

Anna Wynn

FD#7

From: Elizabeth Burdick
Sent: Thursday, July 16, 2026 9:47 AM
To: Anna Wynn
Subject: FW: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

RECEIVED

JUL 16 2026

Land Use Department

Anna, Please add Odalys' email (below) as a file document.

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Odalys Reyes Morales <oreyes@llhd.org>
Sent: Wednesday, July 15, 2026 3:45 PM
To: Elizabeth Burdick <planner@ledyardct.org>
Subject: Re: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

Hi,
No upgrade is needed if the total bedroom count is 4. If he is proposing to have a total of 5 bedrooms or add more office space he will need to upgrade the system.

Best,

Odalys Reyes Morales
Environmental Health Specialist I
main phone. 860.448.4882 ext. 1383
direct dial. 860.321.4476
f. 860.448.4885
oreyes@llhd.org
www.llhd.org

PAY NOW

Promoting healthy communities



From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Wednesday, July 15, 2026 10:50 AM
To: Odalys Reyes Morales <oreyes@llhd.org>
Subject: RE: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

Hi Odalys, Thank you for your clarification. I'm still not clear about what needs to be done. There will be 3 apartments totaling 4 bedrooms (over the commercial space). The *existing* apartment has 2 bedrooms and the proposed 2 new apartments will have one bedroom each. Am I correct that what I'm taking from

this email is that you have approved the existing septic for the commercial use *and* the three apartments above totaling 4 bedrooms? Please confirm or advise upgrade required. Thanks.

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Odalys Reyes Morales <oreyes@llhd.org>
Sent: Wednesday, July 15, 2026 10:44 AM
To: Elizabeth Burdick <planner@ledyardct.org>; Anna Wynn <land.use.asst@ledyardct.org>
Subject: Re: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

Good morning,

The B100a permit approved in February 2025 was for a change of use. As part of that approval, he also proposed converting the second floor into two apartments with a total of four bedrooms. Based on that approved floor plan, the property has reached the 50% design flow increase of the septic system's capacity. If he is now proposing to increase the design flow by adding more bedrooms or office space on the first floor, the septic system will need to be upgraded to accommodate the additional flow. Let me know if you have any questions.

Best,

Odalys Reyes Morales
Environmental Health Specialist I
main phone. 860.448.4882 ext. 1383
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https://link.edgepilot.com/x/csAZg8_zmC0lqCapjrMVPZs?u=http://www.llhd.or/g

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Promoting healthy communities



From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Tuesday, July 14, 2026 8:08 AM
To: Anna Wynn <land.use.asst@ledyardct.org>; Odalys Reyes Morales <oreyes@llhd.org>
Subject: RE: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

Hi Odalys, Your report dated 1/22/25 was submitted to us at the 7/9/26 PZC meeting. It states that the property owner James Sanborn will need to update his septic system to add two new apartments. Mr. Sanborn seemed surprised by this thinking he was all set. Would you please confirm the comments in you 1/22/25 report for our files for the PZC application submittal? Thanks!

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Anna Wynn <land.use.asst@ledyardct.org>
Sent: Monday, July 13, 2026 3:44 PM
To: Odalys Reyes Morales <oreyes@llhd.org>
Cc: Elizabeth Burdick <planner@ledyardct.org>
Subject: PZ#26-5SR/SITE - 1 Inchcliffe Drive, Gales Ferry- In Focus Eye Care: Referral For Review

Good Afternoon Odalys,

The Ledyard Land Use Department is in receipt of the above reference Summary Review/Site Plan application for 1 Inchcliffe Drive in Gales Ferry, CT. The application was received at the Planning & Zoning Regular Meeting of Thursday, July 9, 2026. At the Commission's request, we are referring the application to you for your review and comment. Please use the following link to access all associated documents for this application: [TOWN OF LEDYARD - File #: 26-0983](#). Please submit back your comments to Ms. Burdick directly.

Thank you,

Anna Wynn, Assistant to the Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3266 ~ Email: land.use.asst@ledyardct.org
TOWN HALL HOURS: MON-THURS, 7:30AM-4:45PM

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