



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

## Legislation Details (With Text)

**File #:** 24-0287      **Version:** 4      **Name:**

**Type:** Land Use Application      **Status:** Passed

**File created:** 3/27/2024      **In control:** Planning & Zoning Commission

**On agenda:** 6/13/2024      **Final action:** 6/13/2024

**Title:** PZ#24-1SITE - 59 Kings Highway (Parcel ID: 92-1160-59), Gales Ferry, CT -Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Halloran & Sage - Owner: Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g. (Submitted 03-26-24, Date of Receipt 04-11-24, Tabled to 5/30/24 Spec. Mtng, Tabled to 6/13/24 Reg. Mtng, DRD 6-14-24)

**Attachments:** 1. PZ#24-1SITE - 59 Kings Hwy - Application, 2. Water Company Service letter, 3. 59 Kings Hwy - Revised Plan Received 4-8-24, 4. Sangerfield Ascend Brochure 4-7-2024, 5. Shed Picture 4-7-2024 8'x10', 6. 59 KINGS HIGHWAY - IAN COLE SITE EVALUATION LETTER - DONCO LLC - 4-11-24, 7. Donoco fire\_protection\_letter, 8. Recomendation Letter Mark Coen, 9. Memo 2 59 Kings Highway, 10. Staff Memo 1, 11. EX#25 1 24-2RESUB BranseEmail RqstAddHellerLtrRelWWC RespToStuder051724Ltr 052824, 12. FD#10 RESPONSE TO STAFF MEMO #2 - SIGNED Rec042924, 13. FD#11 RESPONSE TO STAFF MEMO #1 - SIGNED Rec042924, 14. FD#12 PlansRec042424\_Pg1, 15. FD#12 PlansRec042424\_Pg2, 16. FD#12 PlansRec042424\_Pg3, 17. FD#12 PlansRec042424\_Pg4, 18. FD#13 LLHDRReview 050224, 19. FD#14 1 TwnLdyrdNormanMap NotRecorded Rec 050224, 20. FD#14 2 LBMEng ImpactsBasinRep Rec050224, 21. FD#14 3 LdyrdOrd300-117Strmwtr Rec050224, 22. FD#15 EmailAttchmnt AttyBranse LLHDApprvlPackage Rec050224, 23. FD#17 EmailBranse ReTreas050924EmailComments Dated050924 Rec051224, 24. FD#18 PZ#24-1 EmailBranse&Gardner RespTreas051024, 25. FD#19 PZ#24-1 EmailBrans ConfirmRecordItem 051624, 26. FD#20 24-1-Site PlanSetRev051524 Sheet 1, 27. FD#20 24-1-Site PlanSetRev051524 Sheet 2 Rec051524, 28. FD#20 24-1-SITE PlanSetRev051524 Sheet 3 Rec051524, 29. FD#20 24-1-SITE PlanSetRev051524 Sheet 4 Rec051524, 30. FD#21 2 PZ#24-1 LtrBranse-Burdick Dated&Rec051624, 31. FD#21 3 PZ#24-1 LtrBranse-Burdick AffordabilityPlan0324 Rev051524, 32. FD#21 4 PZ#24-1 BranseRespTreas SuggCondApproval Rec051624, 33. FD#21 5 PZ#24-1 BranseRespTreas SitePlanCmmnts Rec051624, 34. FD#21 6 PZ#24-1 BranseRespTreas AffPlanCmmnts Rec051624, 35. FD#21 PZ#24-1 EmailBranseW5Attchmnts Rec051624, 36. FD#22 24-1SITE EmailDeBrodIWWC RelIWWCReview for 24-1SITE & 24-2RESUB 040524 Rec051624, 37. FD#23 PZ24-1SITE 59KingsHghwy TransmittalsLtr 051624, 38. FD#25 2 24-2RESUB LtrEmailHeller RelIWWC RespToStuder051724Ltr 052424, 39. FD#26 EmailBransePostingFileDocsEtAl Rec052924, 40. FD#27 PZ#24-1 LtrAttyBranse-Capon ReRecusalEtAl DatedRec 052824, 41. FD#28 24-1SITE BranseConditionsApprovalAcceptableToApplicant Rec060724, 42. FD#29 GFFDLtrCoen ReFireProtection 04112024, 43. FD#30 EmailChiefRichLPD ReBackingOntoPublicStreets 060824, 44. FD#32 24-1SITE 59KingsHgw TEComments Rec061024, 45. FD#33 24-1SITE SESC BondEst 061124, 46. FD#34 24-1SITE 59KingsHgw TEApprvlSESCBondEst 061124, 47. FD#35 Kings Highway Park Lease Master 2024 - DONCO REV. 6-12-24 REDLINED, 48. FD#36 AffordablePlan 59KingsHwy 2024updatenumbersstaffcomments 6-12-24, 49. FD#37-1 24-1SITE PlanSetRev061024 Sheet 1, 50. FD#37-1 24-1SITE PlanSetRev061024 Sheet 2, 51. FD#37-1 24-1SITE PlanSetRev061024 Sheet 3, 52. FD#37-1 24-2SITE PlanSetRev061024 Sheet 4, 53. FD#38 EmailBranse ReVariousEmailsReStrmwtr LBR061124, 54. FD39 PZ#24-1SITE-AHD 59 Kings Highway LBPlannerComments Rev061124.pdf

Date	Ver.	Action By	Action	Result
6/13/2024	4	Planning & Zoning Commission	Approved and so declared	Pass
5/30/2024	3	Planning & Zoning Commission	Tabled	
5/9/2024	3	Planning & Zoning Commission	Continue	

### LAND USE APPLICATION

**Subject/Application:**

**PZ#24-1SITE** - 59 Kings Highway (Parcel ID: 92-1160-59), Gales Ferry, CT -Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Halloran & Sage - Owner: Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g. *(Submitted 03-26-24, Date of Receipt 04-11-24, Tabled to 5/30/24 Spec. Mtng, Tabled to 6/13/24 Reg. Mtng, DRD 6-14-24)*

**Background:**

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**Land Use Director/Town Planner:**

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