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MAY 04 2026

Land Use Department

Memorandum:

To: Liz Burdick, Director of Land Use & Planning
From: Steve Masalin, Public Works Director/Town Engineer *sm*
Date: May 4, 2026
Re: 1947 Center Groton Rd (Appl. IWWC #26-7SITE)
CC: Hannah Gienau, Zoning & Wetlands Official

I have reviewed the plans and stormwater analysis for the subject application. I have the following comments.

Stormwater Management Report

1. The report states that “the stormwater management system has been designed to be in general conformance with the Town of Ledyard Zoning Regulations, Inland Wetlands and Water Course Regulations of the Town of Ledyard, 2023 Connecticut Guidelines for Soil Erosion and Sediment Control, and 2023 Connecticut Stormwater Quality [Manual].”

However, per the Ledyard Zoning Regulations Section 9.11.A.3., “All storm drainage for proposed commercial development in which the combined square footage of roofs, paved Parking Areas and other impervious surfaces exceeds ten thousand (10,000) square feet shall be designed in accordance with, and subject to, the provisions of the Drainage Ordinance.”

Thus, the stormwater management system must thus be run through the grid of the Town’s Drainage Ordinance (300-17). Compliance with this ordinance has not been met for certain of its provisions. Ordinances 300-16 and -24 should also be consulted in accordance with Section 9.11.

2. Page 13; 4.1 PRE-DEVELOPMENT CONDITIONS: Appendix C should be cited for the pre-development conditions drainage hydrologic modeling.
3. Page 14; 4.2.1 ANALYSIS POINTS: Appendix B should be cited for the post-development conditions drainage area maps.
4. Page 15; 5.1 PRELIMINARY HYDRAULICS: per Ledyard Ordinance 300-17, the drainage system should be sized to convey the 25-year storm. Also, the minimum pipe size is 15 inches by ordinance. Relief from this requirement may be granted if appropriate.
5. Page 17; SITE DESIGN SUMMARY
 - a. The report cites both the 2023 and 2024 versions of the Connecticut Stormwater Quality Manual. The 2024 version is presently governing. The 2023 designation here should be revised along with all other references in the report to 2023.
 - b. (Editorial) “Reduces” should be changed to “reduced” in the fifth paragraph.

- c. The applicant is seeking a waiver to the 2024 Connecticut Stormwater Quality Manual stipulation concerning the 50% reduction in the post-development peak 2-year storm flow. Though given some context as to the hardship present in meeting this requirement, a more thorough development of what would be needed to meet it is necessary for consideration of this waiver.

6. APPENDIX E; CONVEYANCE MODELING RESULTS

- a. There is widespread (virtually universal) divergence in the pipe invert elevations cited versus those given on the plans (see sheet C2.50).
- b. There appears to be an extraneous page for CB207 TO FES-100 (which does not exist). There is a page for CB207 TO FES-200 that does correspond to the plans.
- c. There is a page for CB-408 TO OCS-4B, which does not appear on the plans.

Plans

1. Sheet C2.50
 - a. OCS-200: The underdrain invert in elevation (261.00) does not match the detail on sheet C2.102 (260.50). Likewise, the TOF elevation (264.10) does not match the detail (264.80).
 - b. The TOF elevations for CB-200 and CB-404 do not appear to conform to the adjacent grade.
2. Sheet C2.102; OUTLET CONTROL STRUCTURE – POND 4A: The discharge pipe elevation (255.30, plan view) does not match the front view side section view, and plan sheet C2.50 (255.40).

Hydrologic Modeling: This may need to be rerun to conform to any changes made that reflect on the parameters of the original modeling.