

App No. _____
Check No. _____
Receipt No. _____
REVIEW FEE: \$25.00
write visit or soil test: \$50.00
Make check to LLHD or pay online
at www.LLHD.org rev 4/30/17

Promoting
healthy
communities

JAN 22 2025

B100a: Application for Building Addition, Change in Use, Accessory Structure or Lot Line Change

Note: Please include the following with your application:

1. A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/ well (s), and proposed building addition or accessory structure.
2. For additions of living space: existing and proposed floor plans.
3. Soil testing information, if available.

Date: 1/22/25 Property Address: 1 Inchoff Dr Town: Ledyard

Applicant Name: J.M. Wells Construction LLC Phone: 860-367-3048

Email: john.wells@jmwellsconstruction.com

Applicant Address (if different from above): 478 New London Tpke Norwich CT 06360

Property Water Supply: ☐ Well (s) ☒ Public Water ☐ Both

Type of Application:

- ☒ Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms _____
- ☒ Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
- ☐ Accessory Structure (Garage, Shed, Deck, Pool, etc.)
- ☐ Lot Line Change

Please provide a brief description of the proposed project: 1st floor change of use from Veterinary hospital to doctors office. 2nd floor converting meeting rooms to (2) 1 bed apartments

Signed: _____ * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Adams Reyes Morales Title: ETHS I ☒ Approved ☐ Denied

Signed: Adams Date: 2/3/25

Comments: As Bunker Fire and soil testing. Proposed change of use and adding more apartments. Soil moisture design flow by 50% (518 gpd -> 513 gpd) septic effective leaching code complying.

* Any renovation involves a septic system will have to be upgraded.

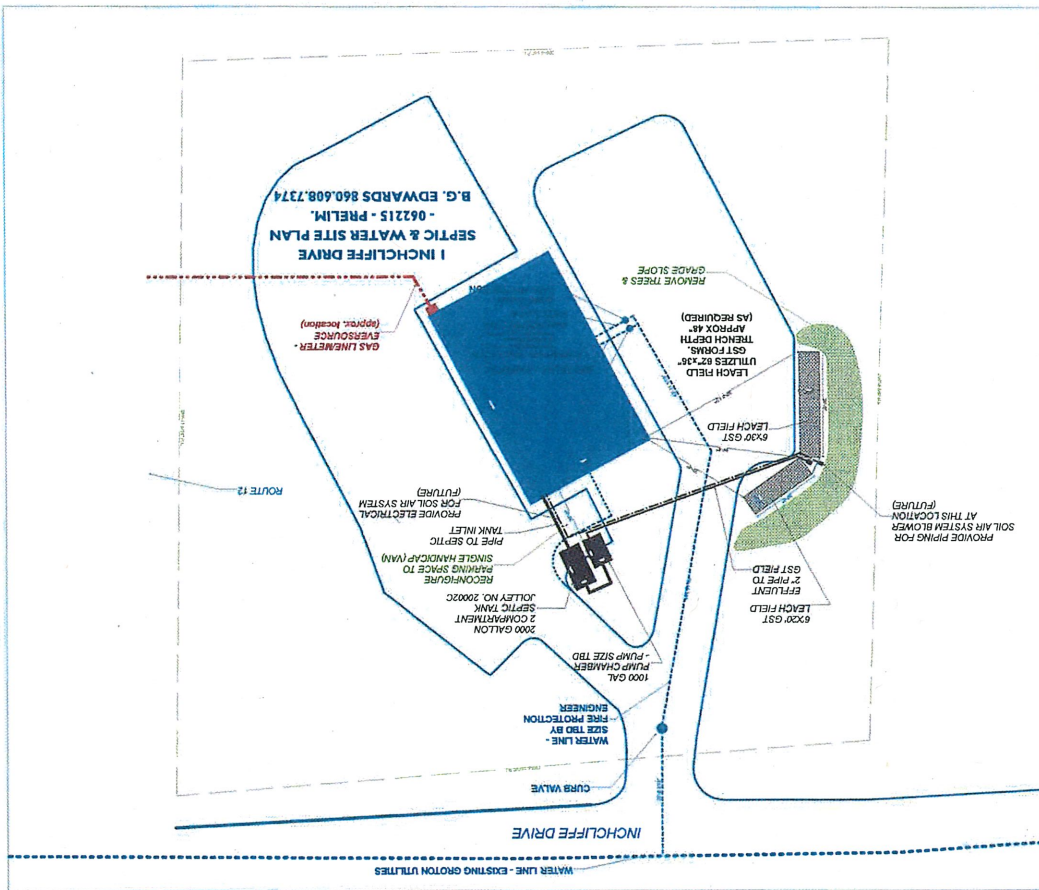
216 Broad Street New London, CT 06320 • phone: 860.448.4882 • fax: 860.448.4885 • www.llhd.org

