.00'	25.24'
5	21°00'34"	150.00'	55.00'	27.81'
6	31°50'28"	150.00'	83.36'	42.79'
7	32°28'04"	150.00'	85.00'	43.68'
8	18°59'16"	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	6.15'	3.08'
10	24°14'24"	130.00'	55.00'	27.92'
11	22°02'18"	130.00'	50.00'	25.31'
12	16°17'20"	130.00'	36.96'	18.60
13	17°51'14"	90.00'	28.04'	14.14'
14	25°50'11"	90.00'	40.58'	20.64'
15	90°00'00"	25.00'	39.27'	25.00'
16	90°00'00"	25.00'	39.27'	25.00'
17	90°00'00"	25.00'	39.27'	25.00'
18	11°57'35"	90.00'	18.79'	9.43'
19	04°34'47"	90.00'	7.19'	3.60'
20	96°54'35"	110.00'	186.05'	124.13'
21	44°57'44"	110.00'	86.32'	45.52'
22	44°58'03"	90.00'	70.63'	37.25
23	20°18'41"	90.00'	31.91'	16.12'
24	19°38'21"	130.00'	44.56'	22.50'
25	1°31'15"	130.00'	30.00'	15.07'
26	79°10'12"	25.00'	34.54'	20.67'



DETAIL
SCALE: 1"=40'



DETAIL
SCALE: 1"=40'

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND — DRILL HOLE FOUND
- IP FND — IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMNET OR DRILL HOLE TO BE SET
- (7) — CURVE TABLE NUMBER
- UTILITY POLE
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT
- (2) — LOT NUMBER

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB# 22-007.DWG FBK#327

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALE: 1"=40'

JULY 2022

REVISED: OCTOBER 31, 2022

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY WENDY BROWN–ARNOLD RS,/REHS AND ALEX WILBOUR LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 5/5/22 AND 5/23/2022 AND WENDY BROWN–ARNOLD RS,/REHS ON JUNE 14, 2022.

TP 1
0–45" FILL–DISTURBED LOAM, ROCKS, BRICK

NO MOTTLING
NO WATER
LEDGE @ 45"

TP 2
0–16" DISTURBED SOIL & FILL
16–50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS

NO MOTTLING
NO WATER
LEDGE @ 50"

TP 3
0–10" TOPSOIL
10–28" LIGHT BROWN FINE SANDY LOAM
28–87" LIGHT TAN FINE SAND W/GRAVEL COBBLES, LARGE STONES

NO MOTTLING
NO WATER
NO LEDGE

TP 4
0–11" TOPSOIL
11–34" LIGHT BROWN FINE SANDY LOAM
34–90" LIGHT TAN/GRAY FINE SAND W/ GRAVEL, SOME COBBLES

MOTTLING @ 64"
WATER @ 80"
NO LEDGE

TP 5
0–16" TOPSOIL
16–45" LIGHT BROWN SILT LOAM, SOME FINE SAND
45–94" TAN/GRAY FINE TO MED. SAND W/ GRAVEL,

MOTTLING @ 33"?
WATER @ 33"
NO LEDGE

TP 6
0–9" TOPSOIL
9–37" BROWN FINE TO VERY FINE SANDY LOAM
37–84" TAN/GRAY FINE TO MED. SAND W/ GRAVEL, FEW COBBLES

MOTTLING @ 46"
WATER @ 50"
NO LEDGE

TP 7
0–7" TOPSOIL
7–30" BROWN FINE TO MED. SANDY LOAM
30–77" TAN COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 8
0–10" TOPSOIL
10–34" LIGHT BROWN FINE SANDY LOAM
34–64" ORANGE/TAN COARSE SAND W/GRAVEL
64–95" TAN/GRAY FINE TO MED. SAND

MOTTLING @ 73"
WATER @ 83"
NO LEDGE

TP 9
0–15" TOPSOIL
15–31" BROWN FINE SANDY LOAM
31–96" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 10
0–11" TOPSOIL
11–23" BROWN FINE SANDY LOAM
23–84" TAN TO GRAY MED. TO COARSE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 11
0–11" TOPSOIL
11–34" BROWN FINE TO MED. SANDY LOAM
34–96" TAN TO GRAY MED. TO COARSE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 12
0–12" TOPSOIL
12–29" BROWN FINE TO MED. SANDY LOAM
29–95" BROWN TO TAN MED. TO COARSE SAND W/ GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 13
0–13" TOPSOIL
13–25" BROWN FINE TO MED. SANDY LOAM
25–91" TAN TO BROWN MED. TO COARSE SAND AND GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 14
0–8" TOPSOIL
8–26" BROWN FINE TO MED. SANDY LOAM
26–91" TAN MED. TO FINE SAND/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 15
0–10" TOPSOIL
10–39" BROWN FINE SANDY LOAM
39–99" TAN TO OLIVE MED. TO COARSE SAND/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 16
0–11" TOPSOIL
11–37" BROWN FINE TO MED. SANDY LOAM
37–96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 17
0–11" TOPSOIL
11–37" BROWN FINE TO MED. SANDY LOAM
37–89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 18
0–9" TOPSOIL
9–29" YELLOW TO BROWN FINE SANDY LOAM
29–103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 19
0–14" TOPSOIL
14–36" BROWN FINE SANDY LOAM W/SILT
36–84" TAN/GRAY COARSE SAND W/GRAVEL

MOTTLING @ 40"
WATER @ 43"
NO LEDGE

TP 20
0–17" TOPSOIL
17–31" BROWN FINE SANDY LOAM W/SILT
31–83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES

MOTTLING @ 43"
WATER @ 46"
NO LEDGE

TP 21
0–17" SANDY FILL & DISTURBED
17–24" TOPSOIL
24–33" BROWN MED. SANDY LOAM
33–88" TAN/BROWN FINE MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 22
0–19" FILL
19–32" TOPSOIL
32–53" BROWN MED. SANDY LOAM
53–103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 23
0–17" SANDY FILL AND DISTURBED
17–24" TOPSOIL
24–33" BROWN MED. SANDY LOAM
33–88" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 24
0–8" TOPSOIL
8–46" BROWN FINE TO MED. SANDY LOAM, SOME COBBLES
46–92" TAN TO GRAY COARSE SAND W/GRAVEL AND COBBLES

MOTTLING @ 60"
WATER 64" UPHILL, 32" DOWNHILL
NO LEDGE

TP 25
0–10" TOPSOIL
10–29" BROWN FINE TO MED. SANDY LOAM, SOME SILT
29–75" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES

MOTTLING @ 33"
WATER 33", 30" DOWNHILL
NO LEDGE

TP 26
0–7" TOPSOIL
7–36" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND
36–82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT

MOTTLING @ 26"
WATER @ 26"
NO LEDGE

TP 27
0–11" TOPSOIL
11–24" BROWN FINE TO MED. SANDY LOAM
24–39" TAN FINE TO MED. SAND
39–87" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 28
0–12" TOPSOIL
12–32" LIGHT BROWN FINE TO MED. SANDY LOAM
32–96" LIGHT TAN FINE TO MED. SAND W/ GRAVEL AND COBBLES STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 29
0–12" TOPSOIL
12–32" BROWN FINE TO MED. SANDY LOAM
32–99" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 30
0–12" TOPSOIL
12–34" BROWN FINE SANDY LOAM (DEPTH VARIES)
34–98" TAN TO MED. TO FINE SAND W/GRAVEL AND GRAVEL, STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 31
0–7" TOPSOIL
7–31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
31–100" TAN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 32
0–8" TOPSOIL
8–34" BROWN FINE SANDY LOAM
34–82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 33
0–10" TOPSOIL
10–34" BROWN FINE SANDY LOAM
34–75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 34
0–12" TOPSOIL
12–44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
44–89" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 35
0–9" TOPSOIL
9–21" BROWN FINE SANDY LOAM
21–47" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES
47–110" TAN TO BROWN, MED. SAND W/GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 36
0–8" TOPSOIL
8–34" BROWN FINE SANDY LOAM
34–94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 37
0–9" TOPSOIL
9–39" LIGHT BROWN TO TAN, FINE TO VERY FINE, SANDY LOAM
39–100" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 38
0–8" TOPSOIL
8–34" BROWN FINE SANDY LOAM

34–90" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 39
0–5" TOPSOIL
5–41" LIGHT BROWN FINE SANDY LOAM
41–83" TAN TO MED. SAND W/ GRAVEL AND COBBLES
83"–104" OLIVE TO BROWN FINE SAND,SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 40
0–8" TOPSOIL
8–32" BROWN FINE TO MED. SANDY LOAM
32–58" TAN TO GRAY SILT WITH PATCHY ORANGE REDOX INCONSISTENT AROUND
58–99" TAN TO GRAY MED, TO FINE SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 41
0–9" TOPSOIL
9–29" BROWN FINE TO MED. SANDY LOAM
29–52" TAN TO GRAY SILT FINE SAND, STAINED
52–101" TAN TO GRAY, FINE TO MED. SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 42
0–5" TOPSOIL
5–14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
14–50" ORANGE TO GRAY SILT, STAINED
50–105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 43
0–8" TOPSOIL
8–33" BROWN FINE SANDY LOAM
33–45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
45–83" TAN TO MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 44
0–6" TOPSOIL
6–14" BROWN FINE TO MED. SANDY LOAM
14–42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
42–102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 45
0–13" TOPSOIL
13"–23 BROWN FINE TO VERY FINE SANDY LOAM
23–37" GRAY TO TAN VERY FINE SAND W/SILT
37–93" BROWN TO GRAY COARSE SAND W/ GRAVEL AND SOME COBBLES

MOTTLING @ 37"
NO WATER
NO LEDGE

TP 46
0–15" TOPSOIL
15–39" GRAY TO TAN VERY FINE SANDY W/SILT
39–51" GRAY FINE TO MED. SAND W/SILT & HEAVILY MOTTLED THROUGHOUT
51–108" BROWN TO TAN COARSE SAND W/ GRAVEL AND SOME COBBLES
OLD FILTER FABRIC AND GRAVEL @ 20"
MOTTLING @ 39"
WATER @ 96"
NO LEDGE

TP 47
0–10" TOPSOIL
10–22" BROWN FINE TO MED. SANDY LOAM W/SILT
22–41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND
41–98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
WATER @ 96"
NO LEDGE

TP 48
0–10" TOPSOIL
10–28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT
28–106" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER–WET AT BOTTOM
NO LEDGE

TP 49
0–10" TOPSOIL
10–24" BROWN FINE TO VERY FINE SANDY LOAM
24–52" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT
52–99" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES

POSSIBLE MOTTLING @ 52"
WATER @ 90"
NO LEDGE

TP 50
0–10" TOPSOIL
10–24" BROWN FINE TO VERY FINE SANDY LOAM
24–41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT
41–111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
WATER @ 106"
NO LEDGE

TP 51
0–10" TOPSOIL
10–20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
20–42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT
42–101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 52
0–13" TOPSOIL
13–38" BROWN FINE TO VERY FINE SANDY LOAM
38–90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 53
0–13" TOPSOIL
13–32" BROWN FINE TO MED. SANDY LOAM W/GRAVEL AND COBBLES
32–92" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND MANY COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 54
0–11" TOPSOIL
11–32" BROWN FINE TO VERY FINE SANDY LOAM
32–95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 55
0–14" TOPSOIL
14–22" BROWN FINE TO VERY FINE SANDY LOAM
22–37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT
37–110" TAN MED. SAND W/GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 56
0–15" TOPSOIL
15–43" LIGHT BROWN SILT LOAM ,SOME FINE SAND
43–110" TAN MED. SAND SOME GRAVEL FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 57
0–8" TOPSOIL
8–27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
27–104" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 58
0–12" TOPSOIL
12"–32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
32–98" TAN TO BROWN MED. TO COARSE SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 59
0–11" TOPSOIL
11–23" BROWN FINE TO VERY FINE SANDY LOAM
23–93" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 60
0–10" TOPSOIL
10–23" BROWN FINE TO VERY FINE SANDY LOAM
23–97" BROWN TO TAN COARSE TO MED. SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 61
0–8" TOPSOIL
8–28" BROWN VERY FINE SANDY LOAM
28–99" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 62
0–9" TOPSOIL
9–24" LIGHT BROWN VERY FINE SANDY LOAM
24–96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 63
0–8" TOPSOIL
8–26" BROWN FINE TO MED. SANDY LOAM
26–91" BROWN TO TAN COARSE TO MED. SAND, W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 64
0–10" TOPSOIL
10–31" BROWN FINE SANDY LOAM
31–91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 65
0–13" TOPSOIL
13–30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
30–100" TAN TO BROWN COARSE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 66
0–10" TOPSOIL
10–28" BROWN FINE SANDY LOAM
28–90" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 67
0–14" TOPSOIL
14–25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
25–108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 68
0–11" TOPSOIL
11–29" BROWN FINE TO MED. SANDY LOAM
29–80" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 69
0–12" TOPSOIL
12–36" YELLOW TAN FINE TO VERY FINE SANDY LOAM
36–93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 70
0–14" TOPSOIL
14–36" BROWN FINE TO MED. SANDY LOAM
36–91" TAN MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 71
0–8" TOPSOIL
8–36" BROWN FINE TO MED. SANDY LOAM
36–96" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 72
0–8" TOPSOIL
8–32" BROWN FINE TO MED. SANDY LOAM
32–91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 73
0–13" TOPSOIL
13–28" BROWN FINE SANDY LOAM
28–37" YELLOW TAN FINE TO VERY FINE SANDY LOAM
37–90" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 74
0–6" TOPSOIL
6–39" BROWN FINE SANDY LOAM
39–99" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 75
0–10" TOPSOIL
10–29" LIGHT BROWN FINE SANDY LOAM
29–96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 76
0–10" TOPSOIL
10–34" LIGHT BROWN FINE SANDY LOAM
34–96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 77
0–11" TOPSOIL
11–36" BROWN FINE TO MED. SANDY LOAM
36–101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 78
0–15" TOPSOIL
15–46" BROWN FINE TO MED. SANDY LOAM
46–106" BROWN TO TAN MED. FINE SAND W/ SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 79
0–11" TOPSOIL
11–38" BROWN FINE TO MED. SANDY LOAM
38–90" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 80
0–12" TOPSOIL
12–33" BROWN FINE TO MED. SANDY LOAM
33–95" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 81
0–13" TOPSOIL
13–40" BROWN FINE TO MED. SANDY LOAM
40–96" TAN TO GRAY MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 82
0–9" SAND AND GRAVEL FILL
9–18" TOPSOIL
18–52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT
52–101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 83
0–9" TOPSOIL
9–31" BROWN FINE SANDY LOAM
31–104" TAN–BROWN COARSE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE–NONE TO 104"

TP 84
0–11" TOPSOIL
11–38" BROWN FINE SANDY LOAM TRACE SILT
38–92" TAN TO BROWN MED–COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
WATER @ 79"
LEDGE–NONE TO 92"

TP 85
0–12" TOPSOIL
12–33" BROWN FINE SANDY LOAM
30–98" TAN COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE–NONE TO 98"

TP 86
0–8" TOPSOIL
8–30" BROWN FINE SANDY LOAM
30–89" TAN COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
LEDGE–NONE TO 89"

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
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JOB#22–007.DWG FBK#327

PLAN SHOWING
DEEP TEST PIT DATA
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

PUBLIC WORKS DIRECTOR/TOWN ENGINEER DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- BUILDING SETBACK LINE
- LIMITS OF DISTURBANCE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- H — CONCEPTUAL HOME
- P — CONCEPTUAL PRIMARY SEPTIC
- R — CONCEPTUAL RESERVE AREA
- W — CONCEPTUAL WELL
- TS — TOPSOIL STOCKPILE
- HAYBALES/SILT FENCE/WOODCHIPS

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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JOB# 22-007.DWG FBK#327

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

SCALE: 1"=40'

JULY 2022

REVISED: OCTOBER 31, 2022

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
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THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" AND TOPOGRAPHIC ACCURACY T-2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA)

LOT 1
27" DEEP

TIME	READING
8:59	2"
9:04	6 3/4"
9:09	9"
9:14	11"
9:19	12 1/2"
9:24	14"
9:29	15 1/2"
9:34	17"
9:39	18 1/4"
9:44	19 1/4"
9:49	20 1/4"

PERC RATE: 1"/5 MINS.

WATER QUALITY BASIN
29" DEEP

TIME	READING
8:51	4"
8:56	10"
9:01	13 3/4"
9:06	16"
9:11	18"
9:16	20"
9:21	21"
9:26	22"
9:31	23"
9:36	24"
9:41	25"

PERC RATE: 1"/5 MINS.

WATER QUALITY BASIN
30" DEEP

TIME	READING
9:00	2 1/2"
9:05	7 1/2"
9:10	11"
9:15	13 1/2"
9:20	16"
9:25	17 1/2"
9:30	19 1/2"
9:35	20 1/2"
9:40	21 1/2"
9:45	22 1/2"

PERC RATE: 1"/5 MINS.

LOT 2
26" DEEP

TIME	READING
9:02	2 1/4"
9:07	13 1/2"
9:12	19"
9:17	22 1/2"
9:22	24 1/2"
9:27	26"
9:32	DRY

PERC RATE: 1"/3.3 MINS.

LOT 2
26" DEEP

TIME	READING
9:55	2"
10:00	8 1/2"
10:05	13"
10:10	17"
10:15	19 1/2"
10:20	22"
10:25	24"
10:30	25"
10:35	26"
10:40	DRY

PERC RATE: 1"/ 5 MINS.

LOT 2
29" DEEP

TIME	READING
1:30	4"
1:35	20"
1:40	23"
1:45	24 1/2"
1:50	25 1/2"
1:55	26 1/2"
2:00	27 1/2"
2:05	28 1/2"
2:10	DRY

PERC RATE: 1"/5 MINS.

LOT 3
30" DEEP

TIME	READING
1:32	4"
1:37	13"
1:42	18"
1:47	20 1/2"
1:52	23"
1:57	24"
2:02	25"
2:07	25 3/4"
2:12	26 3/4"
2:17	27 3/4"

PERC RATE: 1"/5 MINS.

LOT 4
30" DEEP

TIME	READING
1:34	3"
1:39	9 1/2"
1:44	13"
1:49	15 1/2"
1:54	18"
1:59	20"
2:04	21 1/2"
2:09	23"
2:14	24 1/2"
2:19	26"

PERC RATE: 1"/3.3 MINS.

LOT 5
29" DEEP

TIME	READING
1:41	4"
1:46	10"
1:51	13"
1:56	15 1/2"
2:01	17 1/2"
2:06	19"
2:11	20 1/2"
2:16	22"
2:21	23 1/2"
2:26	25"
2:31	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 6
27" DEEP

TIME	READING
9:13	4"
9:18	11 1/2"
9:23	16"
9:28	18"
9:33	20"
9:38	21 1/2"
9:43	22"
9:48	23 1/2"
9:53	24 1/2"
9:58	25 1/2"
10:03	DRY

PERC RATE: 1"/5 MINS.

LOT 7
27" DEEP

TIME	READING
9:10	4"
9:15	14 1/2"
9:20	17 1/2"
9:25	21"
9:30	22"
9:35	23"
9:40	24"
9:45	25"
9:50	26"
9:55	DRY

PERC RATE: 1"/5 MINS.

LOT 7
27" DEEP

TIME	READING
9:18	3"
9:23	7"
9:28	10"
9:33	11 3/4"
9:38	13"
9:43	14 1/4"
9:48	15 1/2"
9:53	16 1/2"
9:58	17 7/8"
10:03	19 1/2"

PERC RATE: 1"/3 MINS.

LOT 8
30" DEEP

TIME	READING
11:28	4"
11:33	10"
11:38	12 1/2"
11:43	14 1/2"
11:48	16 1/2"
11:53	17 1/4"
11:58	19"
12:03	20 1/2"
12:08	21 1/8"

PERC RATE: 1"/3 MINS.

LOT 9
32" DEEP

TIME	READING
11:24	3 1/2"
11:29	17 1/2"
11:34	21"
11:39	23 1/2"
11:44	25 1/2"
11:49	27 1/2"
11:54	29"
11:59	30 1/2"
12:04	DRY

PERC RATE: 1"/3.3 MINS.

