



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#26-1SITE

REGULAR MEETING – THURSDAY, JUNE 11, 2026

Prepared by *Liz Burdick*, Director of Land Use & Planning on 05/04/26

Property Address(es): 740 Colonel Ledyard Highway, (Parcel ID: 67-530-740), Ledyard, CT
Application: PZ#25-1SITE – Construction of a 36-unit Multi-Family Dwelling and associated site improvements.
Applicant(s): Ledyard Center, LLC, Sal Monarca
Applicant Address(es): 80 Industrial Park Access Rd, Middlefield, CT 06455
Property Owner(s): Same as Applicant.
Owner Address(es): Same as Applicant
Attorney: N/A.
Land Surveyor: Greg Glaude, L.S., Killingly Engineering
Engineer: Normand Thibeault, Jr., P.E., Killingly Engineering
Lot Size: 41.75 acres (1,818,630SF)
Lot Frontage: 1048.67 total. 621.10 on Colonel Ledyard Highway (CT Rte. 117) & 427.57 on Iron Street (CT Rte. 214).
Zoning District: Ledyard Center Development District (LCDD).
Wetlands/Watercourses: Yes. No regulated activities associated with the proposed residential development.
Flood Hazard Zone: No.
CAM Zone: No.
Utilities: Public Water & Sewer Proposed. Underground utilities.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. A comprehensive list shall be submitted by the applicant for all public improvements.
Legal: Submitted to Land Use Department on 2/10/25. Date of Receipt 2/13/25. Tabled to the 3/13/25 meeting. DRD 04/18/25.

EXISTING CONDITIONS: Mixed-Use Development - 12 residential dwelling units under construction and commercial units.

PROPOSAL: Addition of a 36-unit multi-family development and associated site improvements in existing mixed use (residential/commercial) development.

TOWN ENGINEER: Referred 3/4/26. See comments dated 4/6/26.
FIRE MARSHAL: Referred 3/4/26. No comments received to date.
BUILDING DEPT.: Referred 3/4/26. No comments received to date.
LLHD: Referred 3/4/26. No comments received to date.

STCT DPH: N/A. Not in a public water supply watershed.
WPCA: Letter regarding provision of water supply for the development received 3/12/25. Coordination with Weston & Sampson on sewer connection required. Condition of Approval.
SCWA: N/A.
IWWC: N/A.
GROTON UTILITIES: See comments dated 4/23/26. Condition of Approval.
BOND: A SESC Bond estimate shall be submitted for review and approval by the Town Engineer.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Proposed 36 Unit Apartment Development, Colonel Ledyard Highway (Rt 117) and Iron Street (rt 214), Ledyard, CT, Prepared for Ledyard Center, LLC, Prepared by Killingly Engineering Associates, Dated January 2026":

Proposal:

- 3-story, 36-unit multi-family dwelling.
- 18 one-bedroom & 18 two-bedroom units. 2 parking spaces per unit provided.
- Development to be serviced by public water & public sewer.

Application:

- Soil scientist shall verify limits of any existing inland wetlands/watercourses located on the site. See GIS map showing possible watercourse/wetlands not shown on plan.

Cover Sheet (1 of 7):

- Revise Title to state "Multi-Family" (v. Apartments) and correct typo "Development."
- Revise Title to add "740 " Colonel Ledyard Highway and Iron Street and add "Parcel #67-530-740"
- Relocate Construction Notes from Title Sheet 1 .
- Construction note #2 should be included with SESC Narrative.
- Construction note #4 – Advise reason for this note.
- Construction note #5 – Disturbed areas are not limited to turf, also include "or landscaping and materials."

Sheet 2 of 7 (Compilation Plan):

- Add street addresses of abutters
- Class "D" survey – Class A-2 required. Provide A-2 survey.
- Property Surveys shall be included in plan set or as part of the application file.
- Revise Note 7 – "The property is "to be" served by public water & sewer.
- Proposed Utilities should be shown on a separate utilities sheet, if possible.
- Existing utilities septic/well should be shown.
- 100' URA should be shown around the pond.
- Map Reference #3 – Lot Consolidation plan. States not filed. Please provide a copy of this plan and advise why it was not filed in 2023 as required.

Sheet 3 of 7 (Grading & Utilities Plan):

- "Water Main Installation Notes" shall be verified by Groton Utilities.