FD#6

RECEIVED

JUL 14 2026

Land Use Department



1 inch c/c Drive, ledger

B100a → Change in use 1st Floor change from
vet hospital to doctors office.
2nd Floor multifamily 4 BR (3 Apartment)

Existing GPD

1st Floor - 1215 sqft x .2 = 243 GPD - (calculated per office room sqft x .2)

2nd Floor - 150 + 150 = 300 GPD - (1 Apt 2 BR even 150 GPD)

total Existing : 543 GPD

Proposing

1st Floor - 1215 sqft x .2 = 243 GPD - (calculated per room sqft x .2)

2nd Floor - 3 Apartments total of 4 BR - 150 + 150 + 150 = 450 GPD

total proposing : 693 GPD

81% 543 = 50% increase of design flow.

total ELA: 1310 sqft - 575 = 735 x 1.2 = 882 and 10 min perc)

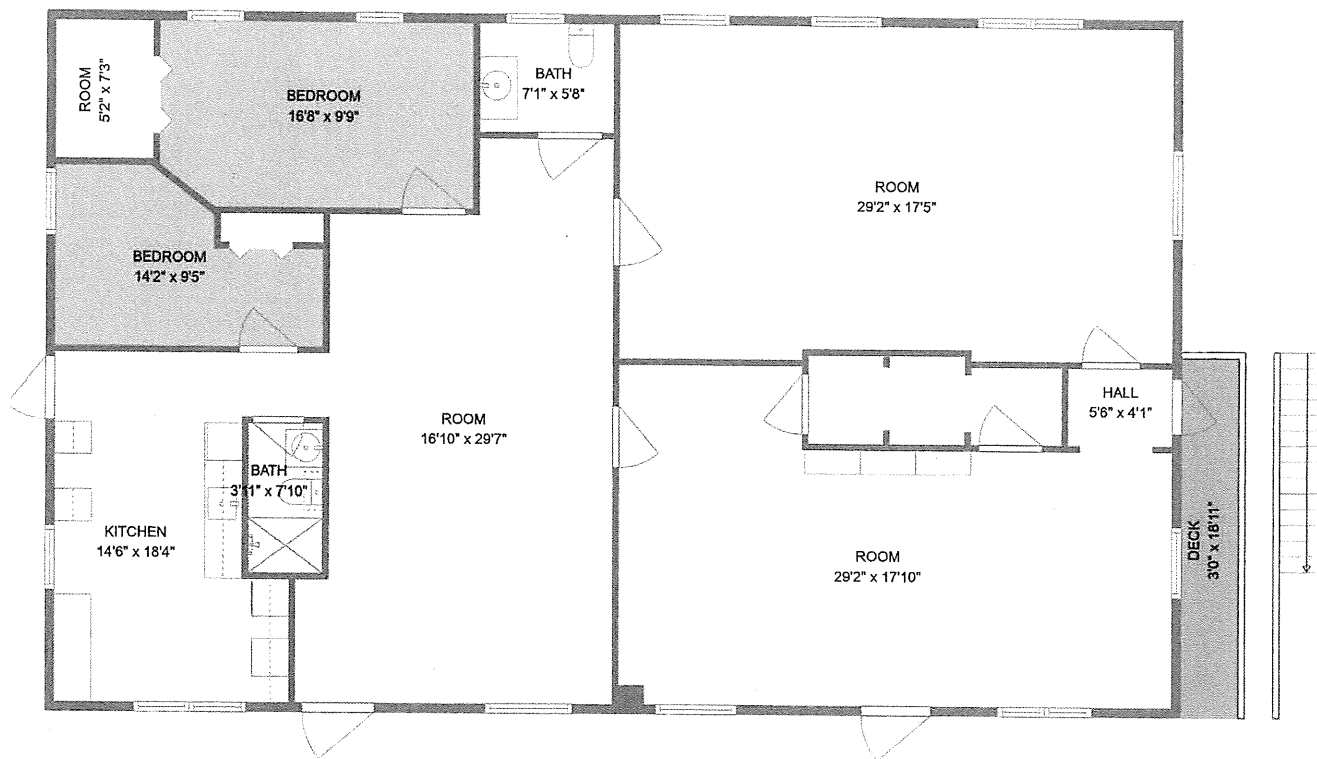
243 % 1.2 = 292 sqft first floor

575 + 187.5 = 762.5 sqft 2nd floor

total ELA 1065.4 sqft 1065.4 % 2.4 = 401

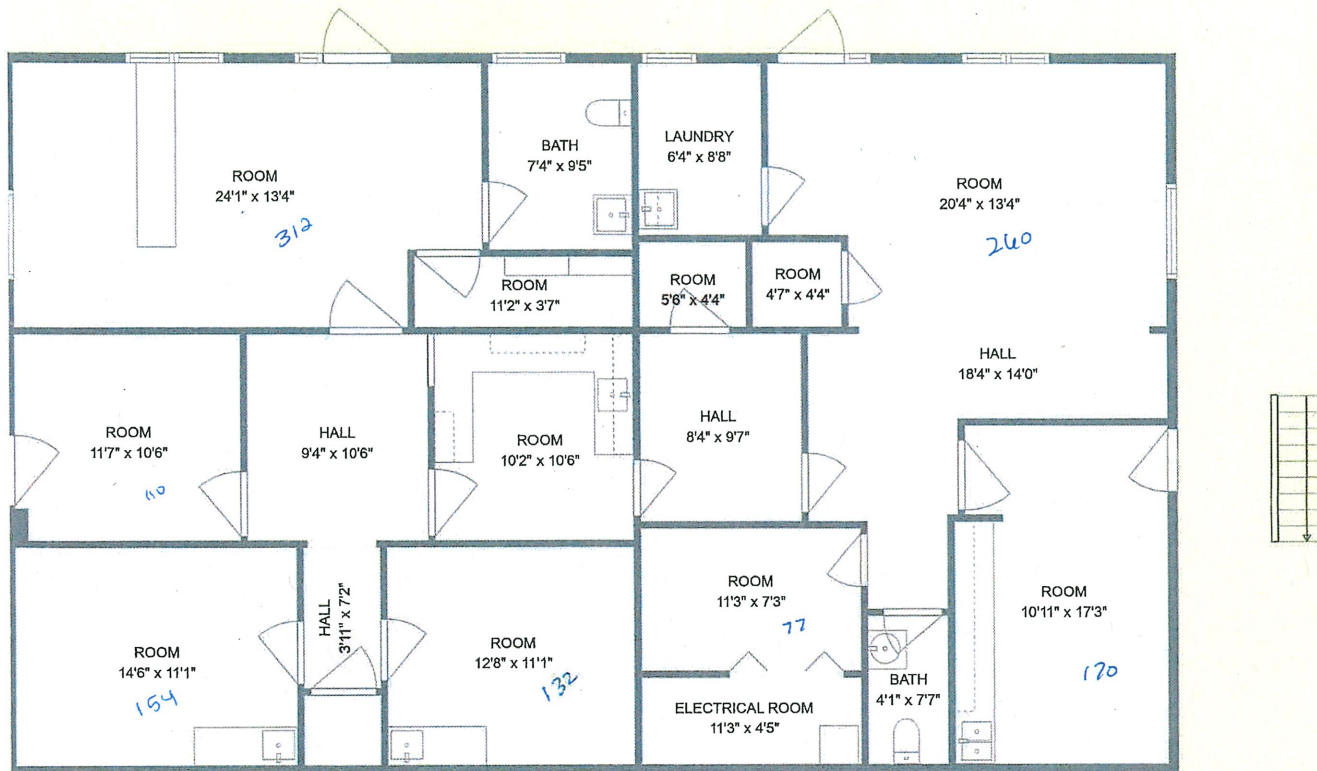
Existing system code complying.

