

EX#7

Anna Wynn

From: Michael Ott <ottm@summerhillcivilengineers.com>
Sent: Wednesday, July 8, 2026 6:27 AM
To: Anna Wynn
Cc: Hannah Gienau; Nucci, Gregory; Davis, Mark
Subject: RE: ZBA#986 - 1368 Baldwin Hill Road Digital Copies
Attachments: 25-28 Certificate of Mailing Form.pdf; 25-28 Sample Public Hearing Notification Letter.pdf; 25-28 Legal Notice.pdf

RECEIVED

JUL 08 2026

Land Use Department

Categories: Completed

Good morning Anna.

See the attached Certificate of Mailing form and a sample of the letter that was included with each mailing.

-Mike

Michael J. Ott, P.E., L.S.
Summer Hill Civil Engineers & Land Surveyors, P.C.
60 Wall Street | P.O. Box 708
Madison, Connecticut 06443-0708
Office: (203) 245-0722
Mobile: (860) 662-1137
ottm@summerhillcivilengineers.com

Summer Hill

Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 708
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

July 6, 2026

James J. Brown
1355 Baldwin Hill Road
Ledyard, Connecticut 06339

Re: Zoning Board of Appeals Application
Application of Rye Properties
1363 Baldwin Hill Road
Assessors Map 121 – Lot 140

To whom it may concern:

Rye Properties has submitted an Application for Certificate of Variance to the Zoning Regulations to the Town of Ledyard Zoning Board of Appeals seeking approval to construct additions and renovations to the R.B. Kent and Sons commercial building at the above referenced land parcel located at 1363 Baldwin Hill Road.

The application will be heard during a public hearing to be held at the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, July 15, 2026 at 7:00 p.m.

The public hearing will be held in the Ledyard Town Hall located at 741 Colonel Ledyard Highway, Ledyard, Connecticut.

Please see the enclosed legal notice of public hearing.

In accordance with the requirements of the Zoning Regulations, this notice is being sent to you as the owner of property that is located adjacent to or across a street from the land parcel that is the subject of the application.

Copies of the application materials can be viewed in the Land Use Department office of the Ledyard Town Hall located at 741 Colonel Ledyard Highway, Ledyard, Connecticut, Monday through Thursday between the hours of 7:30 a.m. and 4:45 p.m. and you are invited to attend the public hearing to hear the specifics of the application and to comment before the commission.

Should you have any questions prior to the public hearing, please feel free to contact me directly at 203-245-0722.

Very truly yours,

Summer Hill Civil Engineers & Land Surveyors, P.C.

Michael J. Ott, P.E., L.S.

Enclosure



Certificate of Mailing — Firm

Name and Address of Sender Summer Hill Civil Engineers, P.C. 60 Wall Street P.O. Box 708 Madison, Connecticut 06443		TOTAL NO. of Pieces Listed by Sender 5	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here		
Postmaster, per (name of receiving employee)					U.S. POSTAGE PAID OLD SAYBROOK, CT 06475 JUL 07, 2013 AMOUNT \$3.50 \$2324P506041-09	
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	James J. Brown 1355 Baldwin Hill Road Ledyard, Connecticut 06339					
2.	R. Baron Construction LLC 146 Route 12 Gales Ferry, Connecticut 06335					
3.	Donna S. Worst 26 Silas Deane Road Ledyard, Connecticut 06339					
4.	Terra Firma, Inc. 1359 Baldwin Hill Road Gales Ferry, Connecticut 06335					
5.	Ceravolos Investments LLC 1348 Baldwin Hill Road Gales Ferry, Connecticut 06335					
6.						