



TOWN OF LEDYARD

Land Use Department

Alex Samalot

Zoning & Wetlands Official/Blight Enforcement Officer

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MEMORANDUM FOR THE RECORD

APPLICATION IWWC#24-09

REGULAR MEETING – TUESDAY, September 3, 2024

Prepared by Alex Samalot, Zoning & Wetlands Official/Blight Enforcement Officer

Applicant(s): C.R. Klewin, LLC
Property Owner(s): C.R. Klewin, LLC
Address: 19, 29, and 39 Military Highway, Gales Ferry, CT 06335
(M/B/L: 91/1590/19)
(M/B/L: 91/1590/29)
(M/B/L: 91/1590/39)
Legal: Submitted 6/24/24, Date of Receipt 7/2/24, Set PH for 9/3/24, PH must close by 10/7/24, Decision Required Date 35-days from close PH

Site Area: **approximately 18.9 acres (based on application).**
Total Wetlands: **approximately 4 acres (based on application).**

Regulated Activity Description: Grading within Upland Review Area including a detention basin, associated piping, some paved area, and an infiltration basin. Following these activities improved vegetation is proposed to replace the existing lawn/affected vegetation in the Upland Review Area.

Staff Comments: On 8/19/24, the Land Use Office received a letter from Atty. Brian R. Smith of Robinson and Cole, Hartford, CT on behalf of the Applicant (C.R. Klewin, LLC). stating the applicant plans to restructure the interior layout. The changes would increase the number of units from 320 to 353. There is no change to the activities regulated by the Ledyard IWWC. However, this revision must be updated on all other regulatory agency review, with a focus on load changes to the on-site wastewater treatment facility.