Effective weariness



EXISTING 2ND FLOOR

TOTAL: 4158 sq. ft
 BELOW GROUND: 2054 sq. ft, FLOOR 2: 2104 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 50 sq. ft, DECK: 57 sq. ft
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

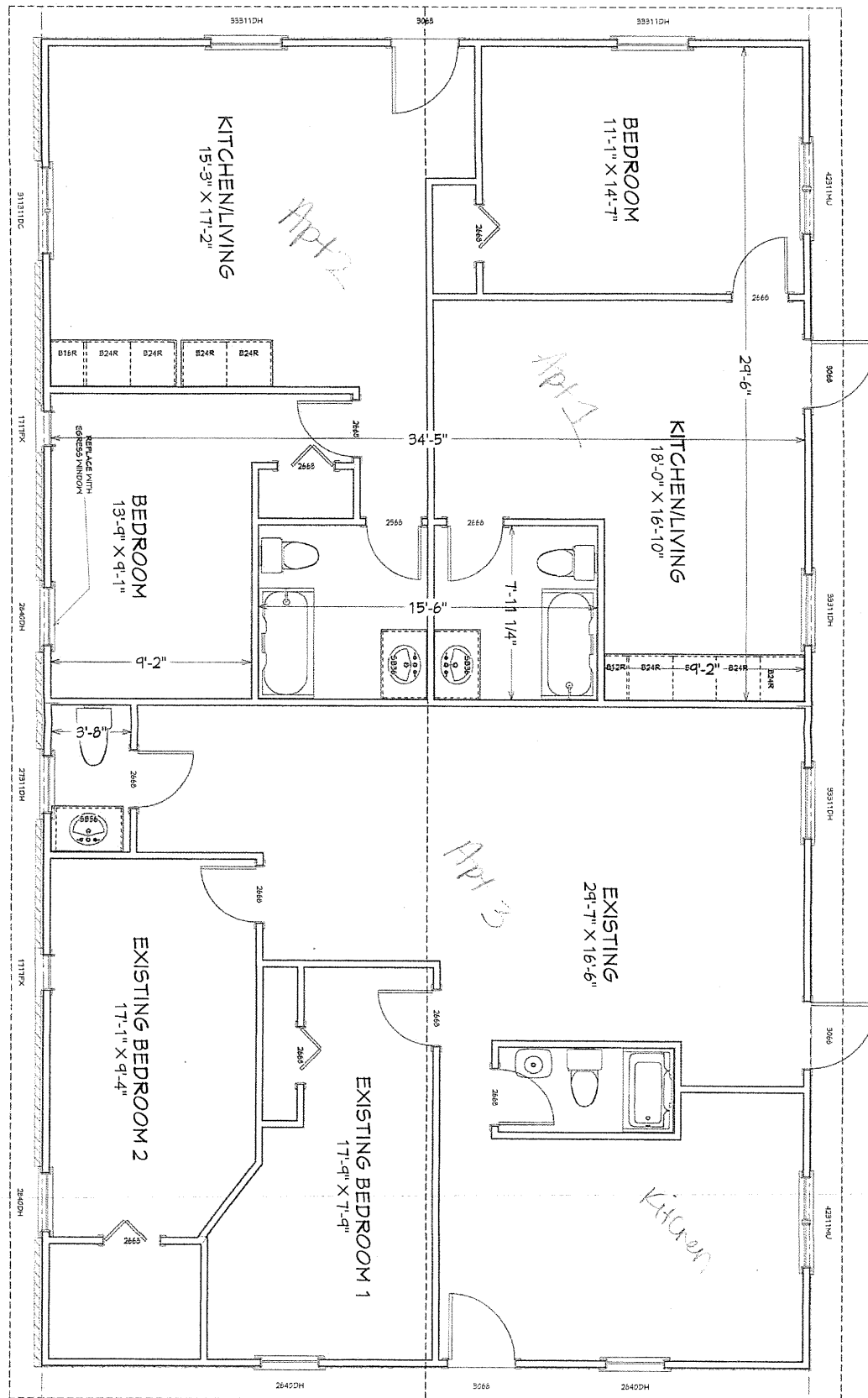


EXISTING 1ST FLOOR

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 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2nd Floor

