

DIETER & GARDNER, INC.

LAND SURVEYING • PLANNING • CIVIL ENGINEERING

RECEIVED

OCT 29 2025

Land Use Department

Town of Ledyard Department of Land Use and Planning Elizabeth J. Burdick, Director

Application PZ#25-5SITE 750 Colonel Ledyard Highway Site plan has been revised to address 10/02/25 comments as follows.

General comments 1. – 4. are acknowledged General comment 5. Applicant will submit application to Department of Transportation prior to issuance of CZC General comment 6. Site is connected to existing on-site well.

General site plan comments:

- 1. Lot area (41,787 Sq. Ft.) is on site plan and is the correct area.
- 2. Division line between Commercial and Residential use (as shown on site plan) shall be staked as called for on site plan.
- 3. There are two container boxes behind the building, screening in the form of a solid fence is proposed.
- 4. Building will be improved, broken windows replaced and any other issues identified by Blight Officer will be repaired.

Zoning Regulation Comments:

- 1. Height of fence has been reduced to 6 feet.
- 2. No comment.
- 3. Storage containers shall be screened by solid fencing.
- 4. Signage will be applied for by separate application. See General note 2 on site plan.
- 5. See attached.
- 6. No comment.
- 7. See attached.
- 8. Landscaping (year round screening) trees to be installed as shown on site plan to provide privacy to existing house as shown on site plan.
- 9. Proposed parking is adequate to meet the needs of what applicant is proposing.
- 10. Landscaping is shown
- 11. Handicap parking spot is shown.
- 12. Dumpster pad is 10 feet from property lines.
- 13. See attached.
- 14. No outdoor display of merchandise proposed.

- 15. Proposal complies with Zoning Regulation section 9.9.3
- 16. No comment.
- 17. No comment.
- 18. Checklist attached.
- 19. No comment.
- 20. Application is now complete

Reter C. Gardner

Dieter & Gardner, Inc.