

August 16, 2024

Via Electronic Mail

Justin DeBrodt, Chairman
Inland Wetlands and Water Courses Commission
c/o Liz Burdick
Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339

Re: Application by C.R. Klewin LLC to Town of Ledyard Inland Wetland and Water Courses Commission for Property known as 19, 29 and 39 Military Highway, Gales Ferry, CT (IWWC Application No. 24-9)

Dear Chairman DeBrodt and Ms. Burdick:

Please be advised that this firm is representing C.R. Klewin LLC and Sweet Hill Acres, LLC with respect to the land use applications (including the above- referenced IWWC Application 24-9) to redevelop 19, 29 and 39 Military Highway (the Property”) as a multi-family residential development. The original submission to the IWWC dated June 24, 2024 and received on July 2, 2024 indicated that there would be 320 residential units in four separate buildings each housing 80 units as well as fifth building to house the amenities for the residents (the “Amenities Building”).

Please consider this letter a revision to the number of residential units that are being proposed. C.R. Klewin LLC is now proposing 353 residential units as part of the pending application.

C. R. Klewin LLC has redesigned the interior space of the five buildings. It now plans to have 88 units in each of the four buildings and it also plans to add a single residential unit in the Amenities Building for the caretaker and the caretaker’s family. The footprints for all five building will remain the exactly the same as shown on the plans that have already been submitted.

Robinson+Cole

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Under separate cover, C.R. Klewin LLC will be providing a cut-sheet to indicate the change to the residential unit count from 320 to 353. We respectfully submit that the increase in the residential unit count will not have any impact on the on the upland review area of the on-site wetlands or to the wetlands themselves.

Please be sure to note the proposed 353 residential unit multi-family development in the requisite legal notices and agendas going forward.

We look forward to the August 24, 2024 site walk and to the upcoming public hearing on September 3, 2024 where we will fully present the merits of the pending application, as revised, to the Inland Wetland and Water Courses Commission of the Town of Ledyard.

Sincerely,

A handwritten signature in black ink that reads "Brian R. Smith". The signature is written in a cursive style with a large initial "B" and a stylized "S".

Brian R. Smith

cc: Charles R. Klewin and Maurice Gawendo, Members, C.R. Klewin LLC and Members of Sweet Hill Acres, LLC