Proposed 2nd Floor



SHEET:	2
SCALE:	1/2" = 1'-0"
DATE:	1/22/2025
DRAWINGS PROVIDED BY:	J.M. Wells Construction LLC 416 New London Tpk Norwich CT 06250 360-567-5045 john.wells@jmwellsconstruction.com



1 INCHCLIFF DR
LEDYARD CT

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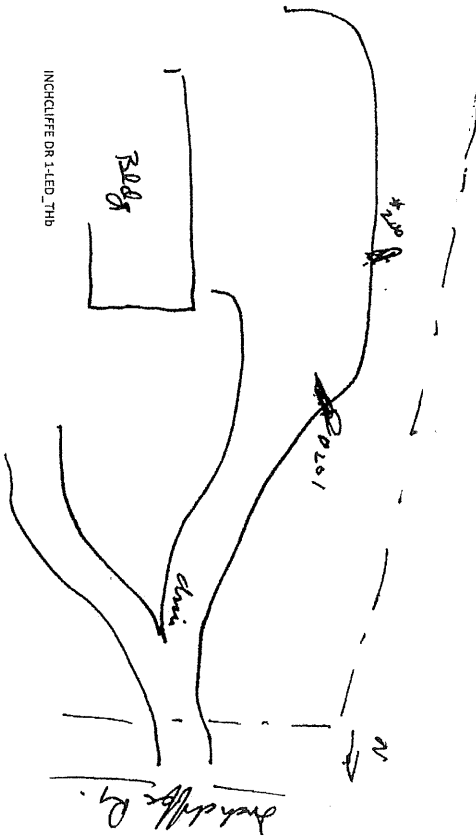
SOIL TESTING
PROPERTY OF STEVEN TAVARES
1 INCHCLIFFE DRIVE, LEDYARD
MARCH 27, 2015
G. CALKINS, G. MALACHKO

