

May 16, 2024

Elizabeth Burdick, Town Planner
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Email: planner@ledyardct.org

Re: Application #24-1, Affordable Housing Application – 59 Kings Highway, Ledyard

Dear Ms. Burdick:

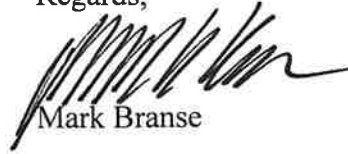
Attached are four (4) copies of the following documents:

- Donco's responses to Eric Treaster's document, "A Review of the Proposed 8-30g 'Site Plan' For Application #24-1. Donco's responses are in red.
- Donco's responses to Eric Treaster's document, "A Review of the Proposed 8-30g 'Affordability Plan' For Application #24-1. Donco's responses are in red.
- Donco's responses to Eric Treaster's document, "Suggested Conditions of Approval for the Proposed 10-Site §8-30g Mobile Home Park at 59 Kings Highway." Donco's responses are in red.
- A revised version of the Affordability Plan. During the pendency of this application, HUD has released 2024 median income figures, so we have updated the Plan to reflect those new numbers. Also, the revised Plan adjusted the utilities from \$122 per month to \$171 per month based on data from existing residents in other mobile home parks owned by Donco in the area. Lastly, the interest rate has been changed from 7% to 6.5%. Investigation indicates that Dime Bank and Charter Oak Federal Credit Union both have 30-year mortgage rates as low as 5.65%, but to be conservative, we're using 6.5%.

We have not responded to Mr. Treaster's lengthy analysis of Chapter 412 of the Connecticut General Statutes. As I have said in other documents, the Town of Ledyard has no jurisdiction to administer or enforce Chapter 412 and it is irrelevant to a zoning review. Where individual comments may have zoning impacts (such as the requirement to post the license on a sign), we have already made the appropriate adjustments to the plans or indicated a willingness to accept conditions of approval to address them.

Please share these documents with Attorney Avena and the Commission, and anyone else you feel appropriate. Revised plans will be delivered to you by our engineer, Pete Gardiner. Please let me know if you have any questions. We continue to assume a May 30 special meeting of the Commission unless we hear otherwise.

Regards,

A handwritten signature in black ink, appearing to read 'Mark Branse', written in a cursive style.

Mark Branse