LOT 9
30" DEEP

TIME	READING
10:41	9"
10:46	12 1/2"
10:51	15"
10:56	17"
11:01	19"
11:06	19 1/2"
11:11	20 1/2"
11:16	21 1/2"
11:21	22 1/2"
11:26	23 1/2"

PERC RATE: 1"/5 MINS.

LOT 10
30" DEEP

TIME	READING
10:39	7"
10:44	11"
10:49	15"
10:54	19 1/2"
10:59	20 1/2"
11:04	22"
11:09	23"
11:14	24"
11:19	25"
11:24	25 3/4"

PERC RATE: 1"/6.7 MINS.

LOT 11
28" DEEP

TIME	READING
10:45	3"
10:50	12"
10:55	14 1/4"
11:00	15 1/4"
11:05	17 1/4"
11:10	19 1/4"
11:15	21"
11:20	22 1/4"
11:25	23 1/4"
11:30	24 1/2"
11:35	25 3/4"

PERC RATE: 1"/4 MINS.

LOT 12
28" DEEP

TIME	READING
10:37	3"
10:42	6 3/4"
10:47	9 1/4"
10:52	12 1/2"
10:57	15"
11:02	17"
11:07	19"
11:12	20"
11:17	21"
11:22	22 1/8"
11:27	23 1/8"

PERC RATE: 1"/5 MINS.

LOT 13
27" DEEP

TIME	READING
8:48	2"
8:53	9"
8:58	14"
9:03	18"
9:08	20"
9:13	22"
9:18	23"
9:23	24"
9:28	25"
9:33	26"
9:38	DRY

PERC RATE: 1"/5 MINS.

LOT 14
30" DEEP

TIME	READING
8:41	4"
8:46	8 1/4"
8:51	10 1/4"
8:56	12 1/2"
9:01	15"
9:06	17"
9:11	18"
9:16	19"
9:21	20"
9:26	21"
9:31	22"

PERC RATE: 1"/5 MINS.

LOT 15
29" DEEP

TIME	READING
8:43	5"
8:48	10 3/4"
8:53	15"
8:58	17 1/2"
9:03	19 1/2"
9:08	21"
9:13	22"
9:18	23"
9:23	23 3/4"
9:28	24 1/2"
9:33	25 1/2"

PERC RATE: 1"/5 MINS.

LOT 16
26" DEEP

TIME	READING
8:40	5 1/2"
8:45	9 1/2"
8:50	11 1/2"
8:55	14"
9:00	15 1/2"
9:05	16 1/2"
9:10	17 3/4"
9:15	18 1/2"
9:20	19 1/2"
9:25	20 1/2"
9:30	21 1/2"

PERC RATE: 1"/5 MINS.

LOT 17
29" DEEP

TIME	READING
1:50	4 1/4"
1:55	11 7/8"
2:00	15 1/2"
2:05	18"
2:10	21"
2:15	23"
2:20	25"
2:25	27"
2:30	28 7/8"
2:35	DRY

PERC RATE: 1"/2.7 MINS.

LOT 18
30" DEEP

TIME	READING
1:30	2 1/2"
1:35	9 1/2"
1:40	13 1/2"
1:45	15"
1:50	17 1/2"
1:55	20"
2:00	21 1/2"
2:05	22 1/2"
2:10	23 1/2"
2:15	24 1/2"

PERC RATE: 1"/5 MINS.

LOT 19
29" DEEP

TIME	READING
10:49	3"
10:54	11"
10:59	15"
11:04	18 1/2"
11:09	20 1/2"
11:14	22"
11:19	23 1/2"
11:24	25"
11:29	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 19
30" DEEP

TIME	READING
1:27	2 1/2"
1:32	8 1/4"
1:37	13"
1:42	15 1/2"
1:47	18"
1:52	19 1/2"
1:57	21 1/2"
2:02	23"
2:07	24 1/2"
2:12	26"

PERC RATE: 1"/3.3 MINS.

LOT 20
28" DEEP

TIME	READING
1:38	5"
1:43	11"
1:48	13 1/2"
1:53	16"
1:58	18"
2:03	19"
2:08	20 1/8"
2:13	21 1/2"
2:18	22 1/2"
2:23	23 1/2"
2:28	24 1/2"

PERC RATE: 1"/5 MINS.

LOT 21
30" DEEP

TIME	READING
10:18	2 1/2"
10:23	12"
10:28	15 1/2"
10:33	19 1/2"
10:38	21"
10:43	22 1/2"
10:48	24"
10:53	25"
10:58	25 3/4"
11:03	26 3/4"

PERC RATE: 1"/6 MINS.

LOT 22
29" DEEP

TIME	READING
11:46	3"
11:51	6 1/2"
11:56	9"
12:01	12"
12:06	13 1/2"
12:11	14 1/2"
12:16	16"
12:21	17 1/2"
12:26	18 1/2"
12:31	19 1/2"
12:36	20 1/2"

PERC RATE: 1"/5 MINS.

LOT 22
28" DEEP

TIME	READING
10:15	3"
10:20	11 1/2"
10:25	16 1/2"
10:30	21"
10:35	24"
10:40	25 1/2"
10:45	27"
10:50	DRY

PERC RATE: 1"/3.3 MINS.

LOT 23
28" DEEP

TIME	READING
11:23	3"
11:28	11 3/4"
11:33	15"
11:38	18"
11:43	21 1/2"
11:48	24"
11:53	26"
11:58	DRY

PERC RATE: 1"/2.5 MINS.

LOT 23
29" DEEP

TIME	READING
11:45	3"
11:50	7 3/4"
11:55	11 1/2"
12:00	13 3/4"
12:05	16"
12:10	18"
12:15	20"
12:20	21"
12:25	22 1/4"
12:30	23 1/2"
12:35	25"

PERC RATE: 1"/4 MINS.

LOT 24
28" DEEP

TIME	READING
12:27	3"
12:32	7 1/2"
12:37	11 1/2"
12:42	14"
12:47	16"
12:52	18"
12:57	19"
1:02	20"
1:07	21"
1:12	22"

PERC RATE: 1"/5 MINS.

LOT 25
29" DEEP

TIME	READING
12:30	3"
12:35	12"
12:40	17 1/2"
12:45	20"
12:50	23"
12:55	25"
1:00	26 1/2"
1:05	28"
1:10	DRY

PERC RATE: 1"/3.3 MINS.

LOT 26
30" DEEP

TIME	READING
11:43	3 1/2"
11:48	8"
11:53	10"
10:58	13"
12:03	14 1/2"
12:08	16"
12:13	17"
12:18	18 1/2"
12:23	20"
12:28	21"

PERC RATE: 1"/5 MINS.

SANITARY DESIGN CRITERIA

A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE LAYED OUT FOR THREE-BEDROOM HOMES.
NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.

B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA.

C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN.
MINIMUM REQUIRED AREA IS 495 S.F./ 26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN
PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN./INCH.

MLSS TABLE

LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	1, 2, 3 & 4	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
2	9, 10, 11 & 12	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
3	13 & 14	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
4	15 & 16	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
5	17 & 18	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
6	21 & 22	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
7	85 & 86	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
8	27 & 28	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
9	29, 30, 31 & 32	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
10	33 & 34	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
11	35 & 36	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
12	37 & 38	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
13	81 & 82	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
14	39 & 40	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
15	41 & 42	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
16	43 & 44	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
17	51 & 52	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
18	53 & 54	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
19	55 & 56	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
20	47 & 48	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
21	61 & 62	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
22	69 & 70	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
23	75 & 76	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
24	73 & 74	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
25	65, 66, 67 & 72	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
26	63 & 64	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236

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ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

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_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE

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JOB#22-007.DWG FBK#327

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
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EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING PERCOLATION TEST DATA, SEPTIC SYSTEM DESIGN CRITERIA AND MINIMUM LEACHING SYSTEM SPREAD RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

JULY 2022
REVISED: OCTOBER 31, 2022

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

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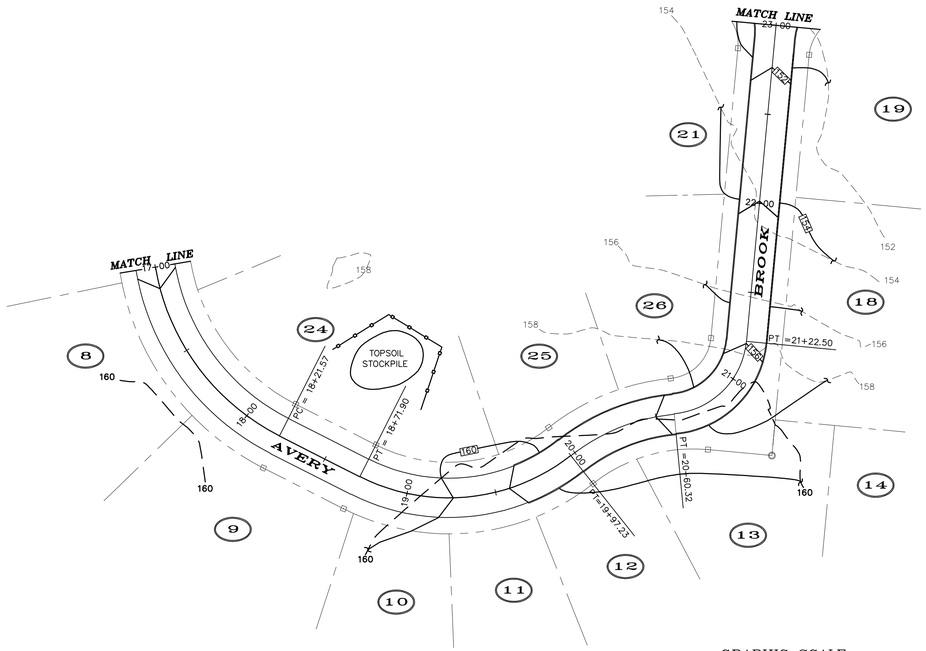
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NOTE: CURB REQUIRED FROM STATION 19+65 TO ROAD INTERSECTION

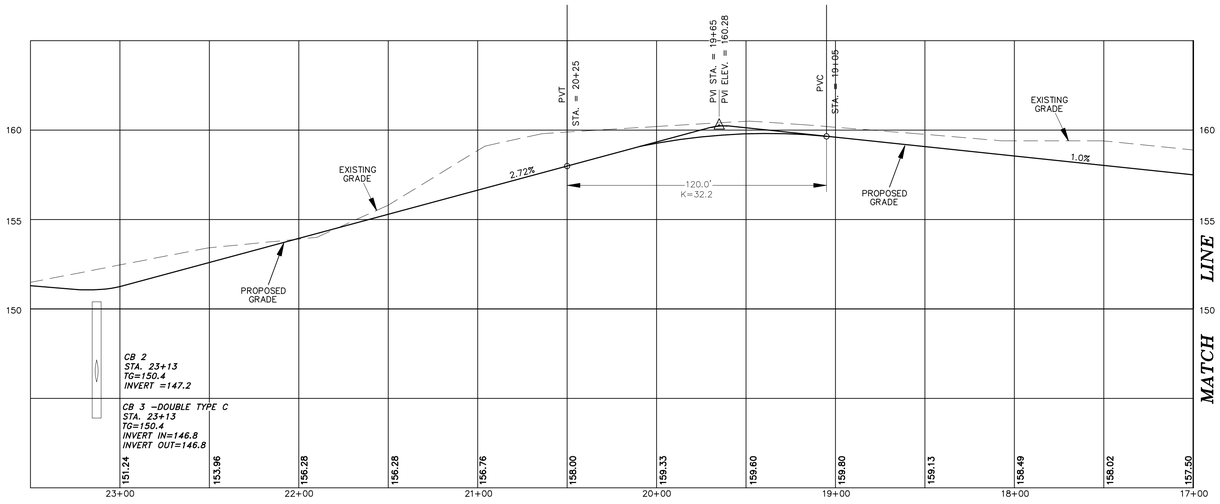
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
1"=4' Vert.

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- 1 — LOT NUMBER
- PROPOSED CATCH BASIN
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS



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JOB#22-007.DWG FBK#327

STATE OF CONNECTICUT — JOHN R. MARTUCCI — 10494 — LICENSED PROFESSIONAL ENGINEER

PLAN / PROFILE SHOWING PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD LEDYARD, CONNECTICUT

SCALE: 1"=40' HORIZ.
1"=4' VERT.

JULY 2022

REVISED: OCTOBER 31, 2022

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APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

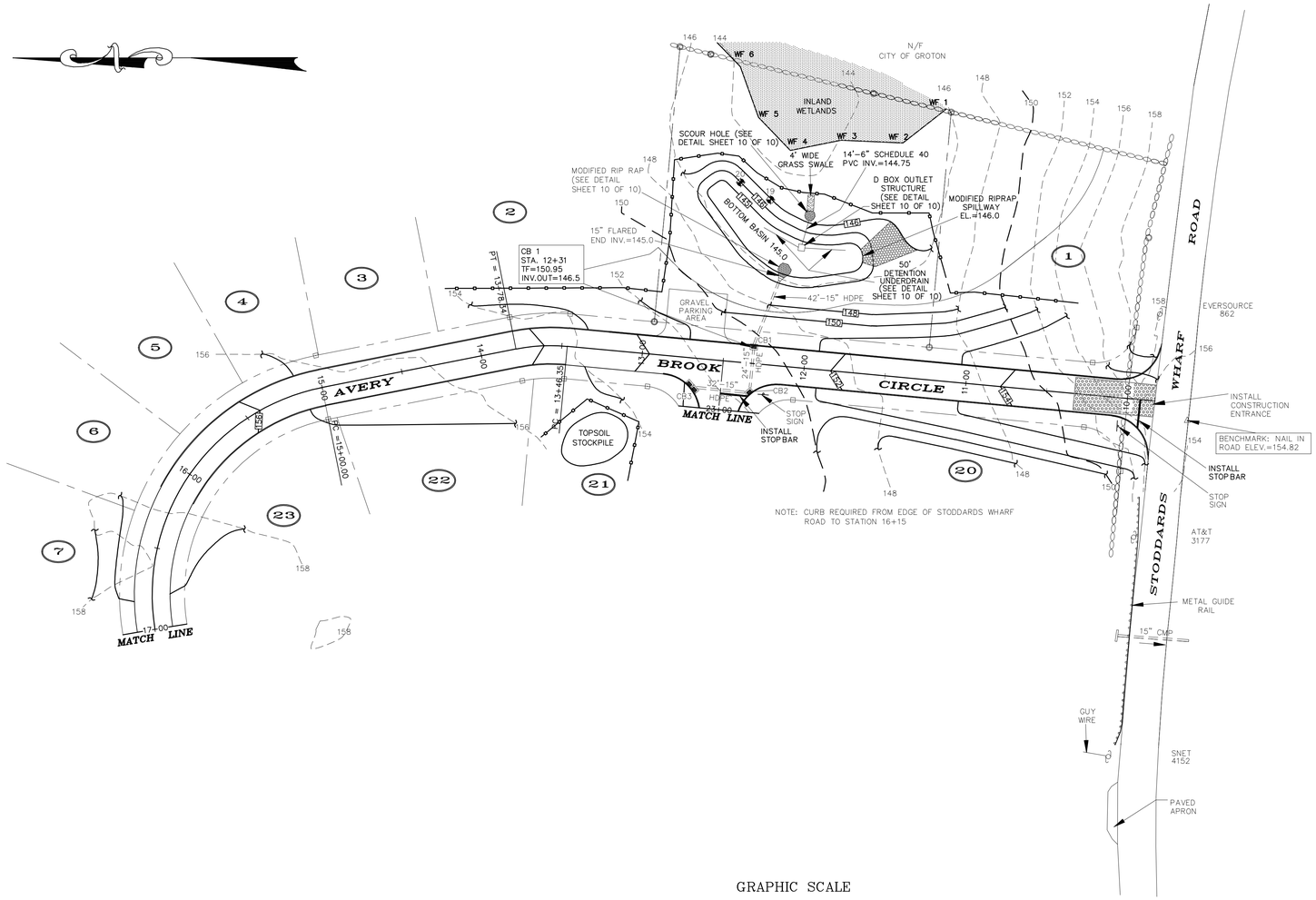
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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_____ ZONING ENFORCEMENT OFFICER _____ DATE

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NOTE: CURB REQUIRED FROM EDGE OF STODDARDS WHARF ROAD TO STATION 16+15

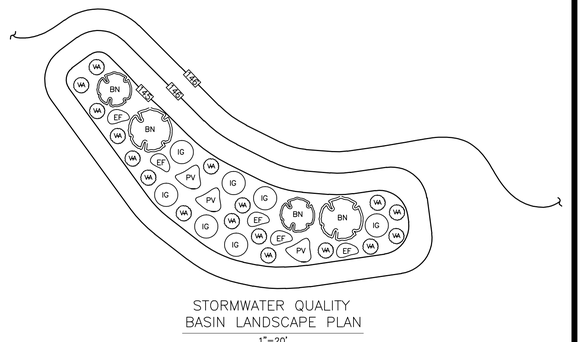
DEEP TEST PIT DATA

TP 19
0–14" TOPSOIL
14–36" BROWN FINE SANDY LOAM W/SILT
36–84" TAN/GRAY COARSE SAND W/GRAVEL
MOTTLING @ 40"
WATER @ 43"
NO LEDGE

TP 20
0–17" TOPSOIL
17–31" BROWN FINE SANDY LOAM W/SILT
31–83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES
MOTTLING @ 43"
WATER @ 46"
NO LEDGE

LANDSCAPE SCHEDULE

TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EF	CLUSTER	EUPATORIUM FISTULOSUM	JOE PYE WEED	CONTAINER	1'–2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
GRASSES	PV	3	PANICUNI VIRGATUM	SWITCH GRASS	CONTAINER	2'–3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
SHRUBS	IG	7	ILEX GLABRA	INKBERRY	B&B	3'–4' HEIGHT	AS SHOWN
	VA	17	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER	12"–18" HT	AS SHOWN
TREES	BN	4	BETULA NIGRA	RIVER BIRCH	B&B	2 1/2"–3" CAL	MULTI–STEMMED AS SHOWN

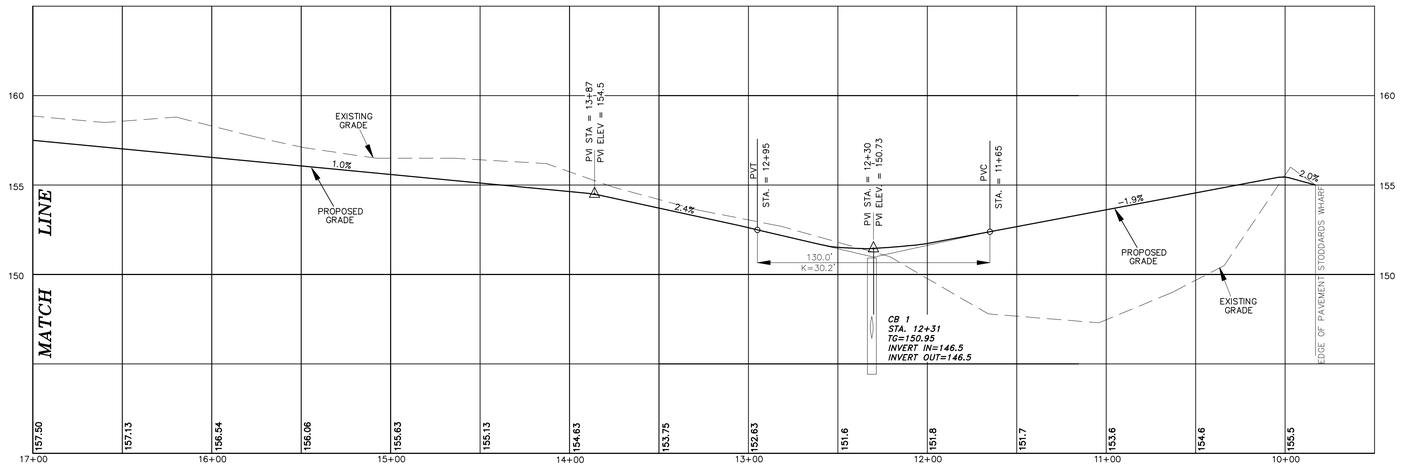


STORMWATER QUALITY BASIN LANDSCAPE PLAN
1"=20'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
1"=4' Vert.

