

# Memorandum:

**To:** Liz Burdick, Director of Land Use & Planning  
**From:** Steve Masalin, Public Works Director/Town Engineer *sm*  
**Date:** April 6, 2026  
**Re:** 740 Colonel Ledyard Hwy (Appl. PZ #26-1SITE)

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Land Use Department

I have reviewed the plans and stormwater analysis for the subject application. I find that stipulations of the Drainage Ordinance have been met for post-development runoff conditions. But I have the following comments.

Drainage & Stormwater Management Report: The following excerpts from the introduction and summary of the suggest more elaboration is necessary to assure no more than negligible downgrade impacts, as asserted:

Introduction:

“The design...incorporates pre-treatment of stormwater runoff which will be retained on site.”

Summary:

“The project will maintain the existing drainage patterns for post development conditions.”

“It is important to note that much of the runoff will be via sheet flow and will be maintained on site...”

“...the proposed stormwater basin will serve to exceed the requirement of the first 1.3” of rainfall per the State of Connecticut Stormwater Quality Manual.”

While these statements relate to a net post-development condition, they do not fully address the absolute impact of run-off from about 50% of the developed area shedding down toward the area occupied by the Countryside Condominiums. This run-off is not captured relative to stormwater quality measures. And though offset from a quantity standpoint through measures applied for the other half of the development, this runoff needs to be addressed from a more specific impact assessment standpoint on the existing drainage conditions in the downgrade area, particularly at the property boundary.

Plans:

1. The stormwater basin has been proposed to occupy a section of the future driveway, which could also instead be an extension of Fairway Drive. If this future driveway/road is still contemplated by the applicant, perhaps it would be better to consider an alternative location to minimize drainage system disruption in the future.
2. The low-pressure sewer main is dead-ended at the end of Fairway Drive. There would need to be a sewer main extension from Colonel Ledyard Highway to this location for this development's sewer connection to be viable.
3. The Drainage & Stormwater Management Report include a 4” culvert as the primary discharge device for the Stormwater Pond. This is not shown on the plans.