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September 29, 2025

Ms. Elizabeth J. Burdick
Director of Land Use and Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: **Response to Application/Plan Review Comments associated with Application PZ#25 for Habitat for Humanity Residential Development | Colby Drive, Ledyard, CT**

Dear Ms. Burdick:

We are writing to respond to the Application/Plan Review comments contained in the Memorandum for the Record, dated September 22, 2025, for the subject project. Our response immediately follows each of the items and is reproduced in *italics font*. Comments from the Town Engineer are provided in a separate letter.

Application/Plan Review Comments

1. Application form shall be revised to include property addresses “8,” “9” & “11” Colby Drive (**i.e., not “Lots”**); Colby Drive “Roadbed” and (easements only) 16 Highview Terrace, 5 Colby Drive (& 6 Colby Drive (easement only)).

Benesch Response: Application revised.

2. For discussion purposes, a phasing plan may be important for purposes of certificates of zoning compliance for certificates of occupancy for individual homes. Comment: All drainage structures shall be completed prior to the issuances of CZCs for Cos for Phase 1 homes.

Benesch Response: Note to be added.

3. *Provide copy of any written drainage easement, if any, for existing temporary Cul de sac at the end of Colby Drive. Staff will recommend as a condition of approval that all owners of 16 Highview Terrace, 5 Colby Drive & 6 Colby Drive shall be notified at least one week (7 days) prior to the start of any work on said properties. *NEW.

Benesch Response: All available easements and mapping indicating the easements were provided as part of the last response to comments. 5&6 Colby Drive were included. Note added to plan regarding notifications.

Development Narrative:

1. Lot Layout and Density paragraph 1 should be revised to state “duplex” v. multi-family.

Benesch Response: Development narrative was not prepared by Benesch. It will be revised and resubmitted.

2. Lot Layout and Density paragraph 2 states “Zone AA” and referenced two zones. Note that the projects properties are all located in the MFDD zone and this should be clarified/revised.

*Benesch Response: **Development narrative was not prepared by Benesch. It will be revised and resubmitted.***

Stormwater Management Plan and Public Improvements:

1. SESC Bond and Public Improvement Bond estimates shall be submitted for review and approval of Town Engineer.

*Benesch Response: **Bond estimates to be provided on or before. 10/2/2025***

Sheet 1(Cover Sheet):

1. Revise Cover Sheet title (and title blocks on all sheets) to state “8, 9 & 11 Colby Drive & Colby Drive Roadbed, and 16 Highview Terrace, 5 Colby Drive and 6 Colby Drive (Easement areas only).” Parcel IDs have been noted on the left lower corner of the title sheet – revise to delete “lot” in front of 8, 9 & 11 Colby Drive.

*Benesch Response: **Cover sheet revised.***

Sheet SV.01

1. Please advise where the limits of the flood zone are shown on the plan set.

*Benesch Response: **Flood limits are indicated within the engineering drawings; they can be added to the survey.***

Sheets C-1.0, 1.1, 1.2 – ESC Plan:

1. Town Engineer review received 9/17/25. *Benesch Response: Separate letter.*

Site plan Sheet C2.0:

1. ZR Section 7.4 (Residential Driveways) internal private roadways to access individual driveways for dwelling units must comply with the Town’s standards for road construction. **Comment not addressed. Revise plan to show individual (1-car each) parking spaces.**

*Benesch Response: **Parking table has been added to the site plan. Outlines of garages are now indicated and paved driveways are located in front of each unit.***

2. Sightline distances should be provided from internal private roadway to proposed Town Road. **Response: Sightline Distances will be provided under separate cover. Sightline plan shall be submitted no later than 10/2/25 for review & approval by Town Staff.**

*Benesch Response: **Sight line distances to be provided no later than 10/2/2025.***

3. Add note “No accessory apartment shall be approved in this development as an accessory to a ***“single-family or duplex residence in this proposed multi-family residential development.” **New Comment

*Benesch Response: **Note added.***

4. Advise how the existing business (Salty Heifer) and single-family residence located at 678 Colonel Ledyard Highway will be accessed during road construction. **Please advise if the owners of said property have been contacted regarding same. Also note, property & business owners shall be notified at least seven (7) days prior to any work that may impact the property and the business.**

*Benesch Response: **Note added.***

Existing Basin Rehabilitation Plan – Sheet C3.2: Town Engineer review received 9/17/25.

Grading Plan – Sheet C3.3: Town Engineer review comments received 09/17/25. Areas of the project slope will exceed 3:1. I will defer to the Town Engineer regarding the viability of same.

Utility Plan – Sheet C4.0: Town Engineer and/or WPCA to review/comment.

Site Details – Sheets 6.0, 6.1, 6.2: Town Engineer to review/comment.

ZR Section 9: Site Development Standards:

1. 9.4 Parking Requirements – Revise plan to show internal and individual driveway surfaces as paved and provide detail. **Outstanding. No individual parking spaces are shown on the plan as requested.**
2. 9.10 – Lighting – revise plan to show any lighting locations and details for internal private roadways. No Lighting Plan or detail is found on this plan set. Please advise sheet no.

Benesch Response: Lighting is to be provided on site. Lighting plan to be submitted.

Proposed staff condition of approval to date:

1. Applicant shall file Common Interest Community documents for the development on the Land Records in the Office of the Ledyard Town Clerk at the time of the filing of the AHP and any approved site plan.

Please feel free to call (860-494-4359) or email me at wwalter@benesch.com with any questions.

Respectfully Submitted,

Benesch

Nancy Levesque

Nancy Levesque, PE
Technical Manager

cc: Norm Eccleston, Habitat for Humanity
Elizabeth Burdick, Town of Ledyard
File: 0725-500010.00



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