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- LOT NUMBER
- PROPOSED CATCH BASIN
- WF 1 — EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS
- APPROXIMATE DEEP TEST PIT



PLAN / PROFILE
SHOWING
PROPERTY OF
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022
REVISED: OCTOBER 31, 2022

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

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JOB#22-007.DWG FBK#327

STATE OF CONNECTICUT JOHN R. MARTUCCI 19604 LICENSED PROFESSIONAL ENGINEER

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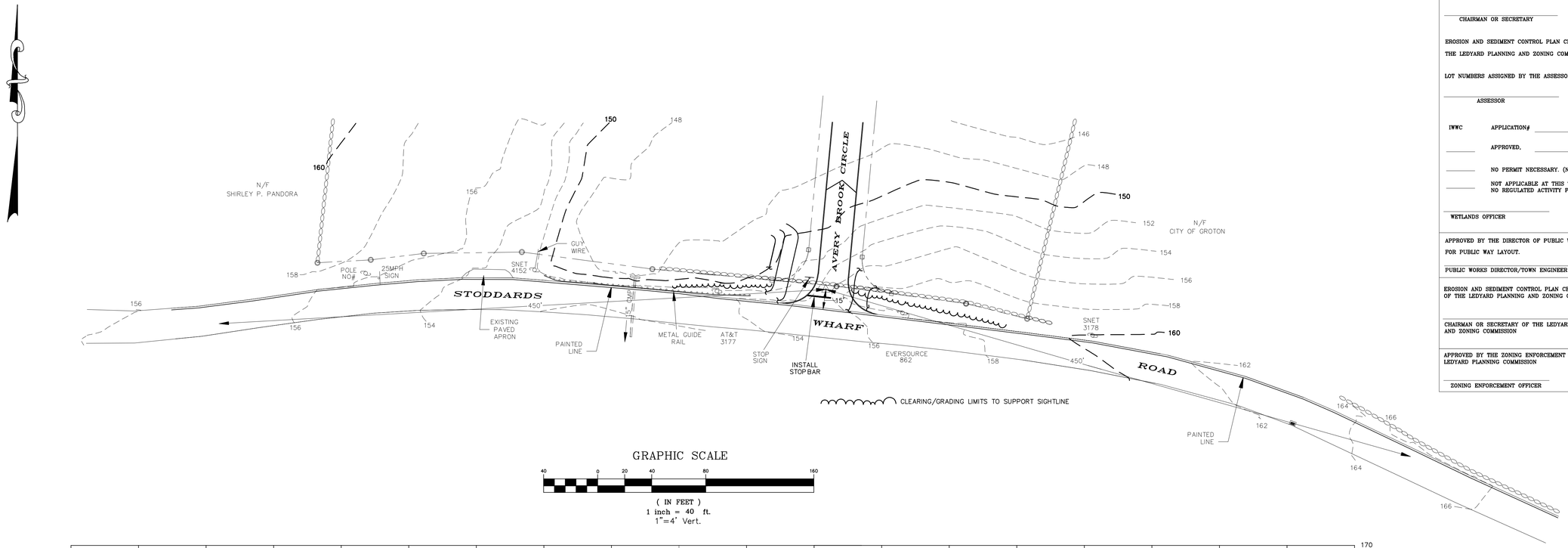
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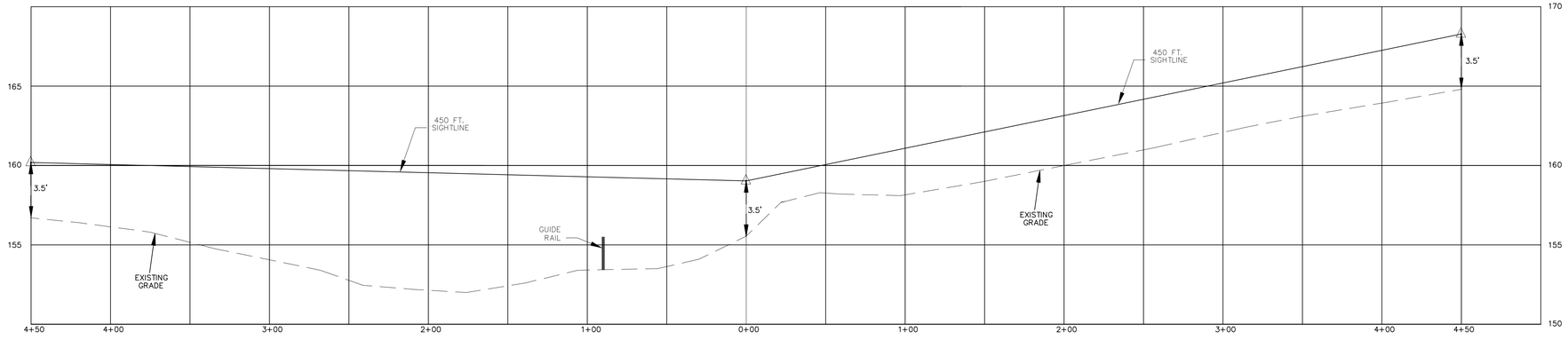
_____ ZONING ENFORCEMENT OFFICER _____ DATE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
1"=4' Vert.



LEGEND

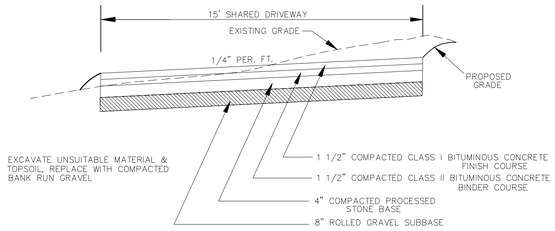
- STONE WALL
- PROPERTY LINE
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- PROPOSED CONTOUR
- UTILITY POLE

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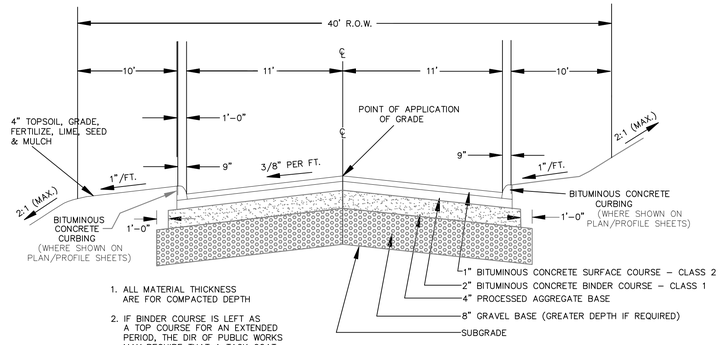
SIGHTLINE DEMONSTRATION PLAN PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD LEDYARD, CONNECTICUT

SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022
REVISED: OCTOBER 31, 2022



TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION

NOT TO SCALE



1. ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.
3. SUBBASE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
4. FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 813, AS AMENDED.

AVERY BROOK CIRCLE CROSS SECTION

(N.T.S.)

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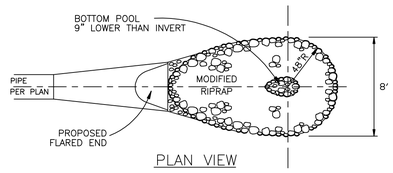
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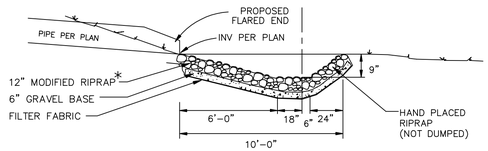
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APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

_____ ZONING ENFORCEMENT OFFICER _____ DATE



PLAN VIEW



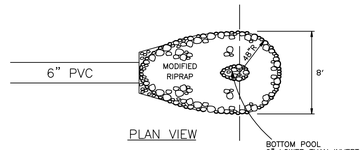
SECTION VIEW

FE UNIT- USE MODIFIED RIPRAP (5")

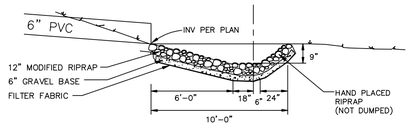
PREFORMED SCOUR HOLE

NOT TO SCALE

FOR FLARED END UNIT



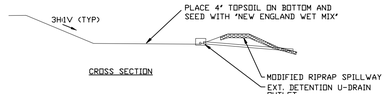
PLAN VIEW



SECTION VIEW

PREFORMED SCOUR HOLE

NOT TO SCALE

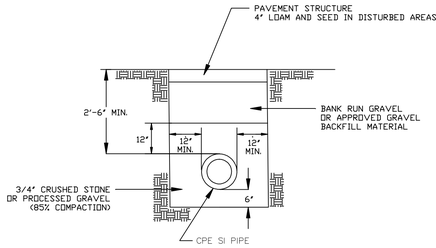


NOTES:
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (3,600 CUBIC FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.

STORMS THAT EXCEED THE WATER QUALITY VOLUME WILL FLOW OUT THE SPILLWAY.

WATER QUALITY BASIN

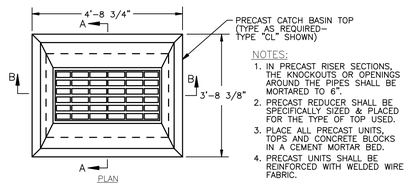
(N.T.S.)



NOTE:
1. IF PIPE IS PLACED IN OR ON LEDGE, ALL LEDGE WITHIN 12" OF PIPE SHALL BE REMOVED AND REPLACED WITH PIPE BEDDING.

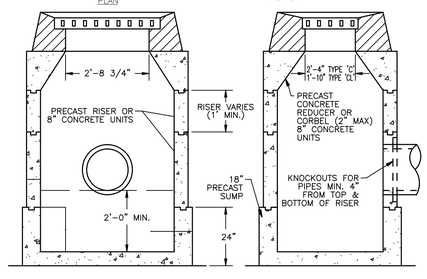
DRAINAGE PIPE TRENCH

NOT TO SCALE



PLAN

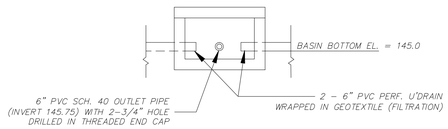
NOTES:
1. IN PRECAST RISER SECTIONS, THE KNOCKOUTS OR OPENINGS AROUND THE PIPES SHALL BE MORTARED TO 6".
2. PRECAST REDUCER SHALL BE SPECIFICALLY SIZED & PLACED FOR THE TYPE OF TOP USED.
3. PLACE ALL PRECAST UNITS, TOPS AND CONCRETE BLOCKS IN A CEMENT MORTAR BED.
4. PRECAST UNITS SHALL BE REINFORCED WITH WELDED WIRE FABRIC.



SECTION B-B SECTION A-A

PRECAST CATCH BASIN

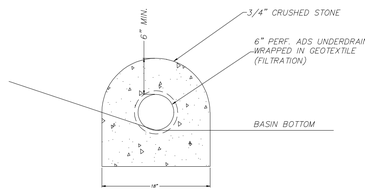
NOT TO SCALE



D-BOX OUTLET

EXTENDED DETENTION UNDERDRAIN OUTLET

NOT TO SCALE



NOTE: SEE PLANS FOR LOCATION AND LIMITS OF UNDERDRAIN.

EXTENDED DETENTION UNDERDRAIN

NOT TO SCALE



SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

NOTE:
SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

STOP SIGN

NOT TO SCALE

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JOB# 22-007.DWG

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
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1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
CONSTRUCTION DETAILS
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022
REVISED: OCTOBER 31, 2022

EROSION & SEDIMENT CONTROL PLAN

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 9.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM.
APPROXIMATELY 1330 LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PAVEMENT WIDTH IS 22 FEET.
THE TOTAL AREA OF NEW PAVEMENT ASSOCIATED WITH THE ROAD CONSTRUCTION WILL BE 30,400± SQUARE FEET.
ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES IN PLACES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE GENTLY SLOPING AND MOSTLY OLD PASTURE.
THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINCKLEY AND AGAWAM SOILS.

IT IS ANTICIPATED THAT ONCE WORK ON THE PUBLIC IMPROVEMENTS BEGINS, IT WILL CONTINUE UNTIL THE PROJECT IS COMPLETED. IT IS ANTICIPATED THAT THE ROAD CONSTRUCTION WILL BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT.

PETER GARDNER 860-464-7455 (OR OWNER AT TIME OF CONSTRUCTION) SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND PROPER MAINTENANCE OF ANY EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING THIS PLAN.

TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY ROAD AND DRAINAGE CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 9.21 ACRES OF WHICH 0.9± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE.
ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.9± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING FALL/WINTER OF 2022/2023 AND BE COMPLETED IN THE FALL OF 2023.

DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT CONTROL MEASURES TO BE USED.

SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT WILL BE USED. ALL SILT FENCE SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN SILT FENCE SHALL BE REPAIRED IMMEDIATELY. THE SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

CONSTRUCTION ENTRANCE DESIGN AND MAINTENANCE CRITERIA FROM 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL ENTRANCE. THE CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED OF ANGULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION M.01.01 SIZE #3. THE CONSTRUCTION ENTRANCE WILL BE 12 FEET WIDE AND 50 FEET LONG.

CONSTRUCTION: CONSTRUCTION ENTRANCES AREA WILL BE CLEARED AND GRUBBED. AREAS WILL THEN BE ROUGH GRADED. A 4-INCH LAYER OF CRUSHED STONE WILL BE SPREAD AS DEPICTED IN THE DETAILS.

MAINTENANCE: THE CONSTRUCTION ENTRANCE WILL BE MAINTAINED IN A CONDITION THAT WILL MITIGATE TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. THE CONSTRUCTION ENTRANCE WILL BE TOP DRESSED AS NEEDED TO PROVIDE FUNCTIONALITY. ADDITIONAL LENGTH MAY BE ADDED IF ON-SITE CONDITIONS WARRANT SUCH EXTENSION. ANY ACCUMULATED OR SPILLED SEDIMENTS WILL BE CLEANED IMMEDIATELY, AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS EROSION & SEDIMENT CONTROL PLAN.

STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (CHAPTER 4). TOPSOIL STOCKPILES WILL BE LOCATED AS DEPICTED ON THE PLANS, AND WILL BE TREATED AS DISTURBED GROUND, I.E.: SURROUNDED BY SILT FENCE, AND SEEDED TO GRASS AFTER ALL THE TOPSOIL TO BE STRIPPED IS PLACED IN THE STOCKPILE. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

TOPSOILING SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S) REFERRED TO ABOVE. STONES LARGER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS WILL BE REMOVED FROM THE TOPSOIL WITH A RAKE. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER ALL DISTURBED AREAS. IN ORDER TO "BOND" THE TOPSOIL TO THE SUBSOIL, THE SUBGRADE WILL BE LOOSENED BY "TRACKING" WITH A BULLDOZER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUBBER-TIRED VEHICLES WILL BE EXCLUDED FROM THE NEWLY TOPSOILED AREAS TO PREVENT EXCESSIVE COMPACTION WHICH COULD HINDER SEED GERMINATION AND SEEDLING GROWTH.

PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JULY OR AUGUST 15 THROUGH OCTOBER 31. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED THE APPROPRIATE SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, FIGURE PS-3. PRIOR TO SEEDING, FERTILIZER WILL BE APPLIED AT THE RATE OF 7.5 PER 1,000 SQUARE FEET (10-10-10 OR EQUIVALENT), AND GROUND LIMESTONE WILL BE APPLIED AT THE RATE OF 200 POUNDS PER 1,000 SQUARE FEET. THE LIME AND FERTILIZER WILL BE LIGHTLY WORKED TO A DEPTH OF 3 TO 4 INCHES. SEED SHALL BE APPLIED UNIFORMLY USING A CYCLONE SEEDER (HYDROSEEDING MAY BE USED IN LIEU OF CONVENTIONAL SEEDING METHODS.) HAY MULCH WILL BE APPLIED AT THE RATE OF 100 POUNDS (APPROXIMATELY 2 BALES) PER 1,000 SQUARE FEET. WHERE SLOPES EXCEED 10 PERCENT. JUTE NETTING SHALL BE USED TO ANCHOR THE HAY MULCH IN PLACE. ANY SUCH NETTING WILL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE: THE SEEDBED WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED AND SMOOTHED, AND RESEEDED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 6 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 33 TO 50 PERCENT OF THE GRASS HEIGHT (I.E.: NOT BELOW 3 INCHES). MULCH MATERIALS WILL NOT BE REMOVED, BUT WILL BE ALLOWED TO DISINTEGRATE OVER TIME.

WHERE BARE GROUND NEEDS TO BE PROTECTED FOR RELATIVELY SHORT PERIODS, OR WHERE THE SEEDING SEASONS FOR PERMANENT SEEDINGS CAN NOT BE ADHERED TO, TEMPORARY SEEDING MAY BE USED. THE RECOMMENDED SEED MIX WILL VARY UPON CIRCUMSTANCES, BUT SHALL BE IN COMPLIANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, FIGURE TS-2, TEMPORARY SEEDING RATES AND DATES. WHERE THE SEASON PRECLUDES ANY TYPE OF SEEDING, AN ANCHORED MULCH WILL BE EMPLOYED TO PROTECT BARE SOIL AREAS.

CONSTRUCTION SEQUENCE. PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCES, THE DEVELOPER AND HIS CONTRACTOR SHALL MEET WITH TOWN STAFF FOR A PRECONSTRUCTION CONFERENCE.

1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.

2) INSTALL EROSION AND SEDIMENT CONTROL.

3) CONSTRUCT THE STORMWATER QUALITY BASIN. TOPSOIL WILL BE APPLIED TO THE BASIN SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION, AND THE SIDESLOPES WILL BE SEEDED INSTALL SEDIMENT BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN AS DEPICTED ON THE PLANS.

4) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.

5) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

6) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

7) INSTALL ALL DRAINAGE STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. NO WATER WILL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM UNTIL THE OUTLET IS PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.

8) PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE. TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

9) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

10) INSTALL CURBING (WHERE REQUIRED).

11) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.

12) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

DISPOSAL OF SEDIMENTS – ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.

FIELD CHANGES – IF FIELD MODIFICATIONS OF PLANNED MEASURES ARE NEEDED TO PROPERLY ADDRESS ANY EROSION OR SEDIMENTATION SITUATION, SUCH CHANGES MAY BE MADE ONLY AFTER NOTIFYING TOWN STAFF. ADDITIONAL NON-STRUCTURAL MEASURES MAY BE ADDED WITHOUT PRIOR NOTIFICATION.

STORMWATER QUALITY BASIN CONSTRUCTION NOTES:

1. STORMWATER QUALITY BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SILTY SAND AND/OR CLAYEY MATERIALS. ON-SITE BORROW MATERIAL MAY BE USED IF SUITABLE DEPOSITS ARE FOUND. EMBANKMENT FILL SHALL CONTAIN AT LEAST 15% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE.
2. EMBANKMENT FILL SHALL HAVE NO STONES LARGER THAN 6" IN THEIR GREATEST DIMENSION. NO STONES LARGER THAN 3" IN THEIR GREATEST DIMENSION SHALL BE ALLOWED WITHIN 2 FEET OF STRUCTURES OR PIPES.
3. ALL FILL MATERIAL SHALL BE FREE OF TOPSOIL, ROOTS, STUMPS, ORGANICS, FROZEN MATERIAL AND OTHER DELETERIOUS MATTER.
4. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 – MODIFIED PROCTOR. THE MAXIMUM LOOSE LIFT THICKNESS OF EMBANKMENT FILL SHALL BE 12".
5. ALL TOPSOIL, ORGANICS, ROOTS AND OTHER DELETERIOUS MATTER SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE PRIOR TO CONSTRUCTION OF THE PROPOSED EMBANKMENTS.
6. ALL EMBANKMENTS AND DISTURBED AREAS OF THE STORMWATER QUALITY BASIN SHALL BE PERMANENTLY STABILIZED WITH 4" LOAM, SEED AND MULCH. SUITABLE HYDROSEEDING EQUIPMENT MAY BE USED FOR APPLICATION OF SEED, MULCH AND/OR FERTILIZER. THE FOLLOWING SEED MIX SHALL BE USED IN THESE AREAS.

