

Killingly Engineering Associates

Civil Engineering & Surveying



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June 15, 2026

Ms. Elizabeth Burdick
Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT

Proposed 36-unit Residential Development

Dear Ms. Burdick;

In response to review comments from your office and per Chapter 9 of the Zoning Regulations (Site Development Standards), we offer the following:

ZR Section 9.2

- Energy Efficient Design: The long axis if the proposed building will be facing south to provide solar access and energy efficiency.
 - Low Impact Development: clearing will be limited to the perimeter of the building and parking. Landscaping will provide permeable surfaces around the building and parking perimeter.
 - Performance Standards
1. No dust, dirt, fly ash or smoke shall be emitted into the air so as to endanger the public health, safety or general welfare, or to decrease the value or enjoyment of other property or to constitute an objectionable source of air pollution.
 2. No offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air.
 3. With the exception of time signals and emergency signals and noise necessarily involved in the construction of buildings or other structures, no noise which is unreasonable in volume, intermittence, frequency or shrillness shall be transmitted beyond the boundaries of the lot on which it originates.
 4. No vibration shall be transmitted beyond the boundaries of the lot on which it originates.
 5. Glare from lighting will be shielded so as not to be perceptible at or beyond the boundaries of the lot.
 6. Fire and explosion hazards. NOT APPLICABLE.

ZR Section 9.3F

Completion of Landscaping note has been added to sheet 5 of the plans.

ZR Section 9.4.3

A loading/delivery pull off has been added to the plans.

ZR Section 9.4.4.E

Directional arrows have been added to the plans.

ZR Section 9.7

A note regarding no outside storage has been added to the plans – sheet 5, note 8.

ZR Section 9.9

The buildings as shown on the architectural plans utilize façade materials such brick, stone, and wood, including narrow- width siding, clapboards, wood shingles, and wrapped columns. The facades are also defined by variations in depths without continuous

ZR Section 9.9

Façade materials are brick, stone, and wood, including narrow- width siding, clapboards, wood shingles, and architecturally wrapped columns. Facades are distinguished by varying offsets, balconies, gable rakes and brick accents.

ZR Section 9.9.3E

Although this is not a public road, a sidewalk has been shown along the access drive. The entire site will ultimately be developed with sidewalks throughout and recreational features.

ZR Section 9.10

Lighting locations and photometrics have been added to the plans.

ZR Section 11.2.1.H

Underground utilities have been shown on the plans.

ZR Section 11.2.7

Notation from this section has been added to sheet 6 of the plans as note #10.

General notes regarding FEMA flood information, Coastal Area Management, Public water supply watershed and wetlands activities have been added to sheet 3 of the plan set.

We trust that the revised plans, and responses have addressed concerns and comments. I look forward to meeting to discuss this project further.

Sincerely;

Normand Thibeault, Jr.

Normand Thibeault, Jr., P.E.