

James A. Sanborn

1 Inchcliffe Drive, Gales Ferry, CT 06335

sanborn.james@gmail.com

June 25, 2026

Ledyard Zoning Board of Appeals / Zoning Commission
Town of Ledyard
Ledyard, CT 06339

RECEIVED

JUL 07 2026

Land Use Department

Re: Application for Residential Use Addition — Summary Review Pursuant to CGS § 8-2s (as amended by HB 8002, effective July 1, 2026)

Property: 1 Inchcliffe Drive, Gales Ferry, CT 06335

Assessor Account #: 150930

Map ID: 121/1080/1

Zoning District: CIP (Commercial/Industrial/Professional)

Owner of Record: 1 Inchcliffe LLC

Dear Members of the Ledyard Zoning Board:

I am the owner of 1 Inchcliffe Drive, Gales Ferry, CT (the "Property"), a mixed-use building on a 0.92-acre parcel located in the CIP zoning district. I write to formally request summary review approval for the addition of two residential dwelling units to the upper floor of the Property, pursuant to Connecticut General Statutes § 8-2s as amended by Public Act HB 8002, Section 16, which took effect July 1, 2026.

Background and Existing Use

The Property is a two-story building currently occupied on the ground floor by In Focus Eyecare (Sanborn Eye Care LLC), an optometry practice. The upper floor, which is at grade level on the rear elevation due to the building's hillside siting, contains an existing two-bedroom residential apartment (Unit A) that has been in lawful, recognized use for many years under prior ownership and has been accepted by the Town as a legal use of the Property. This existing apartment is not the subject of this application.

Proposed Use

I propose to add two additional residential dwelling units to the upper floor of the Property, to be used exclusively as long-term residential rentals. No short-term rental, vacation rental, or Airbnb use is intended or proposed. The two proposed units are:

1. **Unit B** — Not yet constructed; building permit application to follow zoning approval.

2. **Unit C** — Construction complete; awaiting final inspection and certificate of occupancy.

Statutory Basis for Approval

CGS § 8-2s, as amended by HB 8002 Section 16 (effective July 1, 2026), requires each municipality's zoning regulations to permit, through a summary review process, the addition of residential dwelling units on lots zoned for commercial or mixed-use development. Summary review approval is to be granted based on objective criteria — including setbacks, lot coverage, and building frontage — without requiring a public hearing, variance, special permit, or other discretionary action.

The Property satisfies the qualifying criteria for summary review: it is located in a CIP (commercial) zoning district; the lot and building already contain a legally recognized residential dwelling unit; and the proposed units are consistent in character and location with that existing use. The addition of the two units as described does not require any variance from dimensional standards and is fully consistent with the objective review standards contemplated by the statute.

Request

I respectfully request that the Town of Ledyard process this application as a summary review pursuant to CGS § 8-2s and issue approval for the addition of the two residential dwelling units described above. I am happy to provide any additional documentation, site plans, or information required to complete the review.

Thank you for your time and consideration.

Respectfully submitted,

James A. Sanborn

1 Inchcliffe LLC

1 Inchcliffe Drive, Gales Ferry, CT 06335