VARIETY	LBS/ACRE
CREEPING RED FESCUE	20
REDTOP	2
BENT GRASS	15
TOTAL	37

STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE ROADWAY.
2. DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCH OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS SHALL BE REPAIRED PROMPTLY. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF. SEDIMENTATION THAT WOULD INTERFERE WITH PROPER OPERATION OF THE BASIN SHALL BE REMOVED AND DISPOSED OF AND THE AREA RESTORED AND STABILIZED AS REQUIRED.
3. AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY OR WITHIN 24 HOURS AFTER A STORM EVENT OF 2.0 INCHES OR GREATER. QUARTERLY INSPECTIONS SHALL INCLUDE THE FOLLOWING ITEMS:
- NOXIOUS WEEDS SHALL BE REMOVED. PERFORM ANY MOWING OPERATIONS REQUIRED.
- INSPECT EMBANKMENTS FOR ANY WOODY GROWTH. ALL TREES, VINES AND OTHER WOODY PLANTS SHALL BE REMOVED AND VOIDS LEFT FROM THEIR REMOVAL SHALL BE REPAIRED.
- INSPECT EMBANKMENTS FOR ANY ANIMAL BURROWS. ALL BURROWS AND VOIDS SHALL BE REPAIRED IMMEDIATELY.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN FOREBAY AND OTHER AREAS TO RESTORE ORIGINAL DESIGN GRADES. DISTURBED AREAS SHALL BE RESTABILIZED AS REQUIRED AFTER REMOVAL OF SEDIMENT.
- INLETS AND OUTLETS SHALL BE INSPECTED FOR SCOUR DAMAGE AND EROSION AND REPAIRED AS REQUIRED.
- ANY EVIDENCE OF PIPING OR SEEPAGE AT THE TOE OF EMBANKMENTS OR AROUND INLET/OUTLET STRUCTURES SHALL BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND REPORTED TO THE TOWN. REQUIRED REPAIRS TO MAINTAIN THE PROPER FUNCTION OR REPAIR POTENTIAL STRUCTURAL DEFICIENCIES IN THE BASIN SHALL BE IMPLEMENTED WITHIN ONE MONTH OF DISCOVERY OF THE PROBLEM OR AT DISCRETION OF THE RESPONSIBLE PROFESSIONAL ENGINEER PERFORMING THE INVESTIGATION OR DESIGNING SUCH REPAIRS. THE ENGINEER SHALL CERTIFY THAT ALL REPAIRS ARE PERFORMED TO HIS/HER SATISFACTION AND SHALL PROVIDE SUCH CERTIFICATION TO THE TOWN.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

–PROVIDE ANNUAL STREET SWEEPING, PREFERABLY AFTER FINAL SNOW MELT TO ALLEVIATE SEDIMENT BUILDUP IN CATCH BASIN SUMPS AND TO INSURE EFFICIENT TSS REMOVAL FROM STORMWATER
– REMOVE SEDIMENT FROM CATCH BASIN SUMPS WHEN SEDIMENT REACHES HALF THE DEPTH OF THE SUMP.
–INSPECT CATCH BASINS FOR TRASH AND DEBRIS BI–ANNUALLY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PIPE INLETS AND OUTLETS TO PREVENT CLOGGING.
– REMOVE ACCUMULATED TRASH AND LEAVES FROM CATCH BASIN GRATES TO INSURE ADEQUATE GRATE INFLOW CAPACITIES.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF – THE LEDYARD PLANNING AND ZONING COMMISSION ON DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____
_____ APPROVED, _____
_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)
_____ NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

_____ WETLANDS OFFICER _____ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

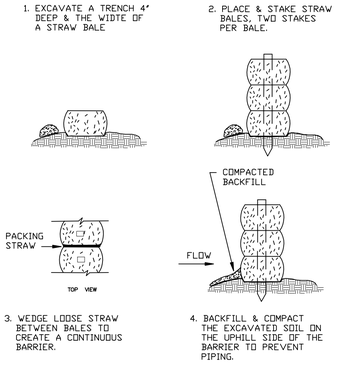
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

_____ CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

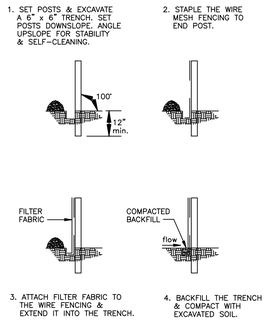
_____ ZONING ENFORCEMENT OFFICER _____ DATE

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JOB# 22-077.DWG



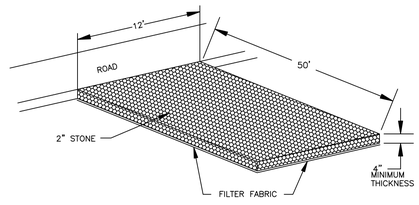
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



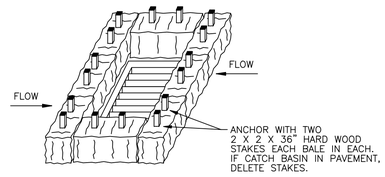
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
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1641 CONNECTICUT ROUTE 12
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(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
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PROPERTY OF
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94, 96, 98 AND 100
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A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022
REVISED: OCTOBER 31, 2022

LLHD
Ledge Light Health District

Promoting healthy communities

Date: 9 November 2022
To: Peter Gardner, LS
Subject Property: **94, 96, 98, 100 Stoddards Wharf Rd. Ledyard**

Plan Designed by:Peter Gardner, LS Plan Date: **July 7, 2022** Last Revision Date: **October 31, 2022**
Date Paid: July 7, 2022
The plan and associated information was submitted to our office on July 30, 2022 for a proposed **26** lot subdivision/commission review. Lots range from 0.17 to 0.54 acres and are to be served by **private well water** and **private septic systems**, in the Town of **Ledyard .**

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

☒ **Lots 1-26 are recommended suitable in their current condition IF footing drains are not required**

Comments

1. Some lots may require further soil testing if the proposed septic location is not close to test holes that have been recorded. These lots are recommended as suitable in their current state based on the consistency of soil observed in the vicinity. Lot 1 is recommended as suitable because suitable soil in a suitable location exists, even though the proposed septic system is not shown in this area.
2. Approval of no foundation drains (on lots where septic systems are to be located less than 25ft from the house) is to be provided by Ledyard Building Official.
3. The feasibility of providing each lot with a private well that would produce an adequate quantity of water to serve a 3 bedroom single family dwelling was studied by GEI Consultants, and the results of the study provided in a document: "Water Study Proposed Stoddards Wharf Road Subdivision Ledyard, CT" July 6, 2022. The document concludes that "multiple lines of evidence" suggest that the current groundwater supply is adequate to supply the subdivision as proposed. It should be noted that the study uses an estimated subdivision demand of 7.5gpm "assuming typical residential demands", whereas the CT Public Health Code would assume a demand of 8.1gpm for 26 lots, 3 bedrooms per lot. The study states that the expected bedrock aquifer recharge over the footprint of the proposed subdivision is estimated to be 4.0gpm, leaving a deficit of 3.5gpm to be made up by groundwater flow entering the subdivision footprint horizontally. This deficit may in fact be greater (4.1gpm) based on the expected water demand for the total number of bedrooms.

   There is no doubt that siting 26 wells in such close proximity could have a noticeable effect on the local groundwater table. Data collected for 5 existing wells in the area (drilled over 25 years ago) indicate that they are fairly deep (average 280ft) and have yields around 3gpm. The study does point out that the proposed subdivision is at least partially surrounded by an undeveloped watershed area, allowing for replenishment of the aquifer that would serve the wells. In Connecticut it is recommended that the 75ft well protective radius be located completely on the property that the well serves in order to allow neighbors full use of their property. While the 75ft radii of the proposed wells are not located completely on the individual lots they serve, none of the radii extend onto neighboring properties beyond the subdivision.

Due to the density of the proposed subdivision, It is noted that a public water supply would be the preferable means of supplying water to the community.

4. Proposed septic layouts on the lots demonstrate the feasibility of siting code complying primary and reserve septic leaching areas on the lots using proprietary leaching products that provide a high leaching credit per linear foot. On a few lots, positioning of the septic tank in a way to meet code requirements may be difficult and should be demonstrated in the context of not just the property served but also with respect to the surrounding properties.

5. It is recommended that thought be given to space on the lots that might be needed for Water Treatment Wastewater systems in the future.

6. Individual site plans may require additional soil testing. Individual site plans where the house location, septic location or well location differs from the approved subdivision plan must be submitted on plans that show the proposed (or actual) locations of these items on the surrounding lots to ensure the proper separating distances are met.

*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

Please call me at 860-910-0446 with any questions regarding this matter.

Sincerely,

Wendy K. Brown-Arnold, RS, REHS
Supervisor, Land Use Activities

cc: Town of Ledyard Planning and Zoning Departments

LBM Engineering, LLC
11 Hally Lane, Colchester, CT 06415-2133 Phone 860-416-9809 Email John@LBMEngineering.com
CIVIL ENGINEERING - LAND DEVELOPMENT - SITE PLANS - STORMWATER MANAGEMENT

Engineering Report November 13, 2022
For Land Use Commissions Submittals
Avery Brook Homes Subdivision,
Stoddards Warf Road, Ledyard, Connecticut

EXISTING CONDITIONS: Reference is made to the following Plan Set: "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road, A.K.A. Connecticut Route 214 Ledyard, Connecticut" Scales as Shown July 2022, Revised October 31, 2022, By Dieter & Gardner, Gales Ferry, CT. The property is located on the north side of Stoddards Wharf Road approximately one quarter mile east of the intersection of Whalehead Road and Stoddards Wharf Road. The property is wooded. The property drains primarily to the east and north.

STORMWATER MANAGEMENT: Detention of peak flow rates is not proposed for this development. The Town of Ledyard's Ordinance Regulating the Management of Stormwater Runoff, Part I. Section 3. Paragraph C. states: "A zero percent increase in discharge characteristics is specifically not applicable in cases where the applicant can demonstrate that the runoff will discharge to the Thames River or Groton Reservoir system without increasing the potential of downstream flooding." Runoff leaves this site in the form of sheet flow discharging to the watershed of the Groton Reservoir system. The runoff is dispersed along the north and east boundary lines.

WATER QUALITY: The proposal includes a water quality basin which is designed to hold the Water Quality Volume (WQV) for 12 hours to settle out suspended solids from the proposed roadway's runoff. The CT D.E.E.P. 2004 Stormwater Quality Manual Paragraph 7.4.1 states: "In the northeastern U.S., the 90 percent rainfall event is equal to approximately one inch, which is consistent with the recommended WQV sizing criteria for Connecticut." Therefore, by treating one inch of runoff from the new road's drainage system, the proposal effectively improves the runoff from the property for 90 percent of all storm events.

CONCLUSION: The proposed development will not have adverse effects on down-gradient properties, nor will it increase the potential for downstream flooding and is in keeping with the policies and goals of the Ledyard Planning and Zoning Commission.

Submitted by:
LBM Engineering, LLC

John R. Martucci, P.E.

COMPUTATIONS FOR:	Project
WATER QUALITY FLOW / WATER QUALITY VOLUME	Made By: JRM
AVERY BROOK HOMES SUBDIVIDION	Date: 8/3/2022
LEDYARD	Rev:
	Date:

IN SYSTEM TO BASIN

ConnDOT Drainage Manual Ch. 10 and Ch. 11, Appendix C

Contributing Basins	Wooded Area (acres)	Grass Area (acres)	Paved /Roof (acres)	Total Area (acres)
TO BASIN	0	3.09	0.41	3.5
			0.48	0.48
Total	0	3.09	0.89	3.98

Equation 10.31: WQV = (1")(R)(A)/12 = 0.083 acre-feet or 3,630 cubic-feet

I = % of Impervious Cover = 22%

R = volumetric runoff coeff. 0.05 + 0.009(I) = 0.2513

A = site area (acres) = 3.98 acres = 0.0062 miles^2

Q = runoff depth (in watershed inches) = [WQV(acrefeet)]*[12(inches/foot)]/drainage area (acres)

Q = 0.2512563

$CN = 1000 / [10 + 5P + 10Q - 10(Q^2 + 1.25QP)^{0.5}]$ = 87.9

P = design precipitation (1" for water quality storm) = 1 inch

Q = runoff depth (in watershed inches)

t_c 10 min

t_c = 10 minutes = 0.167 hours

From Table 4-1, Ia = 0.273 Ia/P = 0.273

From Exhibit 4-III, q_u = 500

WQF = (qu)(A)(Q) = 0.78 cfs

TO POND 1

PREPARED BY	DATE PREPARED	LBM Engineering, LLC	JOB NUMBER	PAGE NUMBER
JRM	10/2022	11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM		
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES

AVERY BROOK HOMES

DRAINAGE AREA BREAKDOWN TO DETERMINE WQV

3.98 Ac TOTAL

12 LOTS ROOF & DRIVEWAY 1500 SF EA x 12 = 18,000 SF 0.41 AC

950' OF 22' WIDE ROAD = 20,900 SF = 0.48 AC

3.98 AC − 0.89 = 3.09 AC OVERLAND

PREPARED BY	DATE PREPARED	LBM Engineering, LLC	JOB NUMBER	PAGE NUMBER
JRM	11/2022	11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM		
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES

CB 1 STA 12+30 RT
CB 2 STA 23+13 RT
CB 3 STA 23+13 LT

CB 1

STA 10+10 – 16+20 RIGHT SIDE OF ROAD

ROAD 620' x 11' = 6820 SF = 0.16 ACRES 'C' = 0.9

CB 2

ROAD 630' x 11' = 6930 SF = 0.16 AC
ROOF & DRIVES 1500 SF x 2 LOTS = 3000 SF = 0.07 AC
OVERLAND 16,200 SF = 0.37 AC
TOTAL AREA 0.60 AC

WEIGHTED 'C' [(0.23 x 0.9) + (0.37 x 0.3)] ÷ 0.60 AC = 0.53

CB 3

ROAD 750' x 11' = 8250 SF = 0.19 AC
ROOF & DRIVES 1500 x 6 LOTS = 9,000 SF = 0.21 AC
OVERLAND 50,095 SF = 1.15 AC (1.55 TOTAL)

WEIGHTED 'C' [(0.40 x 0.9) + (1.15 x 0.3)] ÷ 1.55 = 0.45

PROJECT: AVERY BROOK SUBDIVISION
PROJECT NO.:
TOWN: Ledyard
ROUTE:
LOCATION: N/A

DESIGNED BY: JRM DATE: 11/12/22
REV:
CHECKED BY: DATE:

GUTTER FLOW ANALYSIS - 25 YR STORM

Inlet ID	Inlet Station and Offset	Area in Acres (A)	Runoff Coeff. (C)	Time to Inlet (min.)	Rainfall Intensity (in/hr)	AC	Total AC	Q to Inlet (cfs)	Grade of Gutter ft/ft (SL)	Cross Slope Of Shoulder ft/ft (Sx)	Depth of Flow of Gutter (ft)	Gutter Flow Width (ft)	Q Bypassing Inlet (cfs)	AC Bypassing Inlet	AC Entering Catch Basin	Inlet Type
PROPOSED ROAD RIGHT GUTTER																
CB 1	12+30, RT	0.160	0.9	10	6.20	0.144	0.144	0.982	LOW PT	0.043	SEE LOW POINT ANALYSIS				0.144	"C"
CB 2	23+13, RT	0.600	0.53	10	6.20	0.318	0.318	2.169	LOW PT	0.043	SEE LOW POINT ANALYSIS				0.318	"C"
PROPOSED ROAD LEFT GUTTER																
CB 3	23+13, LT	1.550	0.45	10	6.20	0.698	0.698	4.757	LOW PT	0.043	SEE LOW POINT ANALYSIS				0.698	"C"
											NOTES:					

LOW POINT ANALYSIS

INLET	Q TO INLET	PERIM.	C WEIR	d WEIR	WIDTH OF FLOW	d ORIFICE										
CB 1	0.982	5.020	3	0.162	3.24	0.014	<0.4' DEEP - OK									
CB 2	2.169	5.020	3	0.275	5.49	0.066	<0.4' DEEP - OK									
CB 3	4.757	7.330	3	0.360	7.20	0.320	<0.3' DEEP - OK									

Notes:
1.) Manning's n = 0.016 (asphalt)
2.) Tc = 5 minutes minimum for areas with all pavement
3.) Tc = 10 minutes minimum for small areas with pavement and grass
4.) All low points operate as a wier. Depth (d) over grate is less than 0.4 feet

GRATES	PERIM	AREA
C	5.02	3.13
C DOUB	7.33	6.26
CL	7.33	3.13
CL DOUB	11.96	6.26

STORM SEWER SYSTEM DESIGN

Client:
Project: AVERY BROOK SUBDIVISION
Proj. No.:
Return Period for Design: 25-YR

Prepared By: JRM Date: 11/12/22 Revised:

Line Segment From	Line Segment To	Time to Inlet (min.)	Time in Pipe (min.)	Accumul. Time (min.)	A x C Entering System	Sum of A x C in System	Rainfall Intensity, R (in./hr.)	**Q in System (c.f.s.)**	Pipe Data Size (in.)	Length (ft.)	Slope (ft./ft.)	Avg. Vel. (f.p.s.)	**Full Cap. (c.f.s.)**	Headwater (ft.)	Manning "n"
CB 3 23+13,LT	CB 2 23+13,RT	10	0.11	10.0	0.698	0.698	6.2	4.33	15	32	0.020	5.0	9.89	0.50	0.012
CB 2 23+13,RT	CB 1 12+30,RT	10	0.08	10.1	0.318	1.016	6.2	6.30	15	24	0.017	5.0	9.12	0.50	0.012
CB 1 12+30,RT	BASIN	10	0.16	10.2	0.144	1.16	6.2	7.19	15	48	0.170	5.0	28.84	0.60	0.012

Manning's "n" for, HDPE and RC pipe = 0.012

NOTE: ALL PIPES ARE BELOW FULL CAPACITY.

COMPUTATIONS FOR:	Project
ORIFICE SIZING WORKSHEET	Made By: JRM
AVERY BROOK HOMES	Date: 11/13/2022
LEDYARD, CT	Rev:
	Date:

ORIFICE SIZING FOR EXTENDED DETENTION UNDERDRAIN

BASIN VOLUME AT SPILLWAY = 3,600 CUBIC FT
TARGET VOLUME (HALF EMPTY)

ConnDOT Drainage Manual Equation 10.32

Qav = VOL./T

VOLUME (FT^3)	3600	
T (SEC.)= 12 Hrs =	43,200	
Qav (CFS) =	0.0833	Target Q at Half Volome

ConnDOT Drainage Manual Equation 10.18

$Q = Kor\ D^2\ Ho^{0.50}$ Kor = 3.78

Q = Flow in CFS
Kor= Oriface Coefficient = 3.78
D= Oriface
H= Head in Feet

HEAD AT FULL = 2.5'

D (inch)	D (FT.)	H	Q (CFS)	
1.75	0.146	2.50	0.1271	USE 1-3/4" ORIFICE
2.00	0.167	2.50	0.1660	
2.50	0.208	2.50	0.2594	
3.00	0.250	2.50	0.3735	

HEAD AT HALF EMPTY = 1.25'

D (inch)	D (FT.)	H	Q (CFS)	
1.75	0.146	1.25	0.0899	USE 1-3/4" ORIFICE
2.00	0.167	1.25	0.1174	
2.50	0.208	1.25	0.1834	
3.00	0.250	1.25	0.2641	

HEAD AT 0.5'

D (inch)	D	H	Q (CFS)	
1.75	0.146	0.50	0.0568	USE 1-3/4" ORIFICE
2.00	0.167	0.50	0.0742	
2.50	0.208	0.50	0.1160	
3.00	0.250	0.50	0.1671	

File #: 22-781 **Agenda Date:** 12/8/2022 **Agenda #:** A.

LAND USE APPLICATION

Subject/Application:
Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots).

Background:
Current moratorium expires 12/1/2022. Additional time required to draft regulations.

TOWN OF LEDYARD
Land Use Department
Juliet Hodge, Director of Planning & Development
741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
Phone (860) 464-3215
planner@ledyardct.org

DATE: 11/30/2022

TO: SCCOG

FROM: Ledyard Planning and Zoning Commission

RE: Notice of Zoning Regulation Change: **Application #22-20RA.**

Per the referral requirement of CGS Section 8-3(a) you are hereby notified of the following proposed Zoning Regulation change:

Minor modifications to sections 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots). The Public Hearing for this application will be held on January 12, 2023.

Please Refer to attached documents.

