



Killingly Engineering Associates

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FD# 11

RECEIVED

MAR 12 2025

Land Use Department

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

Project Description

The applicant proposes to convert a portion of the former elementary school to residential apartments. In accordance with Section 8.22 of the Town of Ledyard Zoning Regulations for a mixed-use development. In order to comply with this section, the portion of the existing building to be utilized for residential will be fire wall separated from the existing commercial/retail uses. All proposed residences will be reserved for residents age 55 and over and have dedicated entrances from the exterior; every unit will be ADA accessible. There will be a total of 12 residential dwellings consisting of 10 one-bedroom units and 2 two-bedroom units; total number of units is driven by the size of the existing on-site septic system and has been approved by the Ledge Light Health District.

Paved parking will be constructed around the perimeter of the building and new concrete sidewalks will be installed. The existing broken pavement will be removed and new pavement installed. A proposed green space will be constructed and appropriate landscaping will be installed that will reduce the amount of impervious surface on the site. Stormwater will sheet flow from the developed area and will infiltrate into the well-drained soils to the east. This project is the first phase of what will ultimately be a mixed residential and commercial development on the 40+ acres of land when public sanitary sewer becomes available.

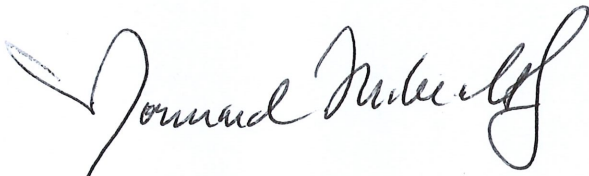
Certification of Compliance

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. The building is currently served by public water and no new service connections will be required.

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