



TOWN OF LEDYARD

Department of Land Use and Planning

Hannah Gienau, Zoning and Wetlands Official

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MEMORANDUM FOR THE RECORD

APPLICATION IWWC#25-5SITE

REGULAR MEETING – TUESDAY, April 22, 2025

Prepared by Hannah Gienau, Zoning and Wetlands Official on 4/21/25

Applicant(s): Brian R. Smith, Esq., Robinson & Cole LLP, Authorized Agent
Property Owner(s): CR Klewin, LLC
Project Address: 19, 29, & 39 Military Highway (M/B/L: 91/1590/19, 29, 39), Gales Ferry, CT
Meeting Date: April 22, 2025
Date Received by IWWC: April 22, 2025
Legal: Date of Receipt 3/4/25, Set PH for 4/22/25, DRD 65 days from close PH)

Applicant/Owner Requests: Permit for regulated activities for construction of a 278-unit multi-family housing development dwelling units in two buildings and associated site improvements.

Lot-Area: 18.95 acres (825,462 SF).
Lot Frontage: 202.3-feet on Military Highway.
Total Wetlands: 4.2 acres (182,952 SF).
Flood Hazard Zone: Yes. Zone AE (FEMA FIRM #09011C0362J).
Coastal Area Management Zone: Yes. A small portion of the property is located in a coastal area management zone.
Public Water Supply Watershed: No.

Town Consulting Engineers: Referred on 4/16/25 to Mark Lancor, P.E., DYMAR, Inc. (wastewater) and Kyle Haubert, P.E., CLA Engineers, Inc. (stormwater).

Certified Soil Scientist: Referred on 4/16/25 to Bob Russo, C.S.S., CLA Engineers, Inc. (regulated areas – wetland/watercourses review).

Fire Marshal: Referred 2/25/25. No comments received to date.

Building Official: Referred 2/25/25. No comments received to date.

Director of Land Use & Planning: Comments pending.

LLHD: Referred 2/25/25. No comments received to date.

(Applicant LLHD Exhibits 15-3 & 15-4: EX#15-3 - 8/12/16 LLHD permit to discharge for 3-bedroom SFR at 19 Military Highway; EX#15-4 3/25/25 LLHD Soil Investigation at 19 Military Highway. of existing on-site septic system located at 19 Military Highway.)

Regulated Activity Description:

Wetland Disturbance Area	TBD
Watercourse/Waterbody Disturbance Area	TBD
Upland Review Disturbance Area	TBD

STAFF COMMENTS:

1. The Applicant is proposing to construct a 278-unit multi-family housing development, consisting of two six-story buildings containing 139-dwelling units each and associated site improvements.

2. Regulated activities include temporary upland review area disturbance during construction and drainage from outflows into the regulated areas.

3. The application and supporting documents, including narrative; a Drainage Report, prepared by Bohler Engineering, dated February 19, 2025; a Wetland Evaluation, prepared by Ian Cole, Professional Registered Soil & Wetlands Scientist, dated February 20, 2025; a letter regarding on-site wastewater treatment, prepared by Epic Cleantec, Inc., dated February 20, 2025; and a plan set entitled "Proposed Site Plan Documents for C.R Klewin LLC, Proposed Residential Development, 19, 29 & 39 Military Highway, Ledyard, CT, Prepared by Bohler Engineering, Dated 02/19/2025" are being reviewed by staff and/or consulting staff.

4. A letter dated April 16, 2025, from DYMAR stated, "The applicant stated they have a pending application before the Connecticut Department of Energy and Environmental Protection (CTDEEP), referring to a copy of the application that was part of the previously withdrawn application and was not resubmitted with the new Site plan application. There is nothing to review. Plans provided by Bohler do not provide design details regarding the proposed wastewater management system. In addition, provided no technical evidence to demonstrate compliance with CTDEEP's guidance document. Applicant needs to demonstrate compliance with Large Scale On-site Wastewater Renovation Systems.

STAFF RECOMMENDATION: Reserved at this time.