Sincerely,

Juliet Hodge

Juliet Hodge
Director of Planning and Development

TOWN OF LEDYARD

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number PZ22-20RA Submission Date 11/30/22 Official Receipt Date 12/8/22

FEE: N/A DATE PAID N/A RECEIPT # N/A

==========

Applicant/Agent Town of Ledyard - Planning & Zoning Commission
(Please Print Legibly)

Signature: Julie Hedges - for the Commission

Address: 741 Colonel Ledyard Hwy Telephone 860-464-3215

E-Mail Address: planner@ledyardct.org

Owner Name (if different): _____

Address of Owner: _____ Telephone ___-___-____

Location of Work (Street Address) _____

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

Is this property within 500 feet of another municipality? Y N CAM Zone Y N

Existing Use _____ CAM Exempt Y N

___ Special Permit ___ Site Plan Review _X_ Regulation Change ___ Zone Map Change

___ CAM Review ___ Other: _____

Details:
modify section 3.9(A) to extend current moratorium on Cannabis Establishments; Section 5.4.1(C)(1)(a+b) minor modification to Conservation + Open Space Subdivision - General Constraints; minor modifications to Sections 5.4.1(D)(3)(b) & 7.5(A)(1)(a) to clarify stacking prohibitions of interior lots & width of access strip.

Approved by _____ Date _____

Denied by _____ Date _____

such plans be certified or otherwise verified by a licensed surveyor, engineer, or other qualified professional when necessary to determine such compliance.

D. Applications for all other uses and buildings shall be reviewed by the Commission in accordance with this section and further provisions of these Regulations.

3.8 PROHIBITED USES:

A. Any use not expressly permitted in a District is prohibited. Use Variances are not permitted. Special Permit approval for a use not specifically permitted in a district, is prohibited.

B. No stand-alone building foundation or root cellar may be used as a dwelling unit. No building shall be occupied until a Certificate of Zoning Compliance and a Certificate of Occupancy are issued.

C. No person shall occupy a travel trailer, motorized camper, or tent as a residence in the Town of Ledyard.

3.9 USES SUBJECT TO MORATORIUM:

A. Cannabis Establishments: (*Effective December 17*, 2021)

Under Public Act 21-1 a "cannabis establishment" is a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer (i.e., licensed to sell both recreational cannabis and medical marijuana), food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.

The Town of Ledyard Planning and Zoning Commission shall not accept or consider any application to permit a Cannabis Establishment licensed to sell recreational cannabis or medical marijuana as defined by Connecticut Public Act 21-1 for a period of six (6)~~(12)~~ months commencing from the effective date of ~~December~~ January 31~~1~~, ~~2021~~2023. The reason for the moratorium is to allow the Ledyard Planning and Zoning Commission sufficient time to review Public Act No. 21-1 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis" and the associated regulation of Cannabis Establishments, and to draft and adopt municipal regulations generally consistent with the Plan of Conservation and Development regarding the retail sale of recreational cannabis or medical marijuana within the Town of Ledyard. The reason for the Moratorium is to allow the Ledyard Planning and Zoning Commission to review Public Act No. 21 "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis" and the associated Regulation of Cannabis Establishments, and to draft and adopt Municipal Regulations regarding the retail sale of recreational Cannabis or medical marijuana within the Town of Ledyard.

5.4.1(C)(1)(a+b)

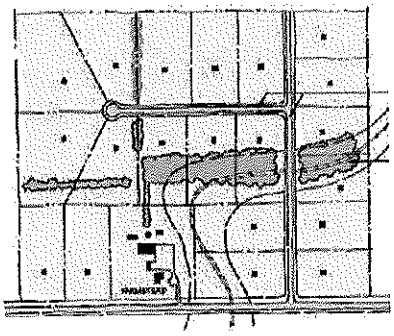
7. Promote orderly efficient development; and
8. Limit the extent of impervious surfaces and control runoff.

C. **Constraints – General**:

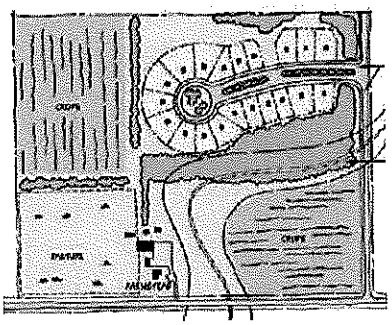
1. **Overall Residential Density**:

a. A **Conservation or ~~Open Space~~Subdivision** ~~development~~ shall not contain a total number of parcels which exceeds the number which could be permitted if the gross lot area were subdivided into conventional lots conforming to the minimum lot size, buildable area and density requirements applicable to the district or districts in which such land is located and conforming to all applicable requirements of these zoning regulations.

Conventional Subdivision



Conservation/~~Open Space~~ Subdivision



b. An **Open Space Subdivision** *may* exceed the number of parcels which could be permitted if the gross lot area were subdivided into conventional lots conforming to the minimum lot size, buildable area and density requirements applicable to the district or districts in which such land is located provided it conforms with the Health Code and all applicable requirements of these Zoning Regulations including, but not limited to, dimensional/bulk, access and interior/special interior lot requirements.

2. All utilities serving the Conservation or Open Space Subdivision shall be located underground. This includes individual lot service as well as any utilities service provided along any new road construction for the development.
3. A public or community water system is required when the density in the developed area exceeds either two (2) lots per 40,000 square feet or six (6) bedrooms per 40,000 square feet. The developed area for this calculation is the total gross lot area minus the sum of the deeded open space and any undevelopable land.
4. A Conservation or Open Space Subdivision development utilizing a community water system shall not be approved unless the applicant obtains one (1) of the following:

a. A Certificate of Public Convenience and Necessity pursuant to §§8-25a and 16-262m of the Connecticut General Statutes, as amended; or

b. A Water Main Extension Agreement executed by the public water company designated to serve the Conservation or Open Space Subdivision Development.

5.4.1(D)(3)(b)

a. No more than two (2) additional residential lots may share any portion of the driveway that ultimately accesses the main portion of the Special Interior lot.

b. No more than one (1) Interior and/or one (1) Special Interior Lot may be stacked above a frontage lot. No more than one (1) Special Interior Lot may be stacked above an Interior Lot, and no Interior Lot may be stacked ~~or~~ above another Interior Lot~~each other~~.

c. The entire length of the driveway servicing the special interior lot beginning at the street and ending at the front property line of the Special Interior lot shall be located within a dedicated twenty-five (25) foot wide right-of-way.

d. The easement area shall not count toward the minimum lot size for any lots it crosses.

E. Open Space Requirements:

1. Each Conservation/Open Space Development shall result in the preservation of at least 40% / 60% (respectively) of the gross land area for parks, recreation, public trails, conservation, agricultural, or other open space purposes.
2. The applicant shall provide a written statement describing the Primary Conservation Area, what its primary use is (active recreation, habitat conservation, etc.), and how the remainder of the development and open space plan supports the protection of the Primary Conservation Area. The Primary Conservation Area is the part of the parcel which has the highest conservation value given the primary intended use of that area. For instance, a wetland primary conservation area intended for habitat conservation would be supported by ensuring conservation of some adjacent upland to support amphibious species.
3. The open space shall have access, shape, dimensions, character, location, and topography suitable for the purpose intended. In determining which land is to be preserved as open space, the natural and scenic qualities of the site shall be taken into consideration, as well as the ecological significance of the site and its utility as open space.
4. The open space shall be shown on the plat map and shall be labeled in a manner to indicate that such land is not to be platted for building lots and is permanently reserved for open space into perpetuity.
5. Whenever possible, the entire open space on shall be one contiguous unit and contiguous with any open space on adjoining lots, however, no contiguous open space area shall be less than 80,000 square feet.
6. The open space shall never be less than fifty (50) feet wide.
7. The open space shall be deeded to the Town or a designated non-profit Land Trust. In case the recipient of the of the open space is not the Town, the accepter of the open space shall provide sufficient information to support the ongoing monitoring and maintenance of the open space such that its primary use can be supported in an ongoing fashion and written documentation of same shall be provided prior to endorsement of the mylars for filing.
8. The Open Space area shall be accessible to the public from a public road or right-of-way, and a minimum of fifty percent (50%) of the proposed building lots shall share one or more boundary line with the open space created by the subdivision.

7.5(A)(1)(a)

a. The access strip shall be owned as part of the interior lot and must be a minimum of thirty~~twenty-five~~ (30~~25~~) feet wide throughout and a maximum of 400 feet in length.

b. The access strip shall allow construction of a driveway that can comply with §7.4 (Public Works and/or Wetlands Commission review and approval may be required to determine whether the conceptual driveway can comply with §7.4).

c. The access strip shall be and remain free of all structures.

d. The minimum lot area for an interior lot will be a minimum of one and one half (1.5) times the minimum lot area for the zone in which it is located (See Section 5.4.1D for Minimum Lot Sizes for Interior and Special Interior Lots in Conservation and/or Open Space Subdivisions).

e. The area of the access strip shall not count toward the minimum lot area requirement.

f. The minimum front yard setback line for interior lots shall be measured from the front lot line where access strip meets the remaining portion of the lot.

g. An interior lot shall never be "stacked" behind another interior lot (or behind another Special Interior Lot if part of an Open Space Subdivision).

2. Open Space Subdivision Exemption:

a. *Special interior lots* in an Open Space subdivision may be accessed via a driveway in accordance with §5.4.1(D)(3)(b). The easement area shall not count toward the minimum lot area for all lots utilizing the access easement area or otherwise encumbered by it.

3. Interior Lots that are created as part of a subdivision or re-subdivision (including Conservation and Open Space Subdivisions) as approved by the Planning & Zoning Commission shall meet any additional criteria set forth in the Subdivision Regulations of the Town of Ledyard.

4. Interior lots may be created as part of a division of a parcel of land which is not a subdivision or re-subdivision within the meaning of §8-18 of the Connecticut General Statutes. The Director of Public Works shall review and approve access locations on Town roads and the State Department of Transportation shall review and approve access locations on State highways.

B. Non-residential Districts:

1. Interior lots may be permitted in the non-residential districts subject to the requirements set forth in §6.2 and 6.3.1 with the following conditions and/or exceptions:

   a. The frontage requirement along a Town or State Road shall be a minimum of fifty (50) feet.

   b. The access strip shall be a minimum of fifty (50) feet throughout and a maximum of 400 feet in length.

   c. The area of the fifty (50) foot access strip shall not be included as part of the minimum lot area requirement.

   d. The minimum front yard setback line for interior lots shall be measured from the front lot line where access strip meets the remaining portion of the lot.

7.6 JUNK, AND UNREGISTERED, INOPERABLE AND/OR HOBBY MOTOR VEHICLES

A. Junk, as defined by these regulations, and/or partially dismantled motor vehicles, where not fully screened from all property lines, shall not be placed, stored, co-located, or maintained outside

TOWN OF LEDYARD, CONNECTICUT
PLANNING AND ZONING COMMISSION
EXHIBIT LIST

PZC APPLICATION: Application PZ#22-20RA of The Town of Ledyard, 741 Colonel Ledyard Hwy, Ledyard, CT to revise sections 3.9(A) uses subject to a moratorium, cannabis establishments; section 5.4.1 (open space/conservation subdivisions) and 7.5 (interior lots).

HEARING DATE: Permit received 12/8/22; PH by 1/12/23

EXHIBIT#	DESCRIPTION:
#1	Application and Proposed Text
#2	SCCOG Notification
#3	Notice of Public Hearing

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

(Via electronic mail)

December 5, 2022

RECEIVED
DEC 8: 2022
LAND USE DEPARTMENT

Mr. Capon
Chairman
Town of Ledyard Planning & Zoning Commission
741 Colonel Ledyard Highway
Ledyard, CT 06339

Dear Mr. Capon:

I am writing in response to an application for regulation amendments for the Town of Ledyard. The application was received on 11/20/2022. The application was referred to this agency pursuant to Section 8-3 of the Connecticut General Statutes.

The first amendment seeks to modify the effective dates for a moratorium related to cannabis establishments. The second seeks to amend regulations related to the open space/conservation subdivision and interior lots.

Based a review of the material provided, I have determined that the proposed amendments are not likely to have a negative inter-municipal impact.

If you have any questions, please contact me at 860-889-2324.

Sincerely,

Nicole Haggerty
Planner II
nhaggerty@seccog.org

Member Municipalities: Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham

If language assistance is needed, please contact SCCOG at 860-889-2324, office@seccog.org.
Si necesita asistencia lingüística, por favor comuníquese a 860-889-2324, office@seccog.org.
如果您需要语言帮助，请致电860-889-2324或发送电子邮件至 office@seccog.org.

File #: 22-838 **Agenda Date:** 12/8/2022 **Agenda #:** B.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Town of Ledyard Affordable Housing Plan

Background:
(type text here)

Department Comment/Recommendation:
(type text here)

Town of Ledyard Affordable Housing Plan [DRAFT] November 13, 2022

Tyche Planning & Policy Group

Contents

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Affordable Housing in Ledyard 13
What does Ledyard's Current Affordable Housing Stock Look Like? 13
What is 'Affordable" for Ledyard? 14
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Community Survey Discussion 17
Regulation and Policy Review 23
2020 Plan of Conservation and Development 23
Zoning Regulations (adopted September 2022) 25
Recommendations for Action 27
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- Reformatting so we discuss current population trends and projections BEFORE housing
- Added information about military/veterans/service workers, more context
- Fleshed out goals more, will come up with an opportunities area map, or list of target zones for future development.
- Updated permit numbers/averages used to describe ledyard's pace of development recently

Introduction

In the last few decades, Connecticut has become less affordable for both current and prospective residents. Median home values, rents, and the cost of living have simultaneously increased, outpacing household income. These costs, coupled with various demographic changes, have challenged towns in many ways. The need for affordable housing options in many communities is urgent, and requires action on local, state, and regional levels.

What is "Affordable?"

In Connecticut, Affordable housing is typically defined as housing available to households making less than the Area Median Income (AMI) and costing less than 30% of a household's annual income.

Affordable housing is typically defined as housing available to households making less than the Area Median Income (AMI) and costing less than 30% of a household's annual income. AMI is the midpoint in the income distribution for a surrounding area or market and is the basis for many calculations concerning housing affordability and cost of living.

The State's affordable housing concerns have led, in part, to two important statute subsections, 8-30g and 8-30j, that both seek to increase affordable housing supply in the State.

CT General Statute 8-30g allows courts in Connecticut to overrule Zoning denials for affordable housing proposals in towns whose housing stock is less than 10% affordable. "Affordable Housing" is defined by the State as housing made affordable by nonprofit or government subsidies or those that have been deed-restricted or otherwise income-limited for a fixed period. If the town falls below the 10% threshold, a court can override such a zoning decision. This potentially subjects any town with less than 10% affordable housing units to a potential lengthy and expensive appeals process. Because Ledyard has an Affordable Housing supply of only 4.34%, the town is potentially obligated to undergo this appeals process.

Effective July 24, 2017, Connecticut General Statutes Section 8-30j requires each municipality to prepare or amend and adopt an affordable housing plan at least once every five years; the municipality must specify the ways in which it plans to increase the number of affordable units in the town moving forward. Since its implementation, the statue has spurred several innovative and bold plans in towns across Connecticut, all with the same goal of providing more affordable housing options for current and future residents.

These two statutes work together to mandate and encourage municipalities in different ways to provide more housing options, whether through subsidized or naturally occurring housing. The statute is intentionally vague; the ambiguity allows towns flexibility in developing their own unique plans. As the gap between annual household income and housing costs grows and grows, so too does the urgency for municipalities to address the housing challenges in their unique communities. The changing circumstances of housing affordability in the State have

pushed local and state actors to develop affordable housing plans and commit to tangible goals.

The Town of Ledyard has embarked on its plan's development to better the Town's situation and promote equity, sustainability, and quality of life. The purpose of this plan is to fulfill the statutory obligation required by the State of Connecticut and provide the Town of Ledyard with a reasonable set of strategies for future housing development that fits the current and future needs of the community.

Methodology

The team assembled for the plan development includes the Ledyard Planning and Zoning Commission, Ledyard's Planning Director, and consultants (Tyche Planning and Policy Group, LLC). The plan was developed over several months, with periodic meetings where the group discussed the plan's goals, progress, and components.

Understanding affordable housing requires a holistic approach, as there are strengths and shortcomings to any data set, survey, or report. Therefore, this Plan refers to a range of tools and resources, including the 2020 US Census American Community Survey, CT Data Center Population Estimates and Projections, US Department of Housing and Urban Development income limits and fair market rent calculations, CT Housing Appeals List, Partnership for Strong Communities (PSC) Housing Profiles, and the report "Planning for Affordability in Connecticut" prepared by Regional Plan Association and Connecticut Department of Housing. In addition, planning staff utilized the Town's Zoning Regulations and Plan of Conservation and Development to review current town policies' role in housing development in Town.

Although optional for the Plan's development according to CGS 8-30j, the Planning and Zoning Commission administered a public survey to tap into the concerns and local knowledge of the community. The survey was sent out in August, closed in October 2022, and collected 57 responses from the public.

State Legislation Governing Affordable Housing

This Plan makes references to various statutes that enable or mandate policy and regulation changes at the municipal level. Below is a reference table for each statute mentioned in this Plan:

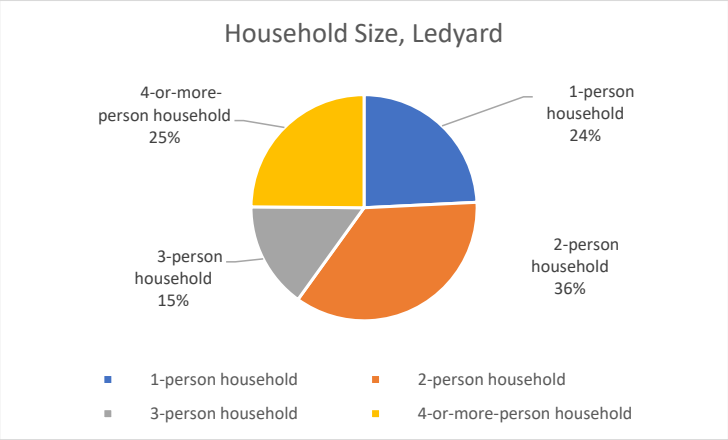
Statute	Type	Description
CGS Section 124 8-30g – Affordable Housing Appeals Procedure	Mandate	Statute that subjects any municipality with less than 10% Affordable Housing to the Affordable Housing Appeals Procedure.
CGS Section 8-30j – Affordable Housing Plans	Mandate	Statute that mandates each municipality to prepare or amend and adopt an Affordable Housing Plan.
CGS Section 8-2i Inclusionary Zoning	Enabling	Statute that enables municipalities to implement Inclusionary Zoning.
PA 21-29 – Accessory Apartments	Mandate	Act that mandates municipalities to allow Accessory Apartments on any lot that contains a single family home.

Current and Projected Population in Ledyard

A critical piece in developing this Plan is understanding the current population in Ledyard. ~~One final part of the demographic review of this Plan includes an overview of the current and projected population in Town.~~ As of 2020 American Community Survey estimates, 14,730 people reside in Ledyard. From children to retirees, Ledyard has a range of residents that enjoy the town for its rural charm, local businesses, and location in New London County.

In terms of general population trends and makeup, the majority (84.3%) of Ledyard is White, while 2.4% are Black or African American, 4.3% are Asian, and 6.2% are Two or More Races. 6% of all residents are Hispanic. Ledyard has a relatively young population, with a median age of 37.4. Connecticut overall, by comparison, has a median age of 41.

The average household size in Town is 2.59, which is just slightly higher than that of Connecticut at 2.5. Ledyard has a diverse spread of household sizes and types, illustrated in the pie chart below. Most residents live in 1,2, or 4+ person households. This is reflective of the fact that many households in town are considered 'family households,' or having two or more people related by birth, marriage, or adoption residing together.

