



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Hannah Gienau, Zoning and Wetlands Official*

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION IWWC#25-5SITE

#### REGULAR MEETING – TUESDAY, March 4, 2025

*Prepared by Hannah Gienau, Zoning and Wetlands Official on 3/3/25*

**Applicant(s):** Brian R. Smith, Esq., Robinson & Cole LLP, Authorized Agent  
**Property Owner(s):** CR Klewin, LLC  
**Project Address:** 19, 29, & 39 Military Highway (M/B/L: 91/1590/19, 29, 39), Gales Ferry, CT  
**Meeting Date:** March 4, 2024  
**Date Received by IWWC:** March 4, 2024  
**Legal:** Date of Receipt 3/4/25, Set PH for 4/1/25, DRD 65 days from close PH)

**Applicant/Owner Requests:** Permit for regulated activities for construction of a 278-unit multi-family housing development dwelling units in two buildings and associated site improvements.

**Lot-Area:** 18.95 acres (825,462 SF).  
**Lot Frontage:** 202.3-feet on Military Highway.  
**Total Wetlands:** 4.2 acres (182,952 SF).  
**Flood Hazard Zone:** Yes. Zone AE (FEMA FIRM #09011C0362J)  
**Coastal Area Management Zone:** Yes. A small portion of the property is located in a coastal area management zone.  
**Public Water Supply Watershed:** No.

#### **Regulated Activity Description:**

<b>Wetland Disturbance Area</b>	<b>TBD</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Disturbance Area</b>	<b>TBD</b>

#### **STAFF COMMENTS:**

1. The Applicant is proposing to construct a 278-unit multi-family housing development, consisting of two six-story buildings containing 139-dwelling units each and associated site improvements.
2. Regulated activities include temporary upland review area disturbance during construction and drainage from outflows into the wetlands.
3. The application and supporting documents, including narrative; a Drainage Report, prepared by Bohler Engineering, dated February 19, 2025; a Wetland Evaluation, prepared by

Ian Cole, Professional Registered Soil & Wetlands Scientist, dated February 20, 2025; a letter regarding on-site wastewater treatment, prepared by Epic Cleantec, Inc., dated February 20, 2025; and a plan set entitled "Proposed Site Plan Documents for C.R Klewin LLC, Proposed Residential Development, 19, 29 & 39 Military Highway, Ledyard, CT, Prepared by Bohler Engineering, Dated 02/19/2025" are being reviewed by staff and/or consulting staff.

**STAFF RECOMMENDATION:**

Staff recommends the Commission receive the application and set a public hearing in the public interest per IWWC Regulations Section 9.1.3 for April 1, 2025.