

**TOWN OF LEDYARD CONNECTICUT
Planning & Zoning Commission**

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
PHONE (860) 464-3215
www.ledyardct.org

Tony Capon, Chairman

Certified Mail: 7017 1450 0002 0797 5894

4/24/24

Mr. Peter Gardner
1641 Route 12, PO Box 335
Gales Ferry, CT 06335

RE: PZ#24-2RESUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for an 18-Lot re-subdivision/Affordable Housing Development pursuant to section 8-30 of the Connecticut General Statutes, on three parcels of land located at 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

Dear Mr. Gardner,

The Planning & Zoning Commission has scheduled a Public Hearing for the above referenced application at 6:00 PM on Thursday, May 9th, in person at the Town Hall Annex- Council Chambers and via ZOOM. Please be aware that you or your representative must be in attendance for this Public Hearing to answer any questions the Commission may have.

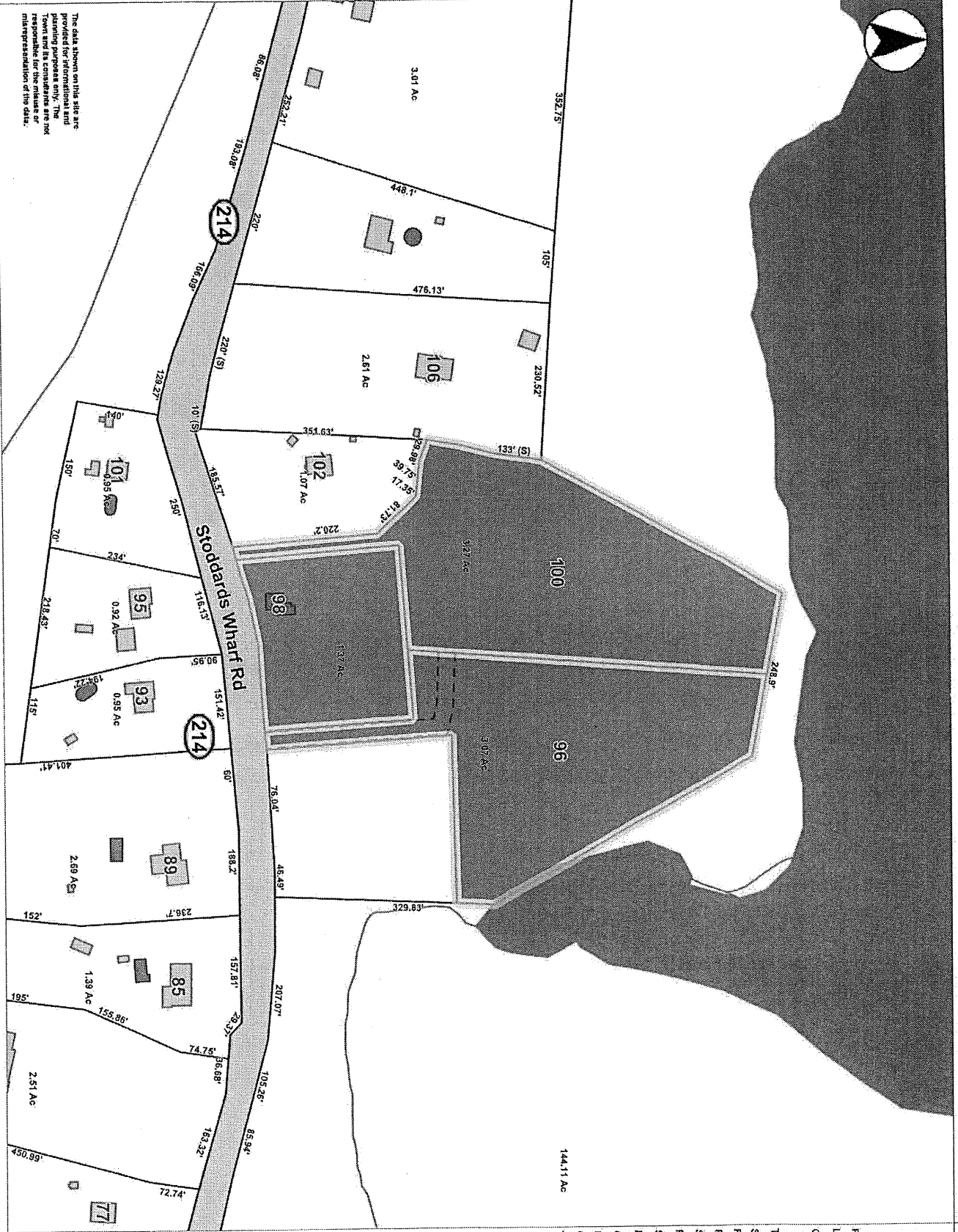
You will also receive a link in your email a few days before the hearing to access this meeting through ZOOM directly from your computer/laptop/tablet or phone if attending remotely.