- Sewer installation shall be reviewed and approved by Weston & Sampson on behalf of Ledyard WPCA.
- Revise plan to show property lines (southerly, easterly) on this sheet.
- Provide copy of SCWA easement Vol 580, Pg 511.
- Provide copy of CL&P easement Vol 180, Pg 264.
- Add temp construction fence and limits of clearing to legend.
- Revise to show parking spaces under carport.

Sheet 4 of 7 (Improvement Location Survey – Landscaping & Layout Plan):

- Section 7.4 Driveways – Revise as needed.
- 7.4.A Driveways to multi-family dwellings must comply with the Town's standards for road construction.
- 7.4.B. 3 Sightline Distance: Sight line per Town Road Ordinance.
- 7.4.B. 4 Snow stack space. Not closer than 10' to property line to allow for snow stacking space.
- Section 8.22 Mixed-Use (Residential & Commercial Uses):
- 1. ZR Section 8.22.A: Add note to plan "Any non-residential uses in a mixed use residential/commercial development shall be those uses currently allowed in the zoning district.
- 2. The development shall meet all of the requirements of the Town Fire Marshal, Building official and Ledyard WPCA or its consultants.
- Section 8.28 (Residence, Multi-Family (Apartments, Condominiums, Townhouses):
- Parking compliance table shall be revised to show number of parking spaces provided for all uses on the lot in addition to 2 spaces per unit. See most recent approved plan dated October 15, 2024, Revised to 4/15/25.
- Zoning Compliance Table:
 - Remove "Building Height..." note as this zoning regulation has been deleted.
 - Show frontages in linear feet for Colonel Ledyard Highway and Iron Street.
 - Show actual proposed building height per submitted architectural drawings in conformance with Section 2 definition of "building height". Building height may not exceed 50-foot maximum.

Sheet 5 of 7 (Detail Sheet #1):

- E & S Control Plan Note 1: Revise to 2024 CT Guidelines. Advise if the E & S Plan in conformance with same.
- Development Control Plan Note 2: Revise to "Ledyard" vs. Killingly.
- Temporary Vegetative Cover P1: Revise to "2024" Guidelines.
- Permanent Vegetative Cover P1: Revise to "2024" Guidelines.
- Development Schedule/ Sequence of Operations Note 1: Revise to "Ledyard Zoning & Wetlands Official, Town Engineer, Director of Land Use & Planning or any Town Consultant Representative.
- Cover Sheet 1, Sheet 4 and Sheet 5 Construction Note should be combined into one note, eliminate duplications and remove from Cover Sheet 1.
- Move tree planting detail to sheet 4 landscaping plan.

Sheet 6 & 7 (Detail Sheet No. 2):

- Relocate Handicap striping detail, dumpster pad detail and lighting detail to sheet 4 of

Chapter 9: Site Development Standards:

- ZR Sec. 9.2.A-E: Address each section in writing on separate sheet.
- ZR Sec. 9.3.F: Add General Notes and add the Completion of Landscaping language to notes.
- ZR Sec. 9.4.3 Off-Street Loading: Revise plan to show a temporary loading area for deliveries/movers, etc.
- ZR Sec. 9.4.4.E. Parking Lot and Driveway Design: Revise plan to show directional pavement markings (i.e., arrows).
- ZR Sec. 9.5.4 Traffic and Access: See 9.9.9.3.E comment below.
- ZR Sec. 9.7 Outdoor Storage: Add General Note: There shall be no outside storage located on the site.
- Z.R. Sec. 9.9 Architectural Character, and Historic and Landscape Preservation:
 - Sec. 9.9.2 Encouraged Materials and Practices: The developer shall make every effort to comply with this Section. Address in writing.
- ZR Sec 9.9.3 Development District Design Objectives:
 - 9.9.9.3.E – Sidewalks shall be provided along public road per this section.
- ZR Sec. 9.10 – Outdoor Illumination – Showing locations of outdoor freestanding and building mounted lighting and photometric plan on separate plan sheet (see 11.2.2.J comment below).

Section 11.2.1 (Submission Requirements)

- ZR Sec. 11.2.1.H – Utilities Plan – Underground electric shall be shown.
- ZR Section 11.2.1.J – A Photometric lighting plan shall be submitted.

Section 11.2.7:

- ZR Sec. 11.2.7.B: Add language of this section to General Notes.

Miscellaneous:

- Add General Notes re: 1. FEMA Flood Information, 2. The site is not located in a Coastal Area Management Zone, 3. The site is not located in a public water supply watershed, and 4. There are no regulated uplands or wetlands/watercourses activities proposed as part of this development.

Staff Recommendation: Reserved.