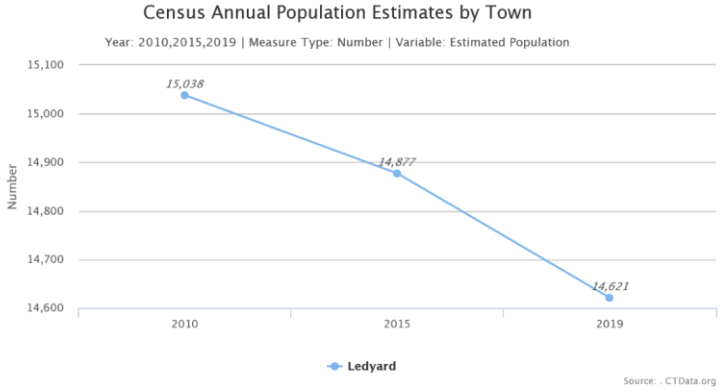


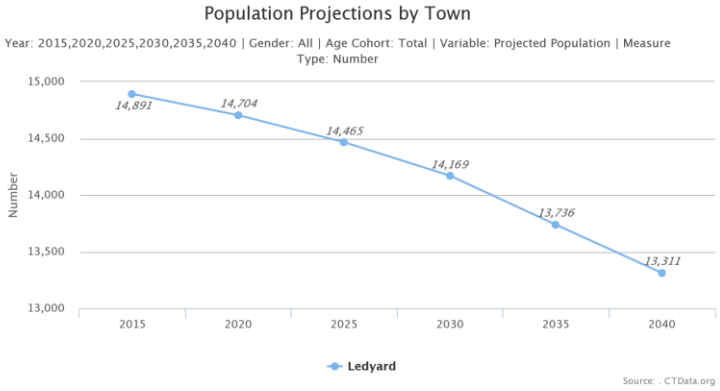
SOURCE: 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES (TABLE S2501)

Ledyard's overall population has been on a decline for the past two decades. This decline is expected to continue in the next twenty years, seen below in the two graphs depicting the population estimate and projection. The continuing decline is likely due to out-migration, lower birth and higher death rates, as well as the slower pace of development in Town adding ~~very~~ few houses per year for new residents to move into. Note that these projections are based on slightly older estimates, so while the exact numbers may not be accurate, the general trend likely holds true.

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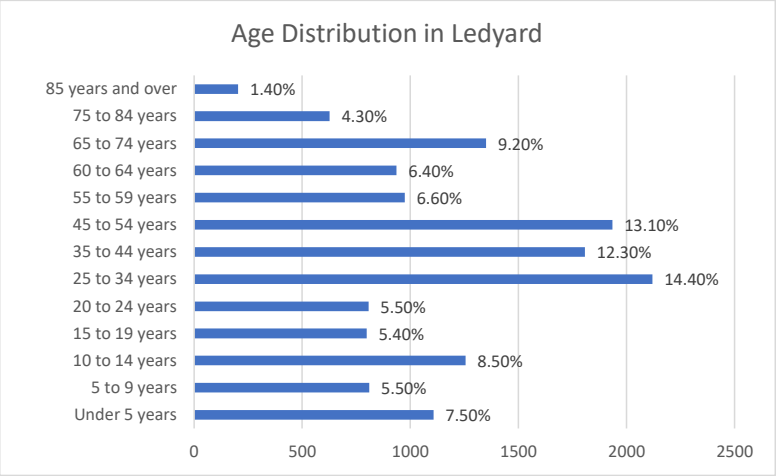
This projection does not reflect scientific certainty nor the definitive fate of the population of Ledyard. However, it does provide some very important insights into the likely housing needs of the Town going forward. Single-family housing suitable for young and growing families is likely to decline in popularity, while housing suitable for an aging population will increase. As an aging cohort seeks to divest themselves of larger, more expensive- and maintenance-intensive housing, an opportunity to market these properties to younger families may be created. In addition, aging residents seeking to remain in town may create demand for smaller, less expensive, and lower-maintenance housing opportunities.





As the proportions of various age groups change, so too does Ledyard's typical household size and type. Reflecting on changes in age cohorts in Town is important, as different age groups require housing suited to different stages in their life cycles. A young adult may prefer a small, one-bedroom apartment close to their place of employment. Growing families tend to look for homes with three or more bedrooms and access to schools. A senior

citizen may look to downsize into a smaller one-story home, an in-law apartment, or assisted living. Whatever those preferences may be, an understanding of Ledyard's changing age groups and their needs and desires is helpful to plan for future housing development.

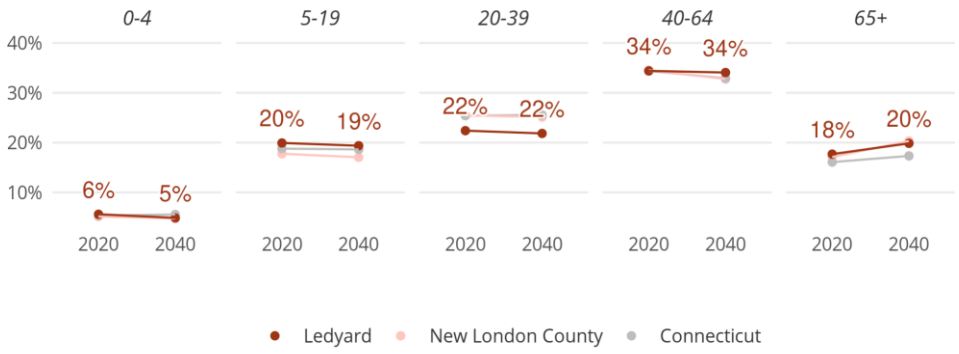


SOURCE: 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES (TABLE DP05)

Overall, Ledyard's population has a somewhat diverse mix of age groups. Ledyard's largest cohort is the 25-34 year old age range, comprising 14% of the Town's overall population. About 15% of the population is 65 and older. The 34-54 range captures a large chunk of the population, with a combined 40% of the overall population. This is an important age range, as it contains Millennials who are at or approaching the age at which they may seek to purchase a first home, and it also contains those in their late 50s whose children may be moving out to live on their own or go to college. The empty nesters and Millennials may very well seek a similar type of home: a home that is small, affordable, and in the Town they love. Likewise, the 25-34 year old age range is more likely to seek rental units at an affordable price point. The 65+ group may want to downsize, move into assisted living, or move in with their adult children in Town. Regardless of the type of housing these age groups wish to pursue, Ledyard should work to provide diverse housing options to its various cohorts.

According to projections made by the CT State Data Center, most of Ledyard's age groups are not expected to grow or decline much. The biggest increase seen below in the projection is in the 55+ group from 18% in 2020 to 20% of the population in 2040. This change likely reflects the large ~~middle aged~~middle-aged groups aging into the 65+ group in the next two decades.

Age Group Population Projections, Ledyard



Source: Connecticut Data Center

As previously mentioned, demographic shifts may demand different housing types as preferences change. This Plan's recommendations seek to guide the Town towards supporting the current and projected population in Ledyard.

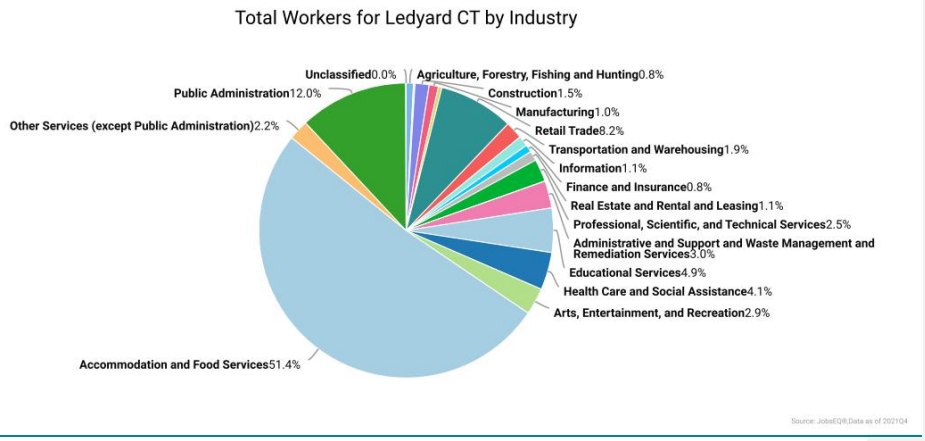
Infrastructure and Other Trends

In addition to looking at some of the more generic statistics concerning the Town's population, there are some more specific data points that can inform this Plan of the true complexity of the community in Ledyard. The Town's employment, economy, education, recent trends with remote work and COVID-19, as well as factors that limit or allow development in Town help to better illustrate Ledyard's population and housing situation.

Ledyard is a highly educated community, with most residents having earned a college degree or higher, according the 2020 US Census. Ledyard maintains a similar median household income and per capita income to Connecticut as a ~~whole, and~~whole and has typically been in line with State trends. However, Ledyard has a noticeably lower poverty rate than Connecticut, at 5.5% compared to CT's 9.8% (2020 ACS Table S~~1701 Poverty~~1701 Poverty Status in Last 12 Months). While cost-burdened, low-income households exist in Ledyard (as discussed in the next section), most are not necessarily living below the poverty line.

Looking at Ledyard's economy and employment provides more insights on the type of workers existing in ~~Town, and~~Town and can inform some of our assumptions on who needs housing opportunities in Town. As seen in the chart below, Ledyard has an extremely large

portion of workers in the food services and accommodation industry (seCTer Economic Overview). Over the past few years, COVID-19 hit food service workers especially hard at the national level, resulting in lower wages, reduced hours, and even job loss. Food service and accommodation workers in general earn slightly less than the per capita income for Ledyard, at $42,278 compared to $43,225. The combination of these factors may weigh on employees in this ~~industry, and~~industry and contribute to higher rates of cost burden and a need for affordable units to rent or to own.



The presence of Electric Boat, the nearby Naval Submarine Base, and Foxwoods Casino make Ledyard an attractive place to live and to visit. The presence of such businesses and facilities affects the general makeup of Ledyard's community, contributing to higher rates of military and service workers, veterans, and people with disabilities relative to Connecticut overall (seCTer Economic Overview). The presence of the Naval Base also causes more transient residents, who might prefer renting as opposed to buying for this reason.

Population trends can be difficult to understand for a variety of reasons, but most of all for the simple fact that typically, one cannot attribute population growth or decline to any one factor. Instead, it is a broad range of reasons that affect a given population and its trends, which we will discuss next.

Before the COVID-19 pandemic of 2020, Connecticut was seeing a significant, state-wide exodus of two large population groups: so-called "Baby Boomers" born between 1945-1965, and "Millennials," born between 1983-2000. Both of these groups, in particular, seemed to be moving out of Connecticut's rural and suburban communities, seeking more populated, vibrant, walkable cities to the south and west. It appeared that the suburban model was on the decline. In line with this, Ledyard's population has been decreasing for a number of years.

The pandemic may have slowed this long-cycle tendency a bit. As COVID spread more quickly in larger, urban areas, real estate in lower-density areas in southern New England saw dramatic increases in interest. This continued as more and more workers and students discovered an ability and an affinity to work or learn from home. This transition opened up the potential for increased choices of housing locations that no longer need to be in close proximity to work or school. Despite the ongoing vaccination campaign and anticipated return of relative normalcy, communities that are well-positioned to support remote workers are in turn well-prepared to handle many more years of a pandemic.

Despite projections of population decline, Ledyard has many factors at play that could change its trajectory in the coming years. The Town has the benefit of proximity to employment centers like Norwich, New London and Groton, and will likely continue to serve as a respite for those working in these areas. Of course, there are characteristics of Ledyard that may work against the Town in terms of attracting new residents and developing residential homes in general. An incomplete sewer and water system might drive away prospective homebuyers and limit the development potential in some areas. On the flipside, some buyers may specifically look for those elements, and even view them positively due to the higher associated costs of public water and sewer.

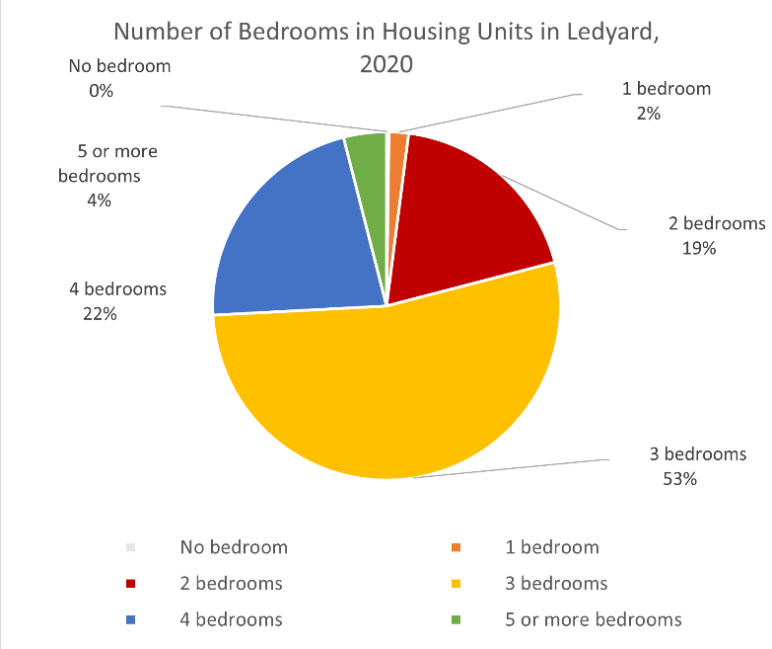
Ledyard's Current Housing Situation

The Town of Ledyard's housing stock totals 6,274 units. Of these units, 86% are single family detached homes. About 5% of units are classified as 3-4 unit structures, and 4% as 1-unit attached structures. There are also several Mobile Homes in Town, totaling 213, or 3% of the total housing units. In addition to its majority single family home nature, Ledyard also is a community of mostly homeowners, with the majority of residents owning their homes (85%) as opposed to renting (15%). About 10% of units in Town are vacant, and either for sale or reserved for seasonal use. Ledyard's community has a higher rate of homeownership than Connecticut as a whole, which has about 60% of residents owning while 30% rent, and 10% are left vacant. Lastly, Ledyard's housing stock is largely geared toward families, with most homes having multiple bedrooms; about 79% of housing units in Town have three or more bedrooms.

UNITS IN STRUCTURE	Total Units	Percentage of Total
Total housing units	6274	6274
1-unit, detached	5390	85.9
1-unit, attached	232	3.7
2 units	64	1
3 or 4 units	281	4.5

5 to 9 units	82	1.3
10 to 19 units	12	0.2
20 or more units	0	0
Mobile home	213	3.4
Boat, RV, van, etc.	0	0

SOURCE: 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES (TABLE DP04)



SOURCE: 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES (TABLE DP04)

Ledyard has generally enjoyed a steady pace of development. In just the last few years, several new subdivisions have been approved and ~~-~~constructed. While permitting activity has declined since the early 2000s, development is consistent in Town. ~~Beginning in 2008~~Between 2010 and 2021, Ledyard ~~has~~ issued an average of ~~15.8~~21 permits per year for new residential development. In contrast, between ~~1990 and 2008~~2000 and 2010, the Town averaged ~~over 40~~an average of 39 permits per year. Building permit data is collected by the Connecticut Department of Economic and Community Development, and represents permits issued for new housing construction.

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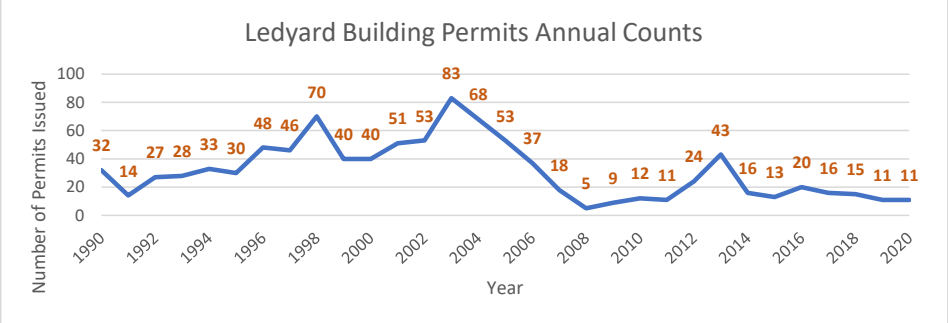
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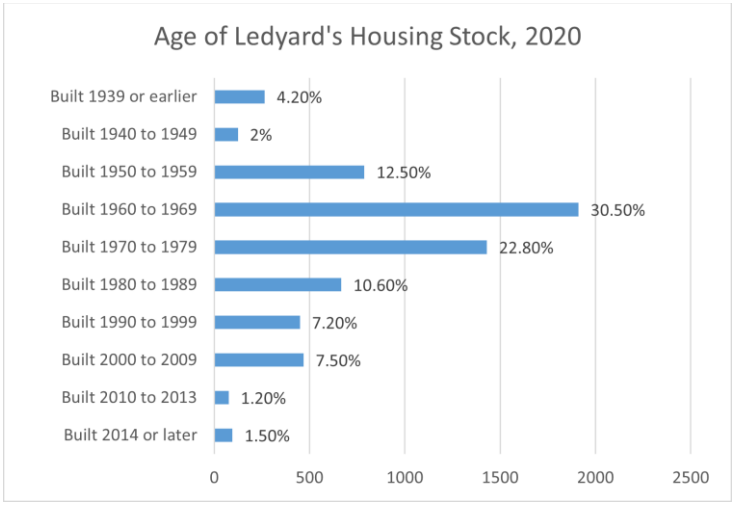
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SOURCE: CT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TOWN PERMIT DATA

The age of Ledyard's housing stock reflects slower pace of development over the past few decades, with 72% of the Town's housing units built before 1980; this represents 4,517 units that are considered "aging." An aging housing stock can be an indicator of poor housing quality, and the related expenses for upkeep can be onerous. Therefore, the age of Ledyard's housing stock should be monitored and considered as part of the Town's overall approach to developing affordable housing.



SOURCE: 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES (TABLE DP04)

The Median home value in Ledyard is less expensive than Connecticut overall, while the median rent is higher. The median home value in Ledyard is approximately $233,700, which is below the overall median home value for Connecticut at $275,400. The median rent for Ledyard is $1,245, slightly above the Connecticut median rent of $1,180 (American Community

Survey 2020, Table DP04). With a moderate demand for and low supply of rental units, median rent is typically higher in communities like Ledyard.

A high rate of homeownership, large presence of single-family homes, as well as an aging housing stock all affect housing affordability in their own right. With fewer homes left in Ledyard to rent, various groups are shut out of Town and excluded from enjoying what Ledyard has to offer. Single family homes are one of the most expensive housing typologies, requiring large lots, associated upkeep costs, and more. As these houses age, the maintenance and repairs are often burdensome, especially for those who may be restricted by age, disability, or income. With a general understanding of the existing housing conditions in Ledyard, we can look more closely at the affordability in Ledyard and the surrounding area.

Affordable Housing in Ledyard

Although Ledyard's median home value and median gross rent is not astronomically higher than the county or the State, housing is still not necessarily affordable to current and prospective residents. While there are many ways to gauge housing affordability in an area, this Plan considers a handful of the most commonly used tools and calculations to assess housing cost and burden in Ledyard. These methods include looking at the total number of Affordable Housing units in the town (provided by the Housing Appeals Listing by the State), the rate of cost-burdened households in the community, what 30% of 80% of AMI actually means for Ledyard, and Fair Market Rents calculated by HUD.

What does Ledyard's Current Affordable Housing Stock Look Like?

The Connecticut Department of Housing maintains a list of Affordable Housing Units in each municipality for its annual publication of the Affordable Housing Appeals List. Affordable Housing Units, as previously mentioned, are defined by the State as those units that are income-restricted below market rate through deed restrictions, income limitations, or programs like Housing Choice Vouchers or CHFA/USDA mortgages. These programs exist to guarantee the availability and affordability of certain housing units, as opposed to "naturally-occurring" affordable units, which simply reflect market conditions and do not have any guarantee of affordability.

As of the 2021 Affordable Housing Appeals List, the Department of Housing accounted for 260 of Ledyard's total housing stock, or 4.34% of the Town's total housing stock as Affordable units. Of these units, 81% or 210 units are assisted by Single Family USDA / CHFA Mortgages. Only 32

are government assisted, and 12 assisted by tenant rental assistance. There are 6 deed restricted affordable housing units in Town. Per Section 8-30g, to deem a municipality exempt from Affordable Housing Appeals, the Town must reach a minimum threshold of 10% of its total municipal housing stock considered "Affordable" in any of the aforementioned categories. Ledyard falls short of this goal, at only 4.34% Affordable Housing.

Government Assisted	Tenant Rental Assistance	Single Family CHFA/USDA Mortgages	Deed Restricted	2021 Total Assisted Units	2021 Percent Affordable
32	12	210	6	260	4.34%

SOURCE: CT DEPARTMENT OF HOUSING, 2021 AFFORDABLE HOUSING APPEALS LISTING

What is 'Affordable" for Ledyard?

