

# HELLER, HELLER & McCOY

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Exhibit  
# 53

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February 22, 2023

RECEIVED

Town of Ledyard Inland Wetlands and Watercourses Commission  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

FEB 23 2023

LAND USE DEPARTMENT

Re: Application of Avery Brook Homes, LLC  
94, 96, 98 and 100 Stoddards Wharf Road for a permit to conduct regulated activities in conjunction with a 26 lot affordable resubdivision

Dear Commissioners:

Enclosed herewith please the following supplemental information submitted for the record in conjunction with the above referenced permit application currently in the public hearing process before the Town of Ledyard Inland Wetlands and Watercourses Commission:

1. Six (6) prints of the revised resubdivision plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut July 2022, Last Revised: February 13, 2023 Sheets 1 of 10 to 10 of 10 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, CT. 06335 (860) 464-7455 Email: [dieter.gardner@yahoo.com](mailto:dieter.gardner@yahoo.com)" which, inter alia, incorporates the recommendations of (i) Angus McDonald Gary Sharpe & Associates, Inc. for the renovation of septic system effluent as contained in a report entitled "Avery Brook Homes Septic System Effluent Renovation Analysis 94 – 100 Stoddards Wharf Road Ledyard, Connecticut February 3, 2023" and (ii) LMB Engineering, LLC for the renovation of stormwater runoff from the project contained in a report last revised as of February 20, 2023.
2. Five (5) copies of a report entitled "Stormwater Management Report For Land Use Commissions Submittals Avery Brook Homes Subdivision, Stoddards Warf Road, Ledyard, Connecticut November 13, 2022 Rev. 02/20/2023" prepared by LMB Engineering, LLC.
3. A print of a plan entitled "Department of Utilities City of Groton Connecticut Water

Z:\Avery Brook Homes, LLC\Wetlands\ltr.Town re 2.22.23 submittals.docx

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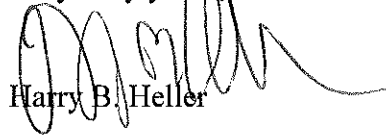
System Master Plan Update Land Use Zoning in Ledyard on Watersheds – II Figure C-9B  
(Ledyard) Drawn By: MSW Date: 2/02/12 Scale: 1" = 1600''.

4. A print of a plan entitled "Town of Ledyard Connecticut New London County Zoning District Map December 2003 Scale: 1 Inch = 2000 Feet".

All of the enclosed documents and plans should be entered into the hearing record for the proceeding with respect to the Avery Brook Homes, LLC application.

Should you have any questions concerning this correspondence, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures

Cc: Mr. Peter C. Gardner (w/out enclosures)  
Stephen W. Studer, Esquire (w/out enclosures)  
Peter V. Gelderman, Esquire (w/out enclosures)