

**A Review of the Proposed 8-30g "Site Plan"  
For Application #24-"I Site"  
For a 10-Site Mobile Manufactured Home Park at 59 Kings Highway**

Eric Treaster  
10 April 2024

Responses from the Applicant, Donco, LLC

1. The site plan shows the property is 2.18 acres, but the property card and zoning map show 1.64 acres. Which is correct? How was the difference determined? This was addressed in our response to Ms. Hodge's staff memo, which contained the same comment.
2. §5.6 of the *Ledyard Subdivision Regulations* requires any development in the GFDD to have a sidewalk along the right-of-way. The site plan does not show sidewalks, even though the parcel has frontage on two busy intersecting roads. The sidewalk will be necessary for children to safely access the play area without trespassing on other sites. A sidewalk should also be required for the residents of four (of the ten) sites to safely access their mailboxes without trespassing on other sites. This application is not subject to the Ledyard Zoning Regulations. In response to Ms. Hodge's comments, an internal walking path has been added to the plans.
3. Where will the park license be posted? It must be in a *conspicuous* location, per CGS §21-65a-(a). This is not a zoning issue. The State of Connecticut administers and enforces Chapter 412.
4. Where will the park rules be posted? They must be in a *conspicuous* location per CGS §21-80-(a)-(2). Same comment.
5. The park should have a "park identification sign," preferably with its street number (#59). The site plan should show the location, name, and design of the park sign, which must not interfere with sight lines. It should also show if the sign is lighted. A sign was added to the plans when this identical comment appeared in Ms. Hodge's staff memo. The sign will not be illuminated.
6. Where will the dumpsters be located, if any? This was addressed in our response to the identical comment in Ms. Hodge's staff memo.
7. According to the site plan, the shared driveway on the east end of the property is too narrow for a garbage truck or propane delivery truck to make a "U" turn. How will a garbage truck, which can only pick up refuse on its right side, pick up garbage on the opposite side without making a "U" turn or activating its "backup alarm" in the early morning and waking everyone? This was addressed in our response to the identical comment in Ms. Hodge's staff memo.
8. It will be difficult for a refuse or propane truck to back down the curved driveway that services sites #6, #7, #8, #9, and #10. A refuse or propane truck will also have to back out onto King's Highway, which will be unsafe. The site plan should be improved to ensure the safe egress of refuse and propane delivery trucks. This was addressed in our response to the identical comment in Ms. Hodge's staff memo.
9. CGS §21-82-(13) (in Chapter 412) requires "adequate parking" for two cars for each lot (site). However, parking for Site #3 is in the front yard of Site #2, which is not a good design. More importantly, parking for Sites #9 & #10 is only about 14' deep, which is "not adequate." This is not a zoning issue. The State of Connecticut administers and enforces Chapter 412.

Deleted: ¶

Deleted: ¶

10. To exit, residents of Sites #1 and #4 will have to back up onto King's Highway, which will be unsafe considering the traffic and traffic speed on the road (and the likely age and health of the residents). People back out of driveways every day.
11. The site plan should include the following:
  - a. A reference to applicable road standards. This application proposes no new roads.
  - b. Sightline distances from each curb cut. This was added to the plans when raised by Ms. Hodge.
  - c. Guest parking areas. These are not required.
  - d. Landscaping. Additional landscaping is shown on the revised plans.
  - e. Site lease lines (lot lines). This was added to the plans when raised by Ms. Hodge.
  - f. Site sizes in square feet. This was added to the plans when raised by Ms. Hodge.
  - h. Park Name identification sign. This was added to the plans when raised by Ms. Hodge.
  - i. Location of private property and no trespassing signage. We have no idea what Mr. Treaster is talking about. We will not post "no trespassing" signs for this property any more than any other residential community would.
  - j. Identification is necessary to comply with 911 requirements to identify sites. House numbers can be on the homes and driveways if required by local ordinances.
  - k. Stop signs, yield signs, and speed limit signs. These are private driveways and no such signs are required.
  - m. Electric meter boards - locations and # of meters on each. This is not a zoning issue.
  - n. Electric meter board screening. This is not a zoning issue.
  - o. Water lines. This was added to the plans when raised by Ms. Hodge.
  - p. Location of water meters (meter boxes) and water system distribution valves. This is not a zoning issue. We will comply with the requirements of the water utility having jurisdiction.
  - q. The location of the master water valve on the property. This is not a zoning issue.
  - s. Dumpster location and screening. There will be no dumpster.
  - t. Fire hydrants. The water utility will have the authority to place fire hydrants in consultation with the Ledyard Fire Chief.
  - u. Open space. Open space is shown on the plans as areas outside the limits of disturbance.
  - v. Parking area for campers and boats. This is not a zoning issue.
  - w. Location(s) of the post lights specified on sheet 4. This was added to the plans when raised by Ms. Hodge.
12. The site plan should show the removal of sections of the stone wall on Kings Highway, which will be necessary to install some of the mobile homes. There are no stone walls along Kings Highway.
13. The site plan should be clarified to show the location of the easement (if any) and its dimensions and constraints for the power lines running over the property's south edge. For example, is parking allowed under the power lines? Who is allowed to drive over the easement? Who maintains the land that constitutes the easement? These are private civil issues between the electric utility and the owner. Note that the utility lines follow what used to be the edge of Kings Highway before it was relocated. We have found no easement on record.
14. Where is the guest parking area(s)? If none, where do guests park? This is a safety issue. ? This was addressed in our response to the identical comment in Ms. Hodge's staff memo.

15. The play area for children and their friends must be increased if there are ten households. It is also difficult to safely access without trespassing on resident sites. Failure to provide adequate recreational areas for children may violate the fair housing laws intended to prevent discrimination based on familial status. How does the park owner access the playground area for maintenance without trespassing on leased sites? This was addressed in our response to the identical comment in Ms. Hodge's staff memo.
16. To create a sense of privacy, mobile homes in mobile home parks should be screened by vegetation to help mark lease lines and site boundaries. In addition, a mobile home park should be screened with vegetation, an earth berm, or a solid 6' or 7' fence. One of the conditions of approval should be a requirement to screen the park and to establish lease and lot lines using trees and bushes. Stonegate Village (near the Highlands) represents an excellent example of screening appropriate mobile home parks. This is not a health or safety issue. Residents will have the opportunity to landscape and improve their lease areas as they wish.

