

From: [Mark K. Branse](#)
To: [Elizabeth Burdick](#)
Cc: [Mark C. Coen \(mc5allyn@aol.com\)](#); [Peter Gardner](#); [Robert Avena](#); [Alex Samalot](#)
Subject: RE: 59 Kings Highway - Donco, LLC - Affordable Housing
Date: Wednesday, May 29, 2024 2:13:26 PM
Attachments: [image002.png](#)

I agree with you, Ms. Burdick, that it would not be productive to go forward tomorrow night in light of the current status of the application. Donco and I appreciate your efforts to get the file in order, provide the filed documents to the Commission and the public, and referring our application to those who should have the opportunity to review and comment on it.

We agree that our application should be tabled tomorrow night, without discussion, until the Commission's next meeting on June 13. If you require any additional information from us, we would be happy to provide it.

Regards,

Mark Branse

From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Wednesday, May 29, 2024 2:01 PM
To: Mark K. Branse <branse@halloransage.com>
Cc: Mark C. Coen (mc5allyn@aol.com) <mc5allyn@aol.com>; Peter Gardner <dieter.gardner@yahoo.com>; Robert Avena <RAvena@sswbgg.com>; Alex Samalot <zoning.official@ledyardct.org>
Subject: RE: 59 Kings Highway - Donco, LLC - Affordable Housing

5/28/24 Good afternoon, Attorney Branse, Thank you for your email. My office is in the process of posting materials relative to the above application as listed on the attached document list. I have received additional documents from you today that I will now insure are on that list and posted, as well. That being said, Commissioners will not have had adequate time to view said materials prior to tomorrow's special PZC meeting and will need to do so before it deliberates.

Additionally, the application was not initially referred to the Town Engineer & other Town staff for review and comment. I did so last week, but have not yet received return comments. Also, until I have carefully reviewed all of the 28 (so far) file documents and pending staff review comments, I cannot complete my staff report, so I will recommend to the PZC that the application be tabled to its June 13, 2024 regular meeting. Please advise your agreement with my recommendation.

I want to thank you, Mr. Coen and Mr. Gardner for your patience as I navigate the

application files that I inherited a few short weeks ago so that I can prepare a comprehensive staff report to the PZC for this application. Thank you.

Regards,

Liz Burdick

Director of Land Use & Planning

Town of Ledyard

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215 ~ Email: planner@ledyardct.org

TOWN HALL HOURS: MON-THURS, 7:30AM – 4:45PM

From: Mark K. Branse <branse@halloransage.com>

Sent: Wednesday, May 29, 2024 11:35 AM

To: Elizabeth Burdick <planner@ledyardct.org>

Cc: Mark C. Coen (mc5allyn@aol.com) <mc5allyn@aol.com>; Peter Gardner <dieter.gardner@yahoo.com>

Subject: 59 Kings Highway - Donco, LLC - Affordable Housing

Good morning, Liz,

Mark has been reviewing the posted documents on the Town's website and is concerned because many of the documents that we already filed aren't there. I know that when you arrived, the files were a mess. To be safe, I want to send you everything that I can find that we already sent to be sure that it's in the record. Late yesterday, you should have gotten a letter from my assistant, Nancy Bates, with a letter and attached emails in which we requested that Chairman Capon recuse himself from this application. Attached are these additional documents;

- The report of Ian Cole indicating that there are no wetlands impacts from this project.
- The initial letter from the Fire Chief about fire protection dated April 11, 2024, and then an expanded version of the same date.
- The letter from the Southern Connecticut Water Authority.
- Documents sent to the Ledge Light Health District.
- Our response to Ms. Hodge's staff review #2.
- Our response to Mr. Treaster's comments concerning the Affordability Plan.
- The letter from the Ledge Light Health District dated May 2, 2024 indicating approval of the septic systems.

Our response to Ms. Hodge's staff review #1 of April 11 is too large to be attached so I will have to find another way to get that to you. I'm searching for other documents, as well. Pete Gardner may be attaching additional plans. I know that this is confusing for everyone, but we need to be sure that all documents are in the record. Stay tuned.



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