

FD#1



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MAR 02 2026

Land Use Department

TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

PZH26-1 SITE

Application Number _____ Submission Date 3/2/26 Official Receipt Date 3/12/26

FEE: 360 DATE PAID 3/2/26 RECEIPT # 575061

Applicant/Agent Ledyard Center, LLC c/o Sam Monarca
(Please Print Legibly)

Signature: [Signature]

Address: 80 INDUSTRIAL PARK ACCESS ROAD Telephone _____

E-Mail Address: MIDDLETOWN, CT 06455

Owner Name (if different): Sam

Address of Owner: _____ Telephone _____

Location of Work (Street Address) Colonial Ledyard Highway & Iron St

Tax Assessor's Map. 67 Block 530 Lot 740 Zone LCDD

Is this property within 500 feet of another municipality? Y ☐ N ☒ CAM Zone Y ☐ N ☐

Existing Use RETAIL (Portous) CAM Exempt Y ☒ N ☐

☐ Special Permit ☒ Site Plan Review ☐ Regulation Change ☐ Zone Map Change

☐ CAM Review ☐ Other: _____

Details: CONSTRUCTION OF A 3-STORY, 36 UNIT APARTMENT BUILDING
WITH ASSOCIATED PAVED PARKING, ACCESS, LANDSCAPING
AND UTILITIES

Approved by _____ Date _____

Denied by _____ Date _____



Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

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740 Colonel Ledyard Highway (CT Route 117) & Iron Street (CT Route 214)

Project Description

The applicant proposes to construct a 3-story, 36-unit residential apartment building on the subject property as the first phase of a potential multi-building development. In accordance with Section 8.22 of the Town of Ledyard Zoning Regulations for a mixed-use development. The proposed residences will serve as needed "workforce" housing and will be rented at market rates. There will be a total of 36 residential dwellings consisting of studio, one-bedroom units and 2 two-bedroom units.

Paved parking will be constructed around the perimeter of the building and new concrete sidewalks will be installed. Stormwater will sheet flow from the developed area and access drive to a proposed grassed swale and ultimately a detention/water quality basin. Drainage computations and report submitted with the application demonstrate that the required water quality volume (WQV) is met and there are reductions in peak runoff rates for all design storms. This project is the first phase of what will ultimately be a mixed residential and commercial development on the 40+ acres of land as public sanitary sewer becomes is now available.

Certification of Compliance

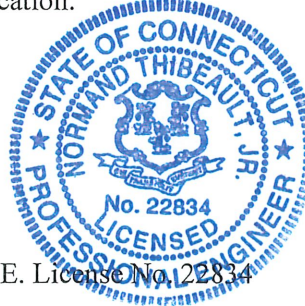
8.28.C / 11.2.1.D

The project will be served by public water in conformance with the Town of Ledyard Zoning Regulations and per Public Health code Requirements.

ZR Section 11.2.1.D

On behalf of the applicant, Killingly Engineering Associates, LLC grants the Commission permission to walk the property at any time during the review of the plans & application.

Normand Thibeault, Jr., P.E.



P.E. License No. 22834