TEST HOLE #200

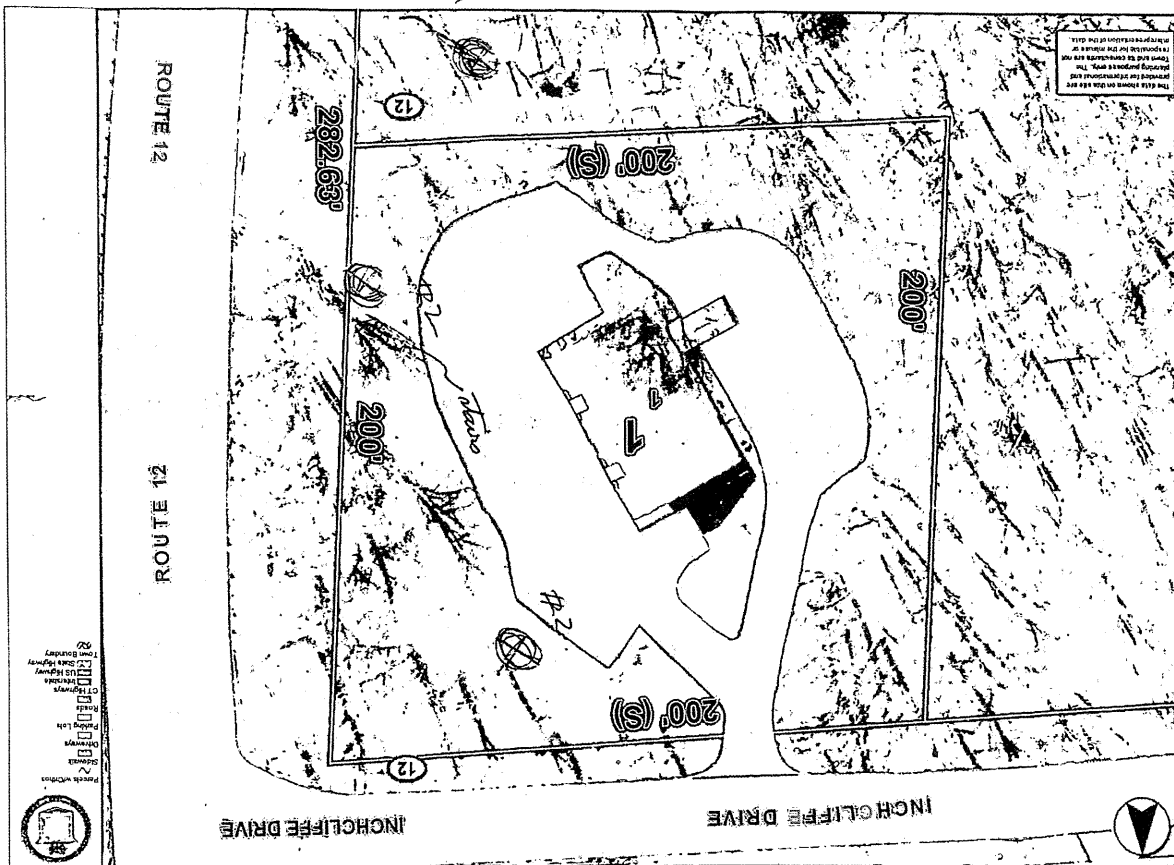
0 - 10/12" -topsoil & humus
10 - 87" -tan/brown medium to med/fine sand & gravel with cobbles, slight color & texture change 62/64"
-no ledge, no water, max. water ? damp at bottom
-reference grade approx. 1.5 ft. above pavement elevation

TEST HOLE #201

0 - 18" -topsoil, subsoil, disturbed soil
18 - 90" -tan/brown medium to med/fine sand & gravel with cobbles
-no ledge, no water, no max. water
-back of hole 3-3.5 ft. topsoil & subsoil above grade cut
-reference grade approx. 1.5 ft. above pavement



INCHCLIFFE DR 1-LED_THB





Thank you! We've received your order – Wednesday, 01/22/2025, 7:44 AM

✓ We'll send order status updates to +18603673048
Don't send me text alerts.

YOUR ORDER

19-13-B100a Review 1 x \$25.00
Full address of the project you're
paying for: 1 Inchtcliff Dr Ledyard

ORDER DETAILS

Order date 1/22/2025, 7:44 AM

Order number 1097912807

Your information john.wells@jmwellsconstruction.com
860-367-3048

Shipping method general -

Subtotal \$25.00
Shipping \$0.00
Taxes \$0.00
Taxes included in item price \$0.00
Order total \$25.00
AMERICAN_EXPRESS ending in 1003 -\$25.00

Shipping to
478 NEW LONDON TPKE
Norwich, 06360
US
john.wells@jmwellsconstruction.com