



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

Legislation Details (With Text)

File #: 24-0309 **Version:** 5 **Name:**

Type: Land Use Application **Status:** Held

File created: 4/1/2024 **In control:** Planning & Zoning Commission

On agenda: 8/8/2024 **Final action:** 8/22/2024

Title: Public Hearing: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont.to 7/11/24 with 35-day extension, PH Cont. to 8/8/24. PH Must Close By 8/8/24, PH Cont. to 8/22/24 with Ext. granted, DRD 65 days from Close PH).

Attachments: 1. Exhibit #1 - Application & Supporting Docs, 2. Exhibit #2 - Plan Set dated 3-25-24, 3. Exhibit #3 - Affordability Plan, 4. Exhibit #4 - Ledge Light Letter, dated 11-9-22, 5. Exhibit #5 - Drainage Easements for Lot 2 + 8, 12, 14, 16 Avery Court, 6. Exhibit #6 - Driveway Easement for Avery Court, 7. Exhibit #7 Staff Memo 1 Avery Brooks, 8. Ex #08 - Notice of Public Hearing to the Day, 9. Ex #09 Letter Director J. Hodge to Applicant, 10. Ex #10 - Email Atty Harry Heller to Atty Avena 041724, 11. Ex#11-1 24-2RESUB Plan Set Rev 042424 1, 12. Ex#11-1 24-2RESUB Plan Set Rev 042424 2, 13. Ex#11-1 24-2RESUB Plan Set Rev 042424 3, 14. Ex#11-1 24-2RESUB Plan Set Rev 042424 4, 15. Ex#11-1 24-2RESUB Plan Set Rev 042424 5, 16. Ex#11-1 24-2RESUB Plan Set Rev 042424 6, 17. Ex#11-1 24-2RESUB Plan Set Rev 042424 7, 18. Ex#11-1 24-2RESUB Plan Set Rev 042424 8, 19. Ex #12 Stormwater Mgmt Report LBM Engr, 20. Ex #13 PZ#24-2 EmailLLHDBlanchard ReAveryBrookResub Review May 10, 2024, 21. Ex #14 CT DPH Drinking Water Receipt Intent to Review and Testimony, 22. Ex #15 Eric Treaster Email and Comments 830g, 23. Ex #16 Atty Steven Suder Berchem and Moses Email and Notice of Intervention, 24. Ex #17 PZ24-2RESUB EmailHellerReNoticeAbutters 043024, 25. EX#51-5 24-2RESUB PlansRev062724 Sht5, 26. Ex #18 Notice of Public Hearing Rec 05_13_24, 27. Ex #19 PZ24-2RESUB EmailDayNotice of PH 053024, 28. Ex #20 EmailTwnClerk Post NoticePH 051324, 29. Ex #21 EmailDayReNoticePH 053024, 30. Ex #22 Applicant Notice of Public Hearing, 31. EX#23 PZ24-2RESUB EmailDeBrodt-JH RESaddleRidgeDevelopersV.EastonPZC Dated 040524, 32. EX#25 PZ24-2RESUB TransmittalsLtr 051624, 33. Ex#26 24-2RESUB FOIARqst AveryBrookHomes Dated 051524 Rec 052024, 34. Ex #27 PlanSetRev 051324 1, 35. Ex #27 PlanSetRev 051324 2, 36. Ex #27 PlanSetRev 051324 3, 37. Ex #27 PlanSetRev 051324 4, 38. Ex #27 PlanSetRev 051324 5, 39. Ex #27 PlanSetRev 051324 6, 40. Ex #27 PlanSetRev 051324 7, 41. Ex #27 PlanSetRev 051324 8, 42. EX#28 24-2RESUB ABH RevDrainageMap Rec 052224 1, 43. EX#28 24-2RESUB ABH RevDrainageRep Rec052224, 44. EX#29 24-2RESUB ABH LLHDSubdivisionReview May222024, 45. EX#29 24-2resub ABH LLHD Subdivision review 22May24, 46. EX#30 24-2RESUB ABH OverallSubPlan DatedMay2024 Rec052324, 47. EX#31 24-2RESUB EmailsDPH ReABHPlanReview 052324, 48. EX#32 24-2RESUB EmailHeller-DPH RePendingInfo 052324, 49. EX#33 24-2RESUB LtrEmailHeller ReIWWC RespToStuder051724Ltr 052424, 50. EX#34 24-2RESUB TwnLedyardResWaterUsage2024 Rec 053024.pdf, 51. EX#35 24-2RESUB GPU WaterSystemMasterPlan LandUseWtrshds Rec 053024.pdf, 52. EX#36 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments 061124, 53. EX#37 24-2RESUB RqstContPH35DayExt. 061224, 54. EX#38 24-2RESUB LtrHellerNewSubmittalDocs 062724, 55. EX#39 24-2RESB StormwaterManagementRep 062524 Rec062724, 56. EX#40 24-2RESUB ResponseLtrLBMEng 062524 Rec062724, 57. EX#41 24-2 DrainageCalcs Rev0624 Rec062724, 58. EX#42 24-2RESUB GroundwaterEasement Rec062724, 59. EX#43 24-2RESUB DeclarationSub imitations Rec062724, 60. EX#44 24-2RESUB GEIWaterStudy 070622 Rec062724, 61. EX#45 24-2RESUB SepticSystemEffluentRenovationAnalysis 062024 Rec062724, 62. EX#46 24-2RESUB DecJointDriveway 7 9 11 13 Rec062724, 63. EX#47 24-2RESUB DecJointDriveway 8 12 14 16 Rec062724, 64. EX#48 24-2RESUB DecJointDriveway 6 8 10 12 Rec062724, 65. EX#49 24-2RESUB DrainageEasementLot 2 Rec062724, 66. EX#50 24-RESUB DrainageEasement Lots 8 & 14 Rec062724, 67. EX#51-1 24-2RESUB PlansRev062724 Sht1, 68. EX#51-2 24-2RESUB