Notification to the abutting property owners is required within 10 days of the Public Hearing- Enclosed is the map and list of property abutters for 96, 98, 100 Stoddards Wharf Rd, that will require notification by "certificate of mailing." Please provide receipts from the Post Office to this office as proof they were mailed.

If you would like to discuss this matter before the hearing in greater detail, please do not hesitate to contact me at the Land Use Office, (860) 464-3215.

For the Commission,

Juliet Hodge
Director of Planning
Town of Ledyard, Land Use Dept.
Planning & Zoning Commission



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of this data.



Printed on 04/23/2024 at 08:42 AM



- Parcel
- Leader Line
- CT Highway
- Interstate
- US Highway
- State Highway
- Town Boundary
- Sports Fields
- Railroad
- ROV's
- Streams
- Strails
- Pools
- Streams
- Estuaries
- Open Water
- Buildings
- CT Communities
- Thames River

Ledyard, CT MapsOnline

**LIST OF ABUTTING PROPERTY OWNERS
 APPLICATION OF AVERY BROOK HOMES, LLC
 ON THREE PARCELS OF LAND LOCATED AT 96, 98, AND 100 STODDARDS WHARF RD.,
 LEDYARD, CT 06339**

| Property ID Number | Property Location | Owner's Name and Mailing Address |
|---------------------------|--------------------------|---|
| 65-2360-101 | 101 Stoddards Wharf Road | Randy and Sandra Palmer 101 Stoddards Wharf Rd. Gales Ferry, CT 06335 |
| 65-2360-102 | 102 Stoddards Wharf Road | Shirley Pandora Grantor Retained Income Trust U/A 12/13/2018 102 Stoddards Wharf Rd. Gales Ferry, CT 06335 |
| 65-2360-106 | 106 Stoddards Wharf Road | Arlene Allard P.O. Box 94 Ledyard, CT 06339 |
| 65-2360-89 | 89 Stoddards Wharf Road | Keith Tyler and Michela Lavin 89 Stoddards Wharf Rd. Ledyard, CT 06339 |
| 65-2360-93 | 93 Stoddards Wharf Road | Allan and Kathy Bruckner 93 Stoddards Wharf Rd. Ledyard, CT 06339 |
| 65-2360-94 | 94 Stoddards Wharf Road | Avery Brook Homes LLC P.O. Box 335 Gales Ferry, CT 06335 |
| 65-2360-95 | 95 Stoddards Wharf Road | James McCarthy and Ann Marie Donohue 95 Stoddards Wharf Rd. Ledyard, CT 06339 |
| 66-2360-70 | 70 Stoddards Wharf Road | City Of Groton 295 Meridian St. Groton, CT 06340 |

April 24, 2023

RE: PZ#24-2RESUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for an 18-Lot re-subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on three parcels of land located at 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

Dear Property Owner:

In accordance with CT General Statute §8-7d, you are being notified of a public hearing scheduled for the subject application at 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT. The Ledyard Planning and Zoning Commission will hold this public hearing on **May 9th, 2024 at 6:00PM**. A copy of the complete application is available to be viewed in the Land Use Department located at the Ledyard Town Hall, 741 Colonel Ledyard Hwy., Ledyard, CT.

Written comments submitted within 24 hours prior to the public hearing will be added onto the meeting agenda. The meeting information will be available on the Town of Ledyard's website a few days before the meeting, if you wish to attend.

Sincerely,