



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#25-8SITE

REGULAR MEETING – THURSDAY, DECEMBER 11, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 12/11/25

Property Address(es): 5A Lorenz Industrial Parkway (Parcel ID: 138-1380-5A), Ledyard, CT
Application: PZ#25-8SITE – Constriction of 2400SF+/- commercial 2-unit building and associated site improvements.
Applicant(s): Peter C. Gardner
Applicant Address(es): P.O. Box 335, Gales Ferry, CT 06335
Property Owner(s): A & R Associates, Inc.
Owner Address(es): 69 Noyes Avenue, Stonington, CT 06335
Attorney: N/A.
Land Surveyor: Peter Gardner, LS, Dieter & Gardner
Engineer: John R. Martucci, P.E., LBM Engineering, LLC
Lot Size: .95-acres (41,629SF).
Lot Frontage: 202.23-Feet on Town Road Lorenz Industrial Parkway
Zoning District: Commercial Industrial Park (CIP)
Wetlands/Watercourses: Yes. IWWC approved with conditions regulated activities associated with the project on December 3, 2024.
Flood Hazard Zone: No.
CAM Zone: No.
Utilities: Public Water WPCA/GPU & individual on-site septic system.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Department on 11/05/25, Date of Receipt 11/13/25, DRD 01/16/26.

EXISTING CONDITIONS: Undeveloped approved subdivision lot.

PROPOSAL: Constriction of 2400SF+/- commercial 2-unit building with garage under and associated site improvements.

TOWN ENGINEER: Referred to Town Engineer 11/12/25. See comments dated 12/9/25 (FD#14) that state "I have reviewed the plans and stormwater analysis for the subject application. I find that it meets both the negligible impact and drainage to the City of Groton Reservoir System stipulations of the Drainage Ordinance.

FIRE MARSHAL: Referred on 11/12/25. No comments received.

BUILDING DEPT.: Referred on 11/12/25. No comments received.

LLHD: Referred 12/4/25. See comments dated 12/4/24 and 12/17/24. Approved with Condition(copy attached). Referred on 11/12/25. No new comments received.

STCT DPH: N/A.

GPU: Yes. Letter from City of Groton regarding provision of water supply for the development dated March 8, 2022 on file.

SCWA: N/A.

IWWC: IWWC, at its December 3, 2024 meeting, voted to approve with conditions regulated activities associated with the project. The approval expires 12/3/2029.

BOND: SESC Bond estimate in the \$3,500 approved by the Town Engineer on 01/09/25 (see attached email).

LAND USE DIRECTOR COMMENTS:

In review, a site plan application for this development was approved by the Commission on 1/9/25, however, the mylars for the approved plan were not filed in a timely manner, subsequently, the approval was voided by the PZC on 10/9/25. The application was resubmitted to the PZC on 11/5/25. There have been no changes to the current application & site plan from the 2024 application, except for the plan date of October 2025 and easment documents ,

Please be advised a plan set entitled "Plan Showing Proposed Building on Property of A & R Associates, Inc., 5a Lorenz Industrial Parkway, Ledyard, CT, Prepared by Dieter & Gardner, Dated October 2024, Revised to January 2, 2025" addressed the comments in my memorandum for the record dated 12/3/24 (copies attached). I have no additional comments on the plan set revised to October 2025.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

- ***If the Commission is inclined to approve the application, the following MOTION is suggested for any favorable approval:***

I make a MOTION to APPROVE Application PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2400+/-sf commercial building and associated site improvements in that the application, supporting documents and a plan entitled "Plan Showing Proposed Building on Property of A & R Associates, Inc., 5a Lorenz Industrial Parkway, Ledyard, CT Prepared by Dieter & Gardner, Dated October 2024, Revised to October 2025" comply with all applicable sections of the Ledyard Zoning Regulations, with the following conditions:

1. Access and utilities easements documents submitted on 11/12/25 shall be reviewed & approved by the Town Attorney and shall be filed on the Land Records in the Office of the Town Clerk with the Final Site Plan. No zoning permit to start work shall be issued until filed. Proof of said filing shall be submitted to the Land Use Dept.
2. Four (4) final plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by L.S., P.E. & C.S.S.
3. The final approved site plan set, following endorsement, shall be filed on the Land Records in the Office of the Town Clerk within 90-days following its approval, et al. No zoning

permit to start work shall be issued until filed. Proof of said filing shall be submitted to the Land Use Dept.

4. An approved Zoning Permit is required prior to the start of any work.

5. Prior to issuance of a zoning permit to start work, A Soil Erosion & Sediment Control bond shall be posted in the amount of \$3,500 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Planning.

6. Following the issuance of a zoning permit to start work, the Zoning Official and/or Land Use Director shall be contacted and a pre-construction meeting shall be held at least one-week prior to start of any work.

7. Following the pre-construction meeting, Soil Erosion & Sediment Controls (SESC) shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work. SESC shall be maintained in good working order until the site is permanently stabilized with vegetative or other cover.

8. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.

9. Applicant shall meet all of the requirements of the Ledyard Town Engineer, Building Department, Fire Marshal, WPCA, and Ledge Light Health District for required permitting and inspections.

10. Prior to issuance of any Certificate of Zoning Compliance, all site improvements shall be constructed in accordance with the approved site plan. A complete As-Built plan certified to A-2 accuracy per ZR Sec. shall be submitted to the Zoning Official and/or Land Use Director for review & approval.

11. The Applicant may, at the discretion of the Zoning Official and/or Land Use Director if the site improvements have been substantially completed, submit a site completion bond for any improvements that have not been completed at the time of the request for Certificate of Zoning Compliance due to weather or other constraints out of the control of the Applicant/Owner. A bond estimate for said improvements shall be submitted to the Land Use Dept. for review and approval and any bond shall be posted in a form acceptable to the Finance Director.

- ***If the Commission is inclined to deny the application, it shall state upon the record its reasons for denial.***