PlansRev062724 Sht2, 69. EX#51-3 24-2RESUB PlansRev062724 Sht3, 70. EX#51-4 24-2RESUB PlansRev062724 Sht4, 71. EX#51-6 24-2RESUB PlansRev062724 Sht6, 72. EX#52 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd PlannerComments1 062024, 73. EX#53 24-2RESUB RqstContPH35DayExt. 071024, 74. EX#54 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments 072424, 75. EX#55 24-2RESUB EmailAttyGelderman RqstContPH Rec080624, 76. EX#56 24-2RESUB EmailAttyHeller RqstPHContwExtTime Rec080624, 77. EX#57 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd PlannerComments2 080824, 78. EX#58 24-2RESUB DymarReviewLtr Rec081224, 79. EX#59 24-2RESUB ApplicantRoadBondEst Rec081224, 80. EX#60 24-2RESUB IntrvnrGPU Wright-Pierce EvaluationWaterQualityImpacts AveryBro, 81. EX#61 EmailDPHWright-Pierce ReAveryBrook Sub With Attachments 081224, 82. EX#62 EmailBurdickStone ReDPHRepStatus 081224, 83. EX#63 24-2RESUB Ltr of RAGGPU to Ledyard PZC 8-20-24_ Rec082024, 84. EX#64 24-2RESUB Email HarryHeller Re ABH with Attachments 082124, 85. EX#65 24-2RESUB EmailWAttachmnts HellerReABH 082124, 86. EX#66 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd PlannerComments3 082224, 87. EX#67 24-2RESUB WisniowskivPlanCommissionTownBerlin Rec.082224, 88. EX#68-1 24-2RESUB StuartFairBanksPresentMap Rec.082224, 89. EX#68-2 24-2RESUB StuartFairBanksPresentMap Rec.082224, 90. EX#69 24-2RESUB CityWaterburyVTownWashington Rec.082224, 91. EX#70 24-2RESUB WrightPiercePresentSlides Rec. 082224, 92. EX#71 24-2RESUB LtrKarlAcimovic Rec. 082224, 93. EX#72 24-2RESUB LtrBerchamMoses Rec. 082224, 94. EX#73 Satement to committee from J McCarthy 082224ph

Date	Ver.	Action By	Action	Result
8/22/2024	4	Planning & Zoning Commission	Approved and so declared	Pass
8/8/2024	4	Planning & Zoning Commission	Continue	
7/11/2024	3	Planning & Zoning Commission	Continue	
6/13/2024	3	Planning & Zoning Commission	Continue	
5/30/2024	2	Planning & Zoning Commission	Approved and so declared	Pass
5/9/2024	2	Planning & Zoning Commission	Postponed	
5/9/2024	2	Planning & Zoning Commission	Approved and so declared	Pass

LAND USE APPLICATION

Subject/Application:

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Background:

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Land Use Director/Town Planner:

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