It is helpful for our understanding to break down what the median income means for Ledyard, and what housing costs are deemed "affordable." As previously mentioned, Affordable Housing is typically defined as housing available to households making less than the median income and costing less than 30% of a household's annual income.[1] According to Comprehensive Housing Affordability Strategy data collected by HUD, **about 34% of Ledyard's households earn 80% or less of the median income and therefore qualify as 'Low-Income.' That represents 1,980 households in Ledyard that may experience unstable housing situations and need assistance.** According to the calculation below, the maximum that a low-income, four-person household should spend on a two-bedroom home, without being cost-burdened, is $1,848 per month. This cost includes rent or mortgage payments, as well as utilities.

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Example: 2 BR Unit for Four-Person Household	**Total/Year**	**Total/Month**
Median Income	$92,439	$ 7,703.25
Median Income Level Per Household in Ledyard		
80% of Median Income	$ 73,951.20	$ 6,162.60
80% of Median Income Listed Above		

[1] If the median household income provided by the US Census is less than this Area Median Income, the Department of Housing and Urban Development (HUD) will typically use this number instead of the AMI for its purposes. Because Ledyard's median household income is $92,439 (compared to the Area Median Income which is $102,700), we will only look at this number for the purposes of our calculations.

30% of 80% of Median Income	$ 22,185.36	$ 1,848.78
Maximum Non-Burdened Budget for Living = $1,848.78		

Another way of viewing affordability is by looking at the Fair Market Rent (FMR) for an area, which is similarly calculated by HUD and used to set a limit on what units can be rented in the private market by Certificate and Voucher program households. FMR is calculated from the 40th percentile of gross rents for regular, standard quality units in a local housing market. More information on these calculations can be found on HUD's website. If a Certificate or Voucher program household wanted to rent a two-bedroom unit in Ledyard, that unit's gross rent could not exceed $1,450/month (HUD).

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	**Efficiency**	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
FY 2023 FMR	$970	$1,177	$1,450	$1,878	$2,470
FY 2022 FMR	$833	$1,006	$1,254	$1,616	$2,102

SOURCE: HUD FAIR MARKET RENTS

Who Struggles Most with Housing Costs in Ledyard?

Having established what 'Affordable' means for Ledyard, one can better understand who in town struggles most with housing costs. Whether occupied by an owner or a renter, households that spend 30% or more on their incomes on housing costs are considered cost-burdened. When households spend 50% or more of their income on housing costs (which include rent or mortgage payments, as well as utilities), they are then considered "severely cost-burdened." When someone is cost-burdened, they have difficulties affording necessities outside of their housing costs, which include childcare, groceries, transportation, and medical care.

In Ledyard, low-income households (households making less than 80% of the Area Median Income, i.e. less than $83,440 annually) comprise nearly 34% of Ledyard, representing 1,980 households. Renters are far more likely than homeowners to fall in the low-income category; 64% of all renters in Ledyard are low-income, compared to 28% of homeowners.

According to Comprehensive Housing Affordability Study (CHAS) data from HUD, in Ledyard, a fifth of all households are cost burdened, and spend more than 30% of their household income on housing. Breaking this number down between renters and owners,

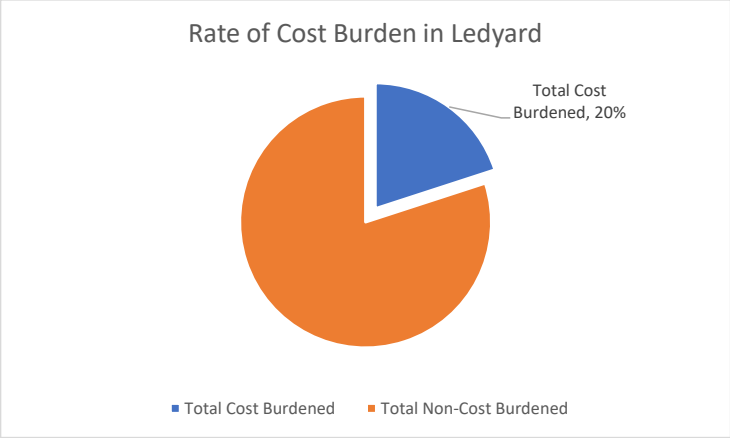
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renters struggle more with housing costs than homeowners, as 28% of renters in Ledyard are cost burdened, compared to 18% of owners. Interpreting these numbers is complex, as is pinpointing a single reason for a given rate of cost burden. Regardless, we can say with decent certainty that there are many households in Ledyard who would benefit from the Town's efforts with housing affordability.



SOURCE: CHAS

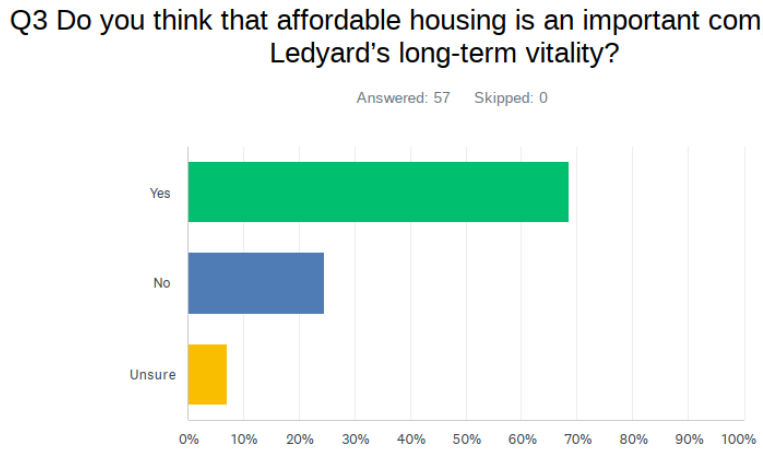
Despite Ledyard's relatively lower median home sales prices and gross rents, there still exists a moderate rate of cost-burden for both owners and renters. A significant portion of Town struggles with housing costs, and given the slower pace of development in Town, as well as the Town's majority single family housing stock, they may find few alternative housing options that fit their budgets.

Affordable housing is extremely important to a community's health and well-being. Military members and service workers in Town require housing opportunities that suit their lifestyles and incomes. In addition, t~~T~~he Town's efforts in Affordable Housing development will help teachers, volunteers, young couples, and the elderly live more comfortably in our community. Affordable Housing creates diversity in terms of income, age, race, and occupation.

Community Survey Discussion

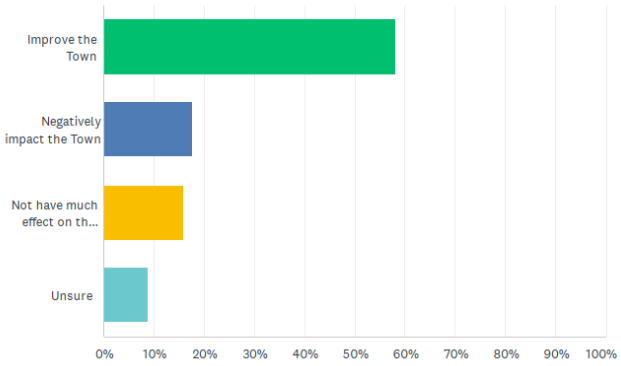
As part of this Plan's development, a public survey was distributed to better understand the community's needs and views on affordable housing. The survey was open from July to early August 2022, and collected 57 total responses. Note that the results of this survey are not statistically significant given the total population in Ledyard. Still, the results provided us with some context for development recommendations. The complete survey results can be found in Appendix A. Most respondents (77%) live in Ledyard, and about 21% both live and work in Town. A majority (53%) of respondents have lived in Ledyard for more than 20 years, and very few (<2%) for less than one year. Nearly all respondents own their homes (91%). Most respondents (67%) were over 45 years old

Several questions on the survey aimed to gauge residents' impressions on Affordable Housing both as a concept and as something they deal with in their own lives. The vast majority of residents (68%) think that affordable housing is an important component of Ledyard's long-term vitality. When asked about why they answered one way or the other, respondents provided a range of open-ended responses, including insights on the elderly being priced out of Town, the lack of sufficient services to support those needing affordable housing, the lack of new residents, the desire to grow the tax base and population, and the need for diversity (of income, race, occupation etc.). The survey also asked respondents to select the monthly housing cost they consider affordable in Ledyard; respondents selected ranges across the board, but most chose rent under $1,000/month and home purchase price under $200,000. Most respondents (58%) believe increasing housing options in Ledyard would improve the Town.



Q13 Do you think increasing the housing options in Ledyard would improve the Town, negatively impact the Town, or not have much effect on the Town?

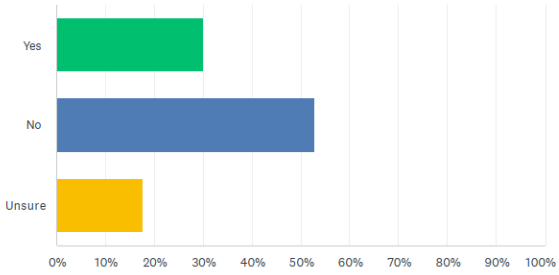
Answered: 57 Skipped: 0



The next series of questions asked respondents about Ledyard's housing situation more specifically. Over half of respondents (53%) do not believe the current housing options in Ledyard fit existing residents' needs. Even more respondents (60%) do not think the existing housing stock is adequate to satisfy future demands. 70% of respondents said they were concerned with the overall cost of housing in Ledyard.

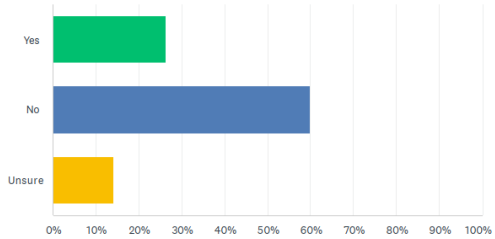
Q6 Do you think the housing options currently available in Ledyard fit existing residents' needs?

Answered: 57 Skipped: 0



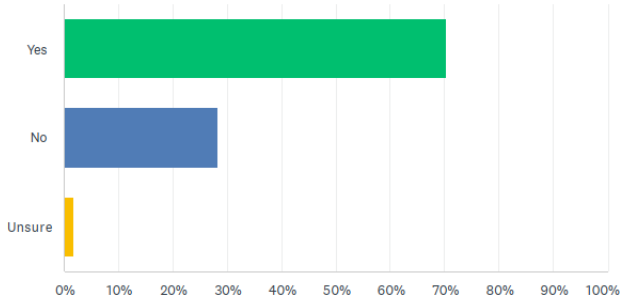
Q7 Do you think that the existing housing stock in Ledyard is adequate to satisfy future market demands?

Answered: 57 Skipped: 0



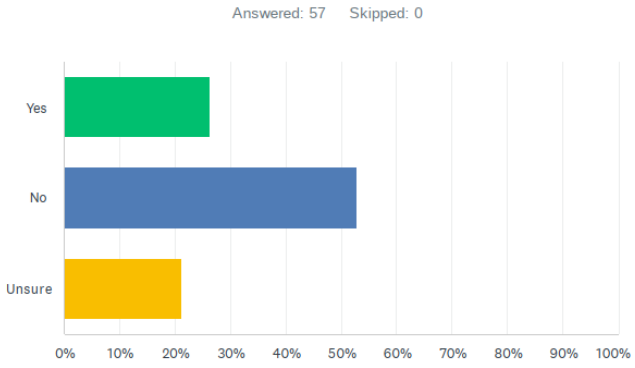
Q11 Are you concerned with the overall cost of housing/homeownership in Ledyard?

Answered: 57 Skipped: 0

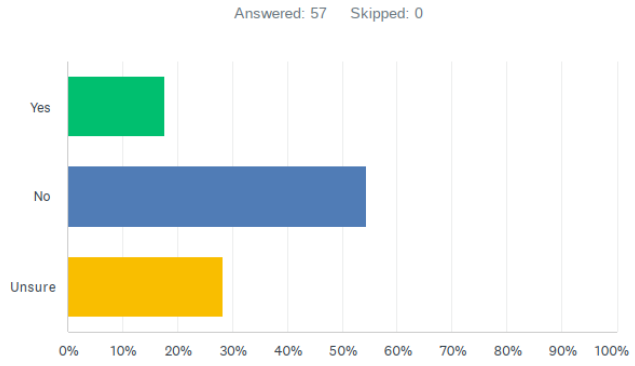


When asked if there are available (attainable) places in Town for their children to live should they choose to leave home or return home after college, respondents overwhelmingly selected 'no.' When similarly asked if there were those opportunities for the elderly to downsize to age in place, again most respondents selected 'no.'

Q8 Are there available (attainable) places for your children to live should they choose to leave home or when they return from college?



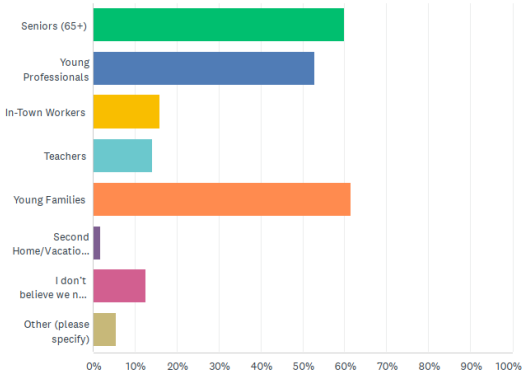
Q9 Are there places for elderly residents to move (downsize) so that they can remain in town?



A portion of survey questions asked respondents their opinions on housing types, and for whom housing is most needed. When asked for which groups of people more housing options are most needed, respondents selected Seniors, Young Professionals, and Young Families as their top three choices.

Q14 If you think more housing options are needed in Ledyard, for whom do you think they are most needed? (Select top 3)

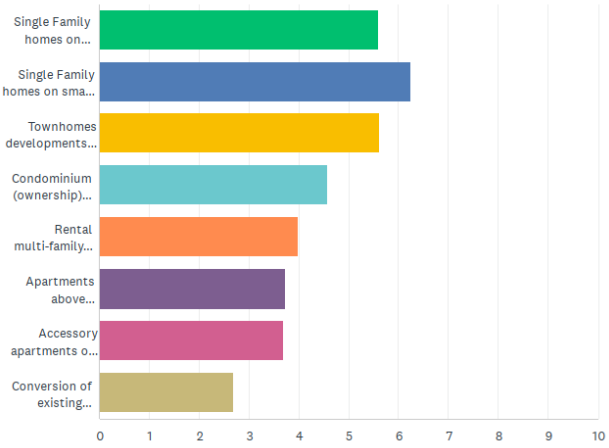
Answered: 57 Skipped: 0



When asked about what specific housing types would be most appropriate to add to Ledyard, respondents provided a diverse range of responses, but most selected Single-Family Homes on Large Lots, Single Family Homes on Small Lots, and Townhome Developments of 12-36 units.

Q15 What types of affordable housing would be most appropriate and best suited to add in Ledyard? Please rank your choices (1 being the top priority).

Answered: 57 Skipped: 0



Although we can not empirically claim much about the community from this survey due to the small amount of responses, this survey provided some information to consider recommendations, and reinforced a few of our earlier data points on the need for affordable housing the elderly and young adults / families.

Regulation and Policy Review

Before we consider recommendations for Affordable Housing in Ledyard, a thorough review of the Town's policies and regulations must be conducted to understand what efforts the Town has already made, and what initiatives might assist in these efforts.

2020 Plan of Conservation and Development

Ledyard's Plan of Conservation and Development was adopted in 2020 and lays out the Town's goals for the next ten years as it relates to housing, utilities, transportation, economic development etc. With an understanding of Ledyard's limitations with its sewer and water infrastructure, environmental constraints, as well as the desire to preserve the Town's rural character, the Plan outlines various goals for housing in Town. These goals are informed by concerns and issues such as growing numbers of seniors and young families in Town, the slow pace of development since the 2008 Recession, and addressing water quality in older developments like Aljen Heights and Avery Hill.

One of the larger, over-arching goals in the POCD is "To encourage a diversity of housing types and ensure an adequate supply of housing at affordable cost." Different life stages and backgrounds require/prefer a range of housing types, whether a single family detached home, a condo, or an apartment. Similarly, not all residents prefer or can afford to live in a single family detached home. The Town has established this larger, broader goal to guide some of the more specific policy/action items in the POCD.

While one of the Plan's goals is to find funding to repair and *maintain* existing affordable housing in Town, the Plan does not suggest many specific ways to *increase* its affordable housing stock in the next decade. Ledyard's Affordable Housing Plan will hopefully recommend tangible and practical goals for the Town to work towards.

Goal/Policy	Significance	Observation
Quality Residential Development via encouraging higher density development in areas that can support, with sewer/water infrastructure	Towns with incomplete sewer/water infrastructure should utilize existing infrastructure in new developments to save costs, allow for denser development, and easier development in general.	It is important that Ledyard capitalize on the areas of Town with sewer/water infrastructure. This limits sprawl further out from Ledyard's center into areas not supported by sewer/water. The POCD notes the development should be focused in Ledyard Center, and in Gales Ferry along the Route 12 corridor.
Encourage housing diversity	In many communities, supporting seniors and younger	As discussed in this Plan's section on demographics, Ledyard's senior

and affordability, specifically for seniors and younger households.	households is critical to welcoming new families into town, and retaining senior citizens who want to age in place. Both groups require smaller, more affordable units typically, due to lower incomes, higher costs of living with young children and infants, fixed incomes and higher medical expenses.	population and young adult populations are among the largest age groups. 15% of Ledyard is 65+, and 28% is between 25 and 44 years old. Ledyard's 65+ population is projected to grow by 2% in the next twenty years, so preparing Ledyard for a growing senior population is very important.
Support existing Affordable Housing via blight enforcement and grant opportunities to assist homeowners with repairs.	Ledyard has 4% affordable housing stock. Preserving existing affordable housing involves securing funding for repairs and maintenance, which may require additional support from Town staff.	About half of Ledyard's housing units were built before 1970, qualifying them as aging units. Because of their age, many of these units need costly repairs. Blight enforcement, although important for maintaining these units, may exacerbate affordability issues for those living in such units. While still enforcing blight, the Town could focus more on funding repairs and informing occupants on these opportunities for assistance.
Adopt regulations that increase the zones where Accessory Dwelling Units (ADU's) are allowed.	PA 21-29 enables municipalities to allow ADUs on any residential lot. The purpose is to increase residential densities without altering the look of a neighborhood and give property owners more flexibility and opportunities with their homes.	Ledyard's current ADU regulation is in full compliance with the new state statute. Ledyard allows ADUs in any zone that allows single family dwelling units.
Adopt regulations to allow by-right development of multi-family and infill housing.	Allowing multifamily and infill housing as of right encourages these types of development by removing the barriers imposed by special permits.	Ledyard allows certain types of multifamily development as of right, encouraging this type of development in the areas of Town best fit.

Zoning Regulations (adopted September 2022)

Ledyard's zoning regulations were recently updated and adopted in September 2022, and include several regulations that intend to promote and increase affordable housing, multifamily housing, and diverse housing types in general in Town. We have provided analysis and observations the new zoning regulations as they relate to Affordable Housing.

Topic	Regulations	Observation
Multifamily housing	Multiple family dwellings allowed by special permit in all three residential districts and in LCTD Multiple family dwellings allowed by SPL review in MFDD and all Development Districts. Two family dwellings (duplexes) allowed as of right in all residential districts and LCTD	The new regulations create a far more flexible environment for multifamily housing by allowing multifamily in more districts, thus creating more multifamily development opportunities in more areas of Ledyard.
Accessory Dwelling Units	Proposed regulations permit Attached or Detached ADUs in all residential districts and Development districts to be in conformity with PA 21-29.	Updated regulations allow ADUs in all residential and Development Districts as of right. This increases residential densities and gives homeowners more opportunities with their properties.
Elderly housing	Nursing home and residential care home permitted by special permit in LCDD, GFDD and as of right in LCTD, MFDD, RCDD Assisted Living Facility by right (SPL) in MFDD and RCCD; SUP in LCDD, LCTD, GFDD and all Residential Districts.	Updated regulations allow nursing / residential care homes in more districts of Ledyard, providing opportunities for the development of such facilities that accommodate the Town's elderly population.
Mixed Use	Mixed use (residential/commercial) allowed in LCCD, LCTD,	Ledyard's regulations expand mixed use opportunities in more of the development districts, particularly in areas of Ledyard that

	GFDD, RCDD, CM, and NC as of right.	have been identified as central, developable areas.
Affordable Housing	Not included in regulations.	In Ledyard's update to the regulations, there is no longer an Affordable Housing District or a requirement for affordable housing as part of Assisted Living or multifamily development. The Town could consider other tools to support "friendly" 8-30g development in multifamily or assisted living developments, such as inclusionary zoning with a fee in lieu option.

