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Land Use Department

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July 2, 2026

VIA CERTIFIED MAIL

City of Groton Utilities
295 Meridian Street
Groton, CT 06340

Re: Application of Avery Brook Homes, LLC for the resubdivision modification of a portion of an approved affordable housing resubdivision (C.G.S. §8-30g) modifying Lots 1, 2, 3, 4, the area to be conveyed to the Town of Ledyard for stormwater management purposes and the most southerly 230 feet of Avery Court to comply with Department of Transportation Requirements on properties located at 96, 98 and 100 Stoddards Wharf Road, Ledyard, Connecticut
Ledyard Assessor's Designation: Map 65, Block 2360, Lots 96, 98 and 100

Gentleperson:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of the above identified property. The Town of Ledyard Planning and Zoning Commission previously approved a 16 lot resubdivision of our client's property as an affordable housing subdivision pursuant to the provisions of §8-30g of the Connecticut General Statutes which approval was modified by a stipulation to judgment in an appeal of the decision of the Ledyard Planning and Zoning Commission promulgated by Groton Utilities against the Ledyard Planning and Zoning Commission reducing the project to 14 building lots. At the time that the original resubdivision was formulated, a determination was made as to the required intersection sight line at the intersection of Avery Court with Stoddards Wharf Road A.K.A. Connecticut Route 214 based upon the then most current 85th percentile speed of traffic traveling eastbound and westbound on Stoddards Wharf Road. Since the date of the initial traffic study, several years have elapsed. During administration of the resubdivision application before the Ledyard Planning and Zoning Commission, and thereafter, the defense of the appeal taken by Groton Utilities to the Superior Court, more current 85th percentile speed characteristics were developed by the State of Connecticut Department of Transportation. The results of the more current statistics evidences the fact that the available sight line at the intersection of the approved location of Avery Court with Stoddards Wharf Road does not satisfy the minimum requirements of the Department of Transportation. The Department of Transportation has therefore required the relocation of Avery Court approximately 50 feet further to the east (the "Relocation").

City of Groton Utilities

July 2, 2026

Page 2 of 2

As a result of the Relocation, it has been necessary to redesign the southerly most 230 feet of Avery Court resulting in the reconfiguration of Lots 1, 2, 3, 4 and the area to be conveyed to the Town of Ledyard for stormwater management purposes as depicted on the approved resubdivision plan. As evidenced by the plan being submitted with the current resubdivision modification application to the Ledyard Planning and Zoning Commission, the location of no septic system on any of the four (4) lots being modified changes as a result of the required geometric relocation of Avery Court. In addition, the location of the proposed dwelling houses on Lots 1, 3 and 4 are in the identical location as that portrayed on the lot development plan for the currently approved resubdivision. The location of the proposed dwelling house on Lot 2 is essentially in the same location, but in a slightly different orientation in order to accommodate the relocation of Avery Court. We have therefore submitted an application for resubdivision modification of Lots 1, 2, 3, 4, the proposed stormwater management area to be conveyed to the Town of Ledyard and the most southerly 230 feet of Avery Court to accommodate the requirement of the State of Connecticut Department of Transportation for minimum sight line at the intersection of Avery Court and Stoddards Wharf Road.

The land that is the subject of the resubdivision modification application is located within the watershed of the City of Groton Utilities. We are providing notice to the City of Groton Utilities as well as the Commissioner of Public Health of the filing of the resubdivision modification application in accordance with the requirements of §8-3i of the Connecticut General Statutes. A copy of this notice is also being provided contemporaneously herewith to the Commissioner of Public Health of the State of Connecticut.

I enclose herewith for your reference a copy of the resubdivision modification application which is being filed contemporaneously herewith with the Ledyard Planning and Zoning Commission as well as a copy of our transmittal to the Town of Ledyard Planning and Zoning Commission delineating the supplemental information which has been provided with the application, together with copies of such supplemental information.

Should you have any questions or need any additional information, please feel free to contact the undersigned.

Very truly yours,

COPY
Harry B. Heller

HBH/rmb
Enclosures