

**From:** [Mark K. Branse](#)  
**To:** [Elizabeth Burdick](#); [mc5allyn](#); [Peter Gardner](#)  
**Cc:** [Robert Avena](#)  
**Subject:** RE: 59 Kings Highway - Donco, LLC - affordable housing application  
**Date:** Thursday, May 9, 2024 5:32:28 PM  
**Attachments:** [image002.png](#)

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Thanks, Liz. Some of Eric's comments are already addressed in our supplemental materials and others just seek to run up the cost of the project so that it won't be feasible. It's an old trick. Mark, I'd like you to review Eric's comments about the Affordability Plan (frankly, I don't even understand some of them) and we can discuss them. Eric's deep concern for the welfare of our future residents is touching, but none of his issues have any relation to *substantial* adverse impacts on health and safety. For example, there are no sidewalks in the neighborhood where I live myself. Somehow, I've survived here for the past 53 years without injury and so has everyone else living here.

As to Chapter 412, we are not going to respond to any of those comments. The State Department of Consumer Protection administers and enforces Chapter 412, not municipal land use agencies. The PZC has no jurisdiction over any of these issues and they provide no basis for denial of our application or the imposition of any conditions related to Chapter 412. I'm copying Rob Avena on this email so that he can address this matter if he wishes.

I look forward to working with you on this application.

Regards,

Mark

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**From:** Elizabeth Burdick <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Sent:** Thursday, May 9, 2024 2:27 PM  
**To:** Mark K. Branse <[branse@halloransage.com](mailto:branse@halloransage.com)>; mc5allyn <[mc5allyn@aol.com](mailto:mc5allyn@aol.com)>; Peter Gardner <[dieter.gardner@yahoo.com](mailto:dieter.gardner@yahoo.com)>  
**Subject:** FW: 59 Kings Highway - Donco, LLC - affordable housing application

Good afternoon, All, I'm resending the Treaster comments submitted to me Tuesday for all to review. With regard to tonight's meeting, I have recommended to the Chairman that the application be postponed to allow me time to review the application materials thoroughly and he and the Town Attorney concur. Please give me a call should you wish to discuss further today. Have meetings scheduled all afternoon, but will check email in between. Thanks.

Regards,  
*Liz Burdick*  
Director of Land Use & Planning  
Town of Ledyard

741 Colonel Ledyard Highway, Ledyard, CT 06339  
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TOWN HALL HOURS: MON-THURS, 7:30AM – 4:45PM

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**From:** Elizabeth Burdick  
**Sent:** Tuesday, May 7, 2024 1:01 PM  
**To:** Mark K. Branse <[branse@halloransage.com](mailto:branse@halloransage.com)>  
**Cc:** Robert Avena <[RAvena@sswbgg.com](mailto:RAvena@sswbgg.com)>  
**Subject:** RE: 59 Kings Highway - Donco, LLC - affordable housing application

5/7/24 Good afternoon, Mark, Attached please find an email and attachments received by this office from Eric Treaster late yesterday regarding your above application. I would greatly appreciate it if you would contact me today at 860-464-3215 to discuss the 5/9/24 PZC meeting. Thanks.

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**From:** Mark K. Branse <[branse@halloransage.com](mailto:branse@halloransage.com)>  
**Sent:** Thursday, May 2, 2024 12:20 PM  
**To:** Elizabeth Burdick <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Cc:** Robert Avena <[RAvena@sswbgg.com](mailto:RAvena@sswbgg.com)>; Mark C. Coen ([mc5allyn@aol.com](mailto:mc5allyn@aol.com)) <[mc5allyn@aol.com](mailto:mc5allyn@aol.com)>; Peter Gardner <[dieter.gardner@yahoo.com](mailto:dieter.gardner@yahoo.com)>  
**Subject:** 59 Kings Highway - Donco, LLC - affordable housing application

You don't often get email from [branse@halloransage.com](mailto:branse@halloransage.com). [Learn why this is important](#)

Hello, Liz,

Welcome to Ledyard! Attached is a package of documents indicating approval of the Donco septic systems by the Ledge Light Health District. I got these as 3 separate documents, and I can send them to you that way, but I thought it might be easier to have them as one single pdf document. I'm copying Rob Avena on this because he's been involved since the first PZC meeting and has some familiarity with the background.

Please add these documents to the record. Let me know if I can help you in getting up to speed on this application. Let me know when this will be a PZC agenda. Thanks.

Regards,

Mark



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