



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Elizabeth J. Burdick, Director*

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

#### MEMORANDUM FOR THE RECORD

#### APPLICATION PZ#24-2RESUB/AHD

#### REGULAR MEETING & PUBLIC HEARING – THURSDAY, AUGUST 8, 2024

Prepared by *Liz Burdick*, Director of Land Use & Planning on 8/8/24

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<b>Property Address(es):</b>	96,98,100 Stoddards Wharf Rd, Ledyard, CT
<b>Application:</b>	PZ#24-2RESUB/AFD – 18-Lot Affordable Housing Resubdivision
<b>Applicant(s):</b>	Avery Brook Homes, LLC
<b>Property Owner(s):</b>	Avery Brook Homes, LLC
<b>Owner Address(es):</b>	P.O. Box 335, Gales Ferry, CT 06335
<b>Attorney:</b>	Harry Heller, Esq., Heller, Heller & McCoy
<b>Land Surveyor:</b>	Peter Gardner, LS, Dieter & Gardner
<b>Engineer:</b>	John R. Martucci, P.E., LBM Engineering
<b>Intervener:</b>	Stephen Suder, Esq., Bercham & Moses for Intervener City Groton Utilities.
<b>Lot Size:</b>	6.38-acres (277,913SF) (combined lots).
<b>Lot Frontage:</b>	309.89-Feet (combined lots) on Stoddards Wharf Rd (CT Route 214).
<b>Zoning District:</b>	R-60 Residential District
<b>Wetlands/Watercourses:</b>	No inland wetlands or watercourses identified on-site.
<b>Flood Hazard Zone:</b>	No. Applicant states the site is located in FEMA Flood Zone C – Panel No. 09011C0359G.
<b>CAM Zone:</b>	No.
<b>Public Water Supply Watershed:</b>	Yes. City of Groton
<b>Proposed Public Improvements:</b>	Yes. Proposed public road and associated drainage structures - "Avery Court."

**Legal:** Submitted to Land Use Department on March 28, 2024. Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24, (ORIG. PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont. to 7/11/24 with 35-day extension granted, PH Must Close By 8/8/24, Rqst to Cont. PH to Spec. Mtng on 8/22/24 with Ext Time Granted, DRD 65 days from Close PH ).

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#### **STAFF COMMENTS:**

Three exhibits, plus this report (EX#57), were added to the record since the 7/11/24 hearing. Ex#54 – Town Engineer Comments Dated 7/24/24, Ex#55 – Request of Intervenor to Continue PH to special meeting; Ex#56 – Applicant grant of extension of time to continue PH to special meeting on 8/22/24.

#### **STAFF RECOMMENDATION: PENDING.**

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.  
Thank you.