



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#24-19SITE

REGULAR/SPECIAL MEETING – THURSDAY, January 9, 2024

Prepared by *Liz Burdick*, Director of Land Use & Planning on 12/3/24

Property Address(es): 5A Lorenz Industrial Parkway (Parcel ID: 92-1160-59), Ledyard, CT
Application: PZ#24-19SITE – Construction of 2400SF+/- commercial 2-unit building and associated site improvements.
Applicant(s): Peter C. Gardner
Applicant Address(es): P.O. Box 335, Gales Ferry, CT 06335
Property Owner(s): A & R Associates, Inc.
Owner Address(es): 69 Noyes Avenue, Stonington, CT 06335
Attorney: N/A.
Land Surveyor: Peter Gardner, LS, Dieter & Gardner
Engineer: John R. Martucci, P.E., LBM Engineering, LLC
Lot Size: .95-acres (41,629SF).
Lot Frontage: 202.23-Feet on Town Road Lorenz Industrial Parkway
Zoning District: Commercial Industrial Park (CIP)
Wetlands/Watercourses: Yes. IWWC approved with conditions regulated activities associated with the project on December 3, 2024.
Flood Hazard Zone: No. FEMA info pending.
CAM Zone: No.
Utilities: Public Water WPCA/GPU & individual on-site septic system.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Department on October 29, 2024. Date of Receipt

EXISTING CONDITIONS: FILL-IN

PROPOSAL: Application is for FILL IN

TOWN ENGINEER: See comments dated 12-09-24.
FIRE MARSHAL: Referred – no comments received.
BUILDING DEPT.: Referred – 12/17/24 verbal, no comments at this time.
LLHD: See comments dated 12/4/24 and DATE.
STCT DPH: N/A.
GPU: Yes. Please provide letter from City of Groton regarding provision of water supply for the development.
SCWA: N/A.

IWWC: IWWC, at its December 3, 2024 meeting, voted to approve with conditions regulated activities associated with the project.

BOND: SESC Bond estimate shall be submitted for review and approval by the Town Engineer.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Plan Showing Proposed Building on Property of A & R Associates, Inc., 5a Lorenz Industrial Parkway, Ledyard, CT Prepared by Dieter & Gardner, Dated October 2024:

Plan Review Comments:

Sheet 1:

1. Provide a copy of the drainage easement in favor of the Town of Ledyard as noted on the existing conditions plan.
2. Provide a letter from Eversource regarding proposed improvements within its power line easement area.
3. Draft access and utilities easements documents shall be submitted for review & approval of the Town Attorney (see existing conditions and access easement detail on sheet one).
4. General note #7. Proposed uses include general office, commercial services and motor vehicle dealer. Please detail on-site storage of any hazardous waste products.
5. Revise plan to show outside storage/display areas.
6. General note #8. Revise note to show soil scientist and date of delineation of inland wetlands.
7. General Note#9. Revise to add Note#9 stating the site is not located in a coastal area management (CAM) zone.
8. General Note #10. Revise to add Note#10 providing flood zone info (zone, panel number, etc.).
9. Revise title block to say "commercial" building and add Parcel ID: 138/ 1380/ 5A.
10. Revise Zoning compliance table to add both side yard setbacks, min. lot width, max. lot coverage, max. building height.
11. Revise plan to add approval blocks:

1. "Approved by the Ledyard Planning & Zoning Commission on _____. Work shall commence within 12 months of the date of approval. All work shall be completed within 5 years of the date of approval. BY:_____ Commission Chairman or Secretary."

2. "Regulated activities approved by the Ledyard IWWC on December 3, 2024. By: _____ Commission Chairman or Secretary."

12. Revise plan to add notes regarding expiration and completion per ZR Sec 11.2.7.B. & C.

Sheet 2:

1. Revise to show building line minimum setbacks dimensions.
2. Revise to show easterly building setback dimension
3. Add Zoning Compliance table required /provided per ZR Sec. 6.3.1 for CIP zone.
4. Driveways ZR Sec. 9.5
5. Revise plan to show any proposed sign locations.

6. Revise plan to show landscaping in accordance with ZR Sec. 9.3.B. (General Requirements), 9.3.C (Perimeter Landscape Requirements) and 9.3.E. (Outdoor Storage Landscaping).
7. Revise plan to add parking compliance table for proposed uses per ZR Sec. 9.4.1 (Parking Ratios) & 9.4.3 (Off-Street Loading).
8. ZR Sec. 9.5.5.C – revise plan to show distance front parking area to front boundary line.
9. ZR Sec. 9.5.5.E - revise plan to show driveway surface and detail.
10. ZR Sec. 9.5.5.G – revise plan to show handicap space including cross-hatched area and add detail.
11. ZR Sec. 9.6 (Refuse Storage) – revise plan to refuse storage area.
12. ZR Sec. 9.7.C (Outdoor Storage) – revise plan to show any outdoor storage areas per this section.
13. ZR Sec. 9.8 (Outdoor Merchandise Display) – revise plan to show any proposed outdoor merchandise display areas per this section.
14. ZR Sec. 9.10 (Outdoor Illumination) – revise plan to show outdoor freestanding and/or building mounted lighting locations.

Miscellaneous:

1. Provide a written narrative as to how the proposed commercial services use complies with ZR Sec. 8.10 (Commercial Services) and add note to plan the proposed commercial services use will comply with ZR Sec. 8.10 (Commercial Services).
2. Revise plan to show any areas to be used for storage of material, vehicles and equipment associated with the commercial service.
3. Provide a written narrative as to how the project complies with ZR Sec. 9.2.C (Site Development Standards – Performance Standards) and add note to plan the proposed development will comply with ZR Sec. 9.2.C (Site Development Standards – Performance Standards).
4. ZR Sec. 11.2.6 – any approved site plan, following endorsement, shall be filed on the land records in the office of the Town Clerk within 90-days following its approval, et al.

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.
Thank you.