

April 23, 2024

Juliet Hodge, Director
Department of Land Use and Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339

Email: planner@ledyardct.org

Re: Response to Memorandum No. 2

Dear Ms. Hodge,

Thank you for your Memorandum dated April 18, 2024. I would respond to your requests as follows:

- Stormwater Report: I have reviewed Town Ordinance #300-017, particularly Section 2, entitled “Type of Development Being Regulated.” I note that the first three items under Subsection A (new subdivision, reconstruction of existing roadways, and development which is subject to Ledyard’s zoning and subdivision regulations) do not apply. Therefore, the only way that this ordinance could apply is item is if the Town Engineer “determines that a proposed development would be likely to have a significant impact on Town-owned drainage systems.” I have seen no such determination as yet, and your memorandum indicates no copy to the Town Engineer. Regardless, this is a preconstruction issue which can be addressed after the Planning and Zoning Commission has approved the site plan. My client has expressed complete confidence in the Town Engineer and will accept his recommendations.
- Mr. Gardner advises me that no engineer’s stamp is required on these plans but, regardless, the revised plans now being prepared will bear the seal and signature of Connecticut Professional Engineer. As to “compliance with all regulatory requirements,” the only applicable regulation is the Public Health Code, which is reviewed and administered by the Ledge Light Health District, not the Commission. What other regulations do you have in mind that would require an engineer’s certification?
- As to a site walk, my client is happy to allow it. Please note, however, that in accordance with the Freedom of Information Act, a site walk by the Commission constitutes a “meeting” which must be duly noticed and open to the public. Commission members and the public must walk together (not scatter across the site), and there must be no

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testimony or than orientation (since outdoor meetings are virtually impossible to record).
Please let me know the dates that you are considering for this meeting.

I hope that these responses are helpful to you in reviewing this application.

Regards,



Mark Branse

cc: Donco, LLC
Peter Gardner
Robert Avena, Town Attorney
Steve Masalin, Town Engineer