Recommendations for Action

The following recommendations for action have been considered by the Ledyard Planning and Zoning Commissions for potential implementation. These recommendations are not implemented by the adoption of this Plan. Rather, upon the adoption of the Ledyard Affordable Housing Plan, it is up to the Town Council, Planning & Zoning Commission, and other town departments to further investigate, plan, and implement each recommendation.

The following action items seek to address the major takeaways from Ledyard's population and housing review, review of the Town's zoning regulations and Plan of Conservation and Development, as well as community survey responses.

Policy #1 – Devote a municipal webpage highlighting town policies regarding housing development, funding opportunities, and informational resources.

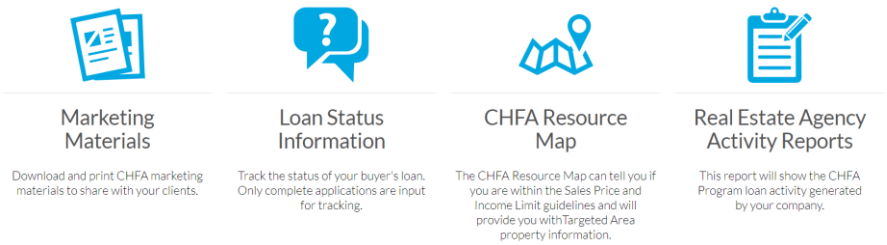
Why: A municipal webpage dedicated to housing creates a consolidated resource for current and prospective residents. It is also helpful for town staff to have a resource to refer to and can be easily updated over time to reflect future changes. A webpage can contain a range of resources, including information on USDA/CHFA mortgages, funding options for housing repairs or maintenance, guidance on affordable housing opportunities in town, and contact information for relevant agencies.



EXAMPLE OF A TOWN WEBPAGE FOR HOUSING IN SALISBURY, CT

Policy #2: Promote USDA and CHFA financing support programs within the Real Estate community.

Why: Many real estate agents do not know or fully understand the resource of USDA or CHFA mortgages for single family houses, particularly when it comes to eligibility. These are well-established programs for helping first time and struggling homebuyers across the finish line. The Town can provide information and resources on these programs on the town housing webpage, can host informational meetings on these programs, and send out fliers and pamphlets to inform the real estate community.



AN IMAGE OF RESOURCES FOR REAL ESTATE AGENTS ON THE CHFA WEBSITE

Policy #3: Establish a Standing Housing Committee.

Why: Whenever a municipality identifies a priority topic or action, the most immediate question should be "whose job is it?" Simply making a goal or vision statement is virtually useless unless there is a plan for implementation and accountability for action. In a small community such as Ledyard, there is not a robust, pre-existing administrative infrastructure for addressing the multi-faceted topic of housing. It is neither the core function of the Town Council or Planning & Zoning Commission. To maximize the chances of success in delivering upon the mandate of CGS §8-30j and "increase the number of affordable housing developments" in Ledyard, a new, standing committee should be established. This Housing Committee should include representatives from the Town Council, Planning & Zoning Commission, School Board, Housing Authority, local community service nonprofit groups, and individual members of the public who have interest in this topic. Ideally, budgetary funds should be set aside for some administrative support and to allow for public outreach and information.

Policy #4: Designate a municipal official as the affordable housing "point person" and empower their coordination with other key municipal staff.

Why: It is critical for the Town to have an answer to the question: "Who handles housing questions?" While the inter-departmental nature of housing issues would prevent any single

employee from being able to answer every question, establishing a single point of contact would simplify processes both internally to the Town and externally to the public. This staff would work closely with the Housing Committee on implementation and process matters.

Policy #5: Consider the use of surplus, municipally owned land for the development of affordable housing.

Commented [RB3]: We will work in next weeks to investigate some potential parcels.

Why: Perhaps the best way to reduce the high cost of new housing development is to reduce (or eliminate) the cost of land. When municipal property is no longer required for a critical town function, that property – if appropriately sized and located – should be considered for housing development. Municipal ownership or partnership also provides a high level of control over the design and development of the project. In Ledyard, the search for suitable properties should begin with the portions of town with public sewer and water. Development is far easier on such parcels, and those areas are typically more attractive for developers.

Policy #6: Work collaboratively with nonprofit providers of affordable housing and encourage the pursuit of Low Income Housing Tax Credit projects.

Why: The primary tool for affordable housing developers over the last decade has been the use of Low Income Housing Tax Credit (LIHTC) which are subject to rating and ranking criteria by CHFA and the State, and are available on a competitive basis. LIHTC essentially subsidizes affordable housing development (acquisition, construction, and rehabilitation) via tax credits for qualifying developers. Having the Town involved as an active partner, either by policy or by finances, significantly improves the attractiveness and competitiveness of a LIHTC proposal. If approved for LIHTC, the developer can then build affordable units, increasing Affordable Housing in Ledyard.

Policy #7: Investigate potential of public-private partnership with major employers such as Electric Boat to develop workforce housing or down payment assistance programs in Ledyard.

When larger businesses and institutions develop their own assistance programs for employees, it boosts recruitment for various positions and lifts a burden from the Town. In February 2021, Lawrence + Memorial Hospital (L+M) partnered with the Chelsea Groton Bank to launch the "Home Ownership Made Easier" program, or "HOME" program," which offers eligible employees forgivable loans, down payment assistance, educational resources, and other services. A program like this lifts a large burden off of the Town and its residents, and is also a good way of recruiting and securing employees. Private entities are essential to closing

the affordable housing gap in communities across Connecticut. Developing programs like the L+M HOME initiative could greatly reduce the cost-burden in Ledyard.

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Policy #~~7~~8: Implement 8-2i "Inclusionary Zoning" on developments over a certain size and establish a Housing Trust Fund.

Why: Inclusionary Zoning policies require developers to set aside a percentage of units in a new residential development of a certain size for low to moderate income renters. Such policies are detailed in a Town's Zoning Regulations. A key advantage of implementing Inclusionary Zoning and a Housing Trust Fund is that the Town has a lot of control over what kinds of developments are eligible, the optionality, and how the fund works. The regulation itself can come in many forms. For example, i~~I~~f a developer does not wish to comply with this policy, a municipality can allow the developer to pay a Fee in Lieu (FIL) for the development instead, which can then be allocated to a Housing Trust Fund. A Housing Trust Fund can then be used for the construction, rehabilitation, or repair of affordable housing. The Town can mandate the fund is used for a few principal purposes or allow greater flexibility. The Town can also allow donations to be made into the fund, or mandate the Town invests into the fund each year. Harnessing the power of the private market to create affordable housing can lead to many new possibilities that were previously out of reach for Ledyard.

Implementation:

Policy or Action Item	Lead Entity	Supporting Entity	Priority and Timeframe
Policy #1 – Devote a municipal webpage highlighting town policies regarding housing development, funding opportunities, and informational resources.	Land Use Department		High – 1-2 Years
Policy #2: Promote USDA and CHFA financing support programs within the	Land Use Department	Planning and Zoning Commission	Moderate – Year 2

Real Estate community.			
Policy #3: Establish a Standing Housing Committee.	Town Council		High – Year 1
Policy #4: Designate a municipal official as the affordable housing "point person" and empower their coordination with other key municipal staff.	Town Council and Land Use Department		High – Year 1-2
Policy #5: Consider the use of surplus, municipally owned land for the development of affordable housing.	Land Use Department, Planning and Zoning Commission	Town Council	Moderate – Year 2-3
Policy #6: Work collaboratively with nonprofit providers of affordable housing and encourage the pursuit of Low Income Housing Tax Credit projects.	Land Use Department, Planning and Zoning Commission	Town Council	Moderate – Year 2-3
Policy #7: Implement 8-2i "Inclusionary Zoning" on developments over a certain size and establish a Housing Trust Fund	Planning and Zoning Commission, Land Use Department		High – Year 1-2

File #: 22-783 **Agenda Date:** 12/8/2022 **Agenda #:**

TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
J.A. (Tony) Capon

Thursday, November 10, 2022 **7:00 PM** **Council Chambers - Hybrid Format**

I. CALL TO ORDER

Chairman Tony Capon called the Regular Planning & Zoning Commission Meeting of the Town of Ledyard to order on Thursday, November 10, 2022, at 7:00 PM, remotely via Zoom and In-person.
Present: Chairman Tony Capon, Regular Commission Members Marty Wood(Zoom), Paul Whitescarver, Howard Craig, , Alternate Members Gary St. Vil, Jessica Cobb and Thomas Baudro (Zoom).
Absent/ Excused: James Awrach
Staff Present: Juliet Hodge, Planning Director, John Herring, ZEO and Makenna Perry, Land Use Office Assistant.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Howard Craig was appointed as a voting member for the meeting and all public hearings.

IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)

None.

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

None. All attachments and exhibits have been received and made part of the record.

VI. PRE APPLICATION OR WORKSHOP

None

VII. PUBLIC HEARINGS/APPLICATIONS

A. Application PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Lane, Gales Ferry, CT 06335, to allow a Short-term Rental use.

Chairman Capon opened the public hearing at 7:05. Members Capon, Wood, Baudro, Craig, and Whitescarver, seated as voting members.
Victor O'Laughlen was not present at the meeting. Therefore, no presentation was made on his behalf.
The following people made general remarks.
Carol Miello, 12 Cardinal Lane, spoke against the application for the following reasons.

Believes 10 Cardinal Lane is not Victor's primary residence. She lives immediately next door, and there has been no sign of applicant since she has lived there. Short term rental has created a safety risk (i.e, fire pit). Quality of life negatively impacted due to; guests using fowl language, heavily drinking, and presence of five or more cars at once. People come and go every two days. Believes that the application information has been falsified. Guests use Victor's acclaimed 'bedroom'. Had not received abutter notification from applicant. Miello read a letter from **Aaron and Livia Baldwin,13 Cardinal Lane**, who were also not in support of the short-term rental. They want the permit denied.
Without objection, Chairman Capon continued the hearing until December 8th, 2022 at 7:00 PM.

RESULT: CONTINUE

B. Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and100 Stoddards Wharf Rd., Ledyard, CT 06339.

Chairman Capon opened public hearing at 7:17 pm - hearing was continued from October 13th, 2022.

Att. Harry Heller, and Peter Gardner were present for the application. Att. Heller explained that due tot the cancellation of the IWWC meeting, the commission could not act on the application. Additionally, plans are being revised to reflect the change from 36 lots to 26 lots.
Chairman Capon suggested that the public wait for the revised plans before commenting.
Audience member expressed concern about the lengthy review and approval process, and noted that fewer and fewer people are likely to show up at the public hearing. **Mike Cherry,** 5 Whippoorwill Dr. Gales Ferry stated that the application was being mischaracterized. Explained that the proposed development is for affordable housing or work force housing, not low-income (section 8) housing.
Gary St. Vil asked questions about the approval process with respect to PZC and IWWC timeline to act. Att.
Heller clarified that IWWC must act first. Without objection at 7:29 PM, the public hearing was continued to December 8th, 2022 at 7:00 PM.

RESULT: CONTINUE

VIII. OLD BUSINESS

A. Application PZC#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section 8.28 (Short-term Rentals) of the Ledyard Zoning Regulations.

The Public Hearing for the application closed on October 13th.
Juliet Hodge reviewed the concerns raised during the public hearing about short-term rentals. Chairman Capon discussed the possibility of needing separate regulations for hosted and non-hosted STRs. Chairman Capon was concerned that changes to the original proposed language that might address some of the concerns raised would be too significant. He feels

that a new application would be appropriate so that the public could weigh in on the changes being considered.
Commissioner Gary St. Vil acknowledged that there are some benefits of short-term rentals but also many problems. He felt that the proposed changes to the STR regulations were not sufficient enough to address the concerns raised. He feels that the burden is being placed on the residents to monitor the STRs and enforce the regulations.
Commissioner Marty Wood is not satisfied with the rewrite. He feels that the burden should be on the host not the neighbors to ensure rules are followed. If neighbors are forced to get involved due to a violation of the regulations/rules, then the STR permit should be revoked.
Commissioner Thomas Baudro agreed with Commissioner Wood. He did not want to allow non-hosted STRs.
Commissioner Paul Whitescarver agreed with the comments made by other Commission members. He asked whether portions of the proposed regulations could be adopted and others not.
Chairman Capon suggested that the application be denied and that the Commission propose changes based on public comment and recent 5th Circuit Court decision.

MOTION was made and seconded (Capon/Wood) to deny Application #PZ22-15RA without prejudice for the following reasons:
Proposed regulations treat hosted and non-hosted STRs the same - when he feels the requirements should be different for each;
Sanctions for violations not spelled out clearly enough;
Process to verify a complaint not adequately spelled out;
The revisions discussed during the review process and deliberations were too significant - further review and public comment are needed.

ion passed unanimously.

Mr. Sarita asked questions on the process moving forward. A heated discussion followed.

RESULT: APPROVED AND SO DECLARED

IX. NEW BUSINESS

A. PZ22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation.

Commission received Application PZ22-19SUP of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation. Public hearing was set for December 8th, 2022.

RESULT: NO ACTION

B. ZP#5766 Application of Tom Drill, 1550 Rte. 12, Gales Ferry CT for a Change of Use from Mixed-use to multi-family in the GFDD.

Planning Director Juliet Hodge presented the application on behalf of applicant. Application for a change of use from mixed use commercial residential to multi-family. There will be no exterior changes to the building, access, or parking. There are sufficient buffers in parking areas. Commission members asked questions. Without objection, Chairman Capon

authorized staff to act on application.

RESULT: DISCUSSED

C. Conduct an 8-24 Review to "Lease Agreement between Robert and Mary Graham and the Town of Ledyard" for the lease of approximately .75-acre +/ parcel on Bush Pond (Lantern Hill Valley Park) to be used as a waterfront park for non-motorized activities.

Planning Director Hodge discussed proposed lease of property at 600 Lantern Hill Rd. for a park. The proposal was actually discussed and approved last night by Town Council. Juliet Hodge read draft of letter to recommending approval addressed to Kevin Dombrowski from Town Council.

RESULT: RECOMMENDED FOR APPROVAL

D. Schedule of Meetings and Election of Officers

The Commission reviewed the proposed schedule of Meeting for 2023. The 2023 November meeting will be moved to the third Thursday of the month- due to Veterans Day Holiday. The meeting time was changed from 7PM to 6PM.
Without objection, the proposed meeting schedule was approved by the Commission.

Election of Officers:
Motion made by Chairman Capon to adopt the following slate of officers:
Tony Capon, Chairman.
Marty Wood, Secretary.
Paul Whitescarver, Vice Chairman.

Howard Craig seconded the motion. Motion passed unanimously.

RESULT: APPROVED AND SO DECLARED

E. Preliminary Budget Discussion

Planning Director Hodge reviewed expenditures to date. Advised that the Commission maintain the current budget line items and amounts for consultants and training. Commission agreed to maintain current amounts.

RESULT: DISCUSSED

X. APPROVAL OF MINUTES

A. October 13, 2022 Draft Minutes

Without objection, the minutes of the October 13, 2022 meeting were approved as submitted.

RESULT: APPROVED AND SO DECLARED

XI. CORRESPONDENCE

Commission members received most recent CAZEO newsletter.

XII. REPORTS

A. Staff Reports - Oct - November

ZEO John Herring reported on his progress with numerous STR's issues and applications this month.
Juliet Hodge went over her submitted report. She stated that she had to endure seven days of DOH training this month - required every three years. She gave status updates for all current grants/projects.
Discussed the timeline for drafting regulations for retail cannabis and cultivation. The moratorium ends in December. J. Hodge suggested extending the moratorium for six months. She provided possible language to consider, and asked for Commission feedback. Commission had a brief discussion about what they would like to regulate and suggested having a workshop to discuss further.

RESULT: DISCUSSED

XIII. ADJOURNMENT

Without objection, Chairman Capon adjourned the meeting at 8:57PM.

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.

File #: 22-782 **Agenda Date:** 12/8/2022 **Agenda #:** A.

TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

Activity Report

Nov 10 - Dec 8, 2022

1. **SITE VISITS:**
2. **ENFORCEMENT:**
   See ZEO Report
3. **APPLICATION REVIEWS**

Application PZ#22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation. Application received 11/10/2022; Public Hearing set for 12/8/22

Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots). Application received 12/8/2022

Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and100 Stoddards Wharf Rd., Ledyard, CT 06339. **Application received 9/8/2022; Public Hearing continued to 12/8/22**

Application PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Ln., Gales Ferry, CT 06335 to allow a STR use. **Public Hearing opened 11/10/2022 and immediately continued to 12/8/22**

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT. **Received 9/6/22; Public Hearing Set for 11/1 (meeting cancelled) Continued to 12/6/22 (Re-noticed).**

IWWC#22-19URA for installation of a bridge on Lantern Hill. Received 9/6/22 – delayed for several reasons – will be acted on in December.

Application PZ#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section. **Denied 11/10/22**

ADMINISTRATIVE PLAN REVIEW

ZP#5764	161 Iron Street	Deck
ZP#5765	26 Christy Hill	Pool
ZP#5766	1550 Rte 12	Change of Use (Mixed use to Multi-family)
ZP#5767	1 Richard Road	Deck Reno
ZP# 5768	4 Powder Horn Lane	Home Occupation (Craft Business)
ZP#5772	1682 Route 12	Retail Signs
ZP#5775	123A Whalehead Rd.	NSFH

Pending Approval

ZP#5761	134 Avery Hill Rd.	NSFH – Waiting on Information
ZP#5770	419/421 Pumpkin Hill Rd.	LLA

4. **MEETINGS:**

11/10/2022	seCTer Annual Meeting
11/10/2022	**PZC Meeting**
11/14/2022	Meeting w/ P. Gardner & H. Heller re: Avery Brook Subdivision
11/15/2022	seCTer EDC Meeting
11/16/2022	**ZBA Meeting – Annual Mtg.**
11/22/2022	CEDS Review - seCTer
11/30/2022	Meeting w/ Groton Utilities re: Avery Brooks Application
11/30/2022	Meeting w/ Tony Capon – Meeting Prep
12/05/2022	Meeting w/ P. Gardner & H. Heller re: Avery Brook Subdivision
12/06/2022	**EDC Meeting**
12/06/2022	**IWWC Meeting**
12/07/2022	CAZEO Annual meeting

ACTIVE GRANT STATUS

- **HOUSING REHAB:** 2 New Applications in November – but ineligible. Several on Waiting list were also deemed ineligible. 2 New projects going out to bid in December.
- **2020 LOTCIP: MULTI-USE PATH:** Commitment to fund received from DOT 3/29/22. Currently preparing to go out to bid. Some dispute on whether an archeological study is required even though any digging greater than 10" is associated with the sewer project – not the LOTCIP project.
- **LEDYARD CENTER SEWER STUDY:** In progress. Project at 100% Design. May need Archeological Assessment. Spoke with Marena Wisniewski and Cory Atkinson from SHPO
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Received Draft of Plan for review by Commission. Final payment sent. Requisition for payment from DOH submitted. Payment received. Have draft of Plan for Commission review and comment.

- **2020 CDBG GRANT - KING'S CORNER MANOR DEVELOPMENT;** Construction documents finalized. Quarterly report submitted 8/11/2022. Provided updated resolution and other required paperwork to consultant 12/1/22.
- **2021 RTP GRANT TRI-TOWN TRAIL:** On March 6, 2022 we received notice of approval of the $115,000 trails grant for Phase II. Approval received. RFP sent. Bid opening 11/3 Only 1 Bidder – Kent & Frost. Quarterly report sent. Bid waiver request submitted to TC Finance Committee (On Agenda for 12/5)

OTHER ACTIVITY:

- Working on Subdivision Regs.
- Research and work on STR regulations
- Plan Reviews and approvals
- Completed Annual Report for Land Use and Building Department
- Working on Budget
- Working with consultants on Housing Plan
- Continuing to fix GIS Map issues
- Continue to update forms and website content
- Plan review – 8-30g subdivision.
- Working with seCTer on CEDS update.