



App No. _____	RECEIVED FEB 10 2025 Land Use Department
Check No. _____	
Receipt No. _____	
REVIEW FEE: \$25.00 w/site visit or soil test: \$50.00 Make check to LLHD or pay online at www.LLHD.org rev 4/30/17	

FD#3

Promoting healthy communities

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: 05/01/24 Property Address: 740 colonel ledyard hwy Town: IEDYARD

Applicant Name: sal monarca Phone: 8608836161

Email: smonarca@acranommasonry.com

Applicant Address (if different from above): _____

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: WE ARE LOOK TO PUT APARTMEBTS

Construction of Redsidential Apartments in an existing use building"

9x1 bedroom, 3 x 2 bedroom (15 total bedrooms)

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

Reviewed by: Joseph Blanchard Title: REHS/RS, MPH Approved Denied

Signed: Joe Zilber Date: 5/3/24

Comments: Proposed apartments shall increase design flow by 47% (see memo attached). As built & soil testing on file.
Code complying area demonstrated on plan by Killingly Engineering Associates dated 5/9/23, latest revision 5/2/24.
Walk through required prior to occupancy to confirm bedroom count.

740 Colonel Ledyard Hwy – Former Center School

03 May 2024 –J. Blanchard, REHS/RS, MPH, Sanitarian II LLHD

If the proposed increase in design flow of the building is greater than 50% the Director of Health will require an increase in the septic system capacity. For increases of 50% or less, demonstration of a code complying area is required. If additional buildings are proposed, a code-complying septic system will be required for each building along with a full reserve area. Any proposed septic system designed for 2000gpd or more must be reviewed by the State DPH as well as the local health dept. If the design flow for the property is proposed to exceed 7500gpd, review and permitting by the DEEP is required.

Current uses per LLHD records and building owner:

“Coffee Shop” - Breakfast/Lunch FSE (27 seats)	= 810 gpd
Package store 3000 feet x 0.1gpd/sq.ft	= 300gpd
Barbershop 1000 feet – 2 chairs x 50gpd/chair	= 100gpd
Convenient store 2000 ft. ² - 0.1gpd/sq.ft (retail, no food service)	= 200gpd
Pottery Studio w/classes	= 600gpd
Photographer 1000sq.ft – 0.1gpd/sq.ft (office)	= 100gpd
Church/Daycare (Family Tree) Units B1-3	
Units B1 & B2 1713 ft. ² - 48 kids x 10gpd	= 480gpd
Unit B3 – 1325ft. ² - 40 people social event x 5gpd	= 200gpd
Distance Learning 15 students – 9gpd/student	= 135gpd
Church – 50 seats	= 50gpd
Electrical Contractor. 1000 – 0.1gpd/sq.ft	= 100gpd
Native Am. Jewelry Store (1400sq.ft?)	= 140gpd
Town space storage. 1600	
Total Current	= 3215 gpd*

Design flow of existing building:
3720gpd from original plan

Original design flow 3720gpd x 0.5 = 1860gpd
50% increase over original design flow = **5580gpd**

17 Feb 2023
Proposed 13 residential Units – 9 x 150 = 1350gpd + 3 x 2 x 150 = 900gpd **Total = 2,250gpd**

Grand Total Proposed = 5465 gpd*

GPD Leftover to remain ≤ 50% increase= 115 gpd

* system to handle >2000gpd = DPH review
** system to handle >7500gpd = DEEP review

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