



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Hannah Gienau, Zoning and Wetlands Official*

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION IWWC#25-5SITE

#### SPECIAL MEETING – TUESDAY, July 1, 2025

*Prepared by Hannah Gienau, Zoning and Wetlands Official on 6/25/25*

**Applicant(s):** Brian R. Smith, Esq., Robinson & Cole LLP, Authorized Agent  
**Property Owner(s):** CR Klewin, LLC  
**Project Address:** 19, 29, & 39 Military Highway (M/B/L: 91/1590/19, 29, 39), Gales Ferry, CT  
**Date Received by IWWC:** March 4, 2025.  
**Legal:** Submitted 2/24/25, Date of Receipt 3/4/25, Set PH orig. scheduled to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH cont. to 05/06/25. PH cont. 05/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH must close by 7/2/25. DRD 65-days from close PH. There are only 27-days of further extensions of any time period for closing the public hearing or deliberation and decision).

**Applicant/Owner Requests:** Permit for regulated activities for construction of a 278-unit multi-family housing development dwelling units in two buildings and associated site improvements.

**Lot-Area:** 18.95 acres (825,462 SF).  
**Lot Frontage:** 202.3-feet on Military Highway.  
**Total Wetlands:** 4.2 acres (182,952 SF) per Application.  
**Flood Hazard Zone:** Yes. Zone AE (FEMA FIRM #09011C0362J).  
**Coastal Area Management Zone:** Yes. 19 & 29 Military Highway are located entirely within and a large portion of 39 Military Highway is located within in a coastal area management zone.  
**Public Water Supply Watershed:** No.

#### **Town Consulting Engineers:**

- **Kyle Haubert, P.E., CLA Engineers, Inc. (stormwater)** – referred on 4/16/25. Referred Ex#32 Bohler Response Comments, Ex#33 Bohler Drainage Report, and Ex#34 Bohler Revised Site plans on 05/19/25. Third Party Review letter received on 5/29/25.
- **Mark Lancor, P.E., DYMAR, Inc. (wastewater)** - referred on 4/16/25. Referred Ex#32 Bohler Response Comments, Ex#33 Bohler Drainage Report, and Ex#34 Bohler Revised Site plans on 05/19/25. No further comments to date.

**Certified Soil Scientist: Bob Russo, C.S.S., CLA Engineers, Inc. (regulated areas – wetland/watercourses review)**- referred on 4/16/25. Referred Ex#32 Bohler Response Comments,

Ex#33 Bohler Drainage Report, and Ex#34 Bohler Revised Site plans on 05/19/25. Third Party Review Letter received on 5/29/25.

**Fire Marshal:** Referred 2/25/25. No comments received to date.

**Building Official:** Referred 2/25/25. No comments received to date.

**Director of Land Use & Planning:** No written comments received to date.

**LLHD:** Referred 2/25/25. No new comments received to date for current application. Applicant submitted LLHD Documents as follows: EX#15-3 - 8/12/16 LLHD permit to discharge for 3-bedroom SFR at 19 Military Highway; and EX#15-4 3/25/25 LLHD Soil Investigation at 19 Military Highway for existing on-site septic system located at 19 Military Highway.

**Regulated Activity Description:**

<b>Wetland Disturbance Area</b>	<b>None as per applicant</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>None as per applicant</b>
<b>Upland Review Disturbance Area</b>	<b>1852 SF Temporary disturbance according to applicant</b>

**Note\*** applicant did not provide the disturbance area for regulated activities associated with a drainage structure outflow discharging into regulated areas.

**STAFF COMMENTS:**

1. The Applicant is proposing to construct a 278-unit multi-family housing development, consisting of two six-story buildings containing 139-dwelling units each and associated site improvements.
2. Regulated activities include temporary upland review area disturbance during construction and drainage from outflows into the regulated areas.
3. On 5/20/25 Bohler submitted a Response to Engineering comments (Ex#32), Revised Drainage Report (EX#33), and Revised Site plans (EX#34).
4. CLA Engineers gave a comprehensive Third-Party Review of the Bohler Engineering comments in response to the first comprehensive review CLA Engineers submitted on 05/29/25 (Ex#37). The review highlighted and bolded what comments were still not addressed such as test pit and permeability data at several stormwater basins and a. In addition, a contact person for Erosion and Sediment Controls should be provided prior to construction. In conclusion, it cannot be determined if the project will have either negative or positive impacts on the wetlands due to outstanding comments.

**STAFF RECOMMENDATION:** Reserved pending application and Public Hearing 7/1/25.