



DIETER & GARDNER, INC.

LAND SURVEYING • PLANNING • CIVIL ENGINEERING

RECEIVED

OCT 29 2025

Land Use Department

Town of Ledyard
Department of Land Use and Planning
Elizabeth J. Burdick, Director

Application PZ#25-5SITE
750 Colonel Ledyard Highway

Site plan has been revised to address 10/02/25 comments as follows.

General comments 1. – 4. are acknowledged
General comment 5. Applicant will submit application to Department of Transportation prior to issuance of CZC
General comment 6. Site is connected to existing on-site well.

General site plan comments:

1. Lot area (41,787 Sq. Ft.) is on site plan and is the correct area.
2. Division line between Commercial and Residential use (as shown on site plan) shall be staked as called for on site plan.
3. There are two container boxes behind the building, screening in the form of a solid fence is proposed.
4. Building will be improved, broken windows replaced and any other issues identified by Blight Officer will be repaired.

Zoning Regulation Comments:

1. Height of fence has been reduced to 6 feet.
2. No comment.
3. Storage containers shall be screened by solid fencing.
4. Signage will be applied for by separate application. See General note 2 on site plan.
5. See attached.
6. No comment.
7. See attached.
8. Landscaping (year round screening) trees to be installed as shown on site plan to provide privacy to existing house as shown on site plan.
9. Proposed parking is adequate to meet the needs of what applicant is proposing.
10. Landscaping is shown
11. Handicap parking spot is shown.
12. Dumpster pad is 10 feet from property lines.
13. See attached.
14. No outdoor display of merchandise proposed.

15. Proposal complies with Zoning Regulation section 9.9.3
16. No comment.
17. No comment.
18. Checklist attached.
19. No comment.
20. Application is now complete



Peter C. Gardner
Dieter & Gardner, Inc.