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June 27, 2024

Town of Ledyard Planning and Zoning
Commission
Attn: Ms. Elizabeth Burdick, Director of
Planning
741 Colonel Ledyard Highway
Ledyard, CT 06339

Re: Resubdivision Application of Avery Brook Homes, LLC
96, 98 and 100 Stoddards Wharf Road a.k.a Connecticut Route 214, Ledyard

Dear Ms. Burdick:

Enclosed herewith please find the following for submission into the record of the above referenced proceeding currently pending before the Town of Ledyard Planning and Zoning Commission with respect to the proposed eighteen (18) lot affordable housing resubdivision of Avery Brook Homes, LLC:

1. Stormwater Management Report of LBM Engineering, LLC revised as of June 21, 2024 (6 copies).
2. Response Letter of LBM Engineering, LLC to the engineering review comments received by the Applicant from the Town of Ledyard's professional engineer delineating the manner in which the comments contained in the town engineer's initial review of the drainage system have been addressed in both the revised plans being submitted to you by Dieter & Gardner, Inc. and the revised Stormwater Management Report and calculations prepared by LBM Engineering, LLC (6 copies).
3. Revised Avery Brook Drainage Calculations for the proposed eighteen (18) lot residential resubdivision prepared by LBM Engineering, LLC revised June, 2024 (6 copies).
4. Grant of Groundwater Easement from Avery Brook Homes, LLC (as the owner of 94 Stoddards Wharf Road a.k.a Connecticut Route 214, Ledyard, Connecticut) to Avery

Brook Homes, LLC (as the owner of the properties designated as 96, 98 and 100 Stoddards Wharf Road a.k.a Connecticut Route 214, Ledyard, Connecticut), which latter property is the subject of the resubdivision application pending before the Ledyard Planning and Zoning Commission (6 copies).

5. Draft Declaration of Limitations, Restrictions and Covenants (Including Public Water Supply Protection Covenants and Restrictions) of Avery Brook Homes, LLC which the Applicant proposes be executed and filed for record in the Ledyard Land Records as a condition of approval of the resubdivision application. In addition to more traditional restrictive covenants intended to create uniformity within the residential subdivision for the protection of the interests of all property owners, this Declaration includes Section 14, which contains specific public water supply watershed protection restrictions in order to restrict or prohibit certain activities within the residential subdivision in order to insure that groundwater under the subdivision is not impaired to the detriment of the adjacent reservoir system (6 copies).
6. Water study prepared by GEI Consultants dated July 6, 2022. This report was prepared in conjunction with the original formulation of the 8-30g resubdivision application that was previously submitted to and withdrawn from consideration of the Ledyard Planning and Zoning Commission for a 36 lot affordable housing subdivision. The report was prepared in order to comply with the requirements of Section 8.5.4 of the Ledyard Subdivision Regulations which requires a water study for subdivisions/resubdivisions of 30 lots or greater. Since the instant submission is for an 18 lot resubdivision, a water study was not regulatorily required to comply with the requirements of the Ledyard Subdivision Regulations and was not submitted with the original application. However, information contained in this report may be instructive to the Ledyard Planning and Zoning Commission in considering the lack of impact to groundwater supply which will result from the placement of eighteen (18) single family homes on the application parcel. In evaluating the information contained in this report, the Commission should be cognizant of the fact that, based upon extensive water use information previously submitted into the public hearing record, it has been demonstrated that the water usage in this residential resubdivision will be approximately 148 gallons per household per day, for a total usage (groundwater withdrawal) of 2,812 gallons¹ per day. Based upon the calculations contained in the report, the bedrock aerial aquifer recharge over the footprint of the subdivision² is estimated at 4.0 gallons per minute. This would result in recharge within the footprint of the property of Avery Brook Homes, LLC of 5,760 gallons per day, far exceeding the

¹ This calculation also assumes the placement of a nineteenth single family dwelling on 94 Stoddards Wharf Road a.k.a Connecticut Route 214 which is owned by the Applicant, but not part of the instant application but with respect to which groundwater contribution will be granted by easement.


² In this case, for purposes of recharge calculation, the property at 94 Stoddards Wharf Road a.k.a Connecticut Route 214 is included as a result of the proposed groundwater easement.

demonstrated demand of 2,812 gallons per day. (6 copies).

7. Septic System Effluent Renovation Analysis for Avery Brook Homes, LLC 96 – 100 Stoddards Wharf Road Ledyard, Connecticut Dated June 20, 2024 prepared by Angus McDonald Gary Sharpe & Associates, Inc. evaluating the renovation of septic system effluent discharged from the proposed subsurface sewage disposal systems within the project footprint and specifically evaluating constituents of concern enumerated in the Notice of Intervention Pursuant to Connecticut General Statutes §22a-19 filed by the City of Groton Utilities in its petition to intervene as a party in this administrative proceeding (6 copies).
8. Revised form of Declaration of Joint Driveway Easement and Maintenance Agreement for 7, 9, 11 and 13 Avery Court incorporating an extension of the length of the common driveway easement encumbering 9 and 13 Stoddards Wharf Road and updating the map title (6 copies).
9. Revised form of Declaration of Joint Driveway Easement and Maintenance Agreement for 8, 12, 14 and 16 Avery Court updating the map title only (6 copies).
10. Revised form of Declaration of Joint Driveway Easement and Maintenance Agreement for 6, 8, 10 and 12 Avery Court updating the map title only (6 copies).
11. Revised form of Grant of Drainage Easement and Rights to Drain to the Town of Ledyard (Lot 2) updating the map title only (6 copies).
12. Revised form of Grant of Drainage Easement and Rights to Drain to the Town of Ledyard (Lots 14 and 16) updating the map title only (6 copies).

It is my understanding that Peter C. Gardner of Dieter & Gardner, Inc. is delivering to you revised resubdivision plans incorporating certain modifications thereto required to attain consistency with the stormwater design and report prepared by LBM Engineering, LLC.

Very truly yours,


Harry B. Heller

HBH/rmb

Cc: Stephen Studer, Esquire
Mr. Peter C. Gardner (via e-mail w/out enclosures)