



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#25-9SUB

REGULAR/SPECIAL MEETING – THURSDAY, DECEMBER 11, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 12/04/25

Property Address(es): 939 Long Cove Road, (Parcel ID: 67-530-740), Ledyard, CT
Application: PZ#25-9SUB
Applicant(s): Mt Kineo Builders
Applicant Address(es): C/O Peter Gardner, P.O. Box 335, Gales Ferry, CT 06335
Property Owner(s): John Hale Almy, Et Al per application. Almy John Hale II & Marcy
Zwerling-Tr per Assessor card.
Owner Address(es): 257 Oak Hills Drive Trail (Drive per Assessor card), Colorado Springs
Colorado, 80919
Attorney: William R. Sweeney, Esq., Tobin Carberry, O'Malley, Riley (TCORS
Attorneys)
Land Surveyor: Peter C. Gardner, LS
Engineer: John Martucci, P.E.
Lot Size: 48.55 (pre-subdivision)
Lot Frontage: To be determined. Not on zoning Compliance Table and
conflicting distances on subdivision plan.
Zoning District: R-40.
Wetlands/Watercourses: Yes. A permit for regulated activities and a favorable report
regarding the subdivision was approved by the Inland Wetlands and Watercourses Commission
at its regular meeting on 11/18/25.
CAM Zone: No.
Utilities: On-site wells and septic system.
Public Water Supply Watershed: No. See "Map 2491" on file in the Clerk's office (SR Sec.
3.4).
Proposed Public Improvements: No.
Public Hearing: Not required for a subdivision.
Required Pre-Application with PZC: Conducted on 8/14/25.
Legal: Submitted to Land Use Department on 11/25/25. Date of Receipt 12/11/25. DRD
2/13/2026.

EXISTING CONDITIONS: 48.55-acres developed with an existing single-family residence.

PROPOSAL: "Kineo Estates" - 3-Lot subdivision for three single-family residences (1 existing, 2
new) and a 34.75 "remaining land" parcel (not a building lot).

TOWN ENGINEER: Referred 12/4/25. See comments (FD#10) dated 12/09/25 as follows: "I find that the proposed driveway locations for the subject subdivision meet the Road Ordinance sightline stipulations."

FIRE MARSHAL: Referred 12/4/25. No comments returned.

BUILDING DEPT.: Referred 12/4/25. No comments returned.

LLHD: Referred 12/4/25. See Comments dated 12/5/25 (FD#9).

STCT DPH: N/A.

WPCA: N/A.

SCWA: N/A.

IWWC: A permit for regulated activities and a favorable report regarding the subdivision (IWWC#25-22SUB) was approved by the Inland Wetlands and Watercourses Commission at its regular meeting on 11/18/25.

BOND: N/A. No proposed public improvements. A driveway permit may be required for Individual lot development for new homes.

PROJECT SITE WITHIN 500-FEET OF ANOTHER MUNICIPALITY: No.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Plan Showi8ng Kineo Estates Subdivision prepared for Mt. Kineo Builders, Property of John Hale Almy II and Marcy Zwerling Almy, 939 Long Cove Road, Ledyard, CT, Prepared by Dieter & Gardner , Dated September 2025, Revised to 11/12/25":

General Comments:

1. SR Sec. 8.6 - Statement of intended use for undeveloped land. "Undeveloped land (975 Long Cove Road) will be subject to a future resubdivision application at which time Open Space will be provided for the entire 48.55-acres." Total to be dedicated should be 10% or a minimum of 4.855-acres.
2. Engineering Report dated 11/3/2025 has been referred to the Town Engineer for review and comment. Comments pending.
3. LLHD report dated 12/5/25 states that "Lots 943 & 963 are recommended to be suitable in their current condition. Lot 939 is an existing lot with a code complying septic system for a 3 bedroom single family home. A B100a application needs to be submitted for Lot 939 for lot line review." A list of encouraged/recommended, but not required, practices are included in the report for future home development. As a condition of approval, the Applicant shall meet all of the requirements of LLHD.
4. Any easement documents for proposed Lot #963 Long Cove Road as shown on the plan shall be submitted for review and approval by the Director of Land Use & Planning and the Town Attorney.

Plan Review Comments:

1. Add the following notes to plan:
 - The site is not located in a Coastal Area Management Zone, Flood Hazard Zone or Public Water Supply Watershed.
 - Add FEMA information – flood zone, panel no., etc.
 - Per SR Sec. 4.6, Energy Efficiency, Energy Conservation and Use of Solar Energy was considered in designing this conceptual subdivision and this section will be considered for individual lot development.

2. Revise zoning compliance table to show existing and proposed lot sizes including lot frontages.
3. Revise zoning compliance table to show buildable area (75% contiguous buildable area based on actual lot sized proposed) for all 3 lots per Zoning Regulations Section 4.1
4. Revise final plan top show sightlines for new driveways per the Ledyard Road Ordinances. Note: The Town Engineer has determined the sightlines are adequate, however, they need to be shown on the final plan.
5. Revise plan to show Approval Blocks per SR Sec. 8.4.3.A. a-d.
6. Applicant shall submit completed and submit Subdivision/Resubdivision Checksheet.
7. Final plan shall be recorded on the Land Records in accordance with SR Section 3.9 (Final Filing).
5. Boundary Monumentations and Lot Markers per SR Sec. 5.4 shall be installed and LS shall submit a letter certifying same prior to the endorsement of any approved Subdivision mylars.

Staff Recommendation: Reserved pending application review by PZC on 12/10/25.

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.
Thank you.