



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#24-2RESUB/AHD

REGULAR MEETING & PUBLIC HEARING – THURSDAY, JULY 11, 2024

Prepared by *Liz Burdick*, Director of Land Use & Planning on 7/5/24

Property Address(es): 96,98,100 Stoddards Wharf Rd, Ledyard, CT
Application: PZ#24-2RESUB/AFD – 18-Lot Affordable Housing Resubdivision
Applicant(s): Avery Brook Homes, LLC
Property Owner(s): Avery Brook Homes, LLC
Owner Address(es): P.O. Box 335, Gales Ferry, CT 06335
Attorney: Harry Heller, Esq., Heller, Heller & McCoy
Land Surveyor: Peter Gardner, LS, Dieter & Gardner
Engineer: John R. Martucci, P.E., LBM Engineering
Intervener: Stephen Suder, Esq., Bercham & Moses for Intervener City Groton Utilities.
Lot Size: 6.38-acres (277,913SF) (combined lots).
Lot Frontage: 309.89-Feet (combined lots) on Stoddards Wharf Rd (CT Route 214).
Zoning District: R-60 Residential District
Wetlands/Watercourses: No inland wetlands or watercourses identified on-site.
Flood Hazard Zone: No. Applicant states the site is located in FEMA Flood Zone C – Panel No. 09011C0359G.
CAM Zone: No.
Public Water Supply Watershed: Yes. City of Groton
Proposed Public Improvements: Yes. Proposed public road and associated drainage structures - "Avery Court."
Legal: Submitted to Land Use Department on March 28, 2024. Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont.to 7/11/24, 35-day extension granted, PH Must Close By 8/8/24, DRD 65 days from Close PH).

EXISTING CONDITIONS: 3 undeveloped building lots of record (boundary lines adjustment plan approved by staff on 3/21/24) consisting of a total of 6.38-acres (277,913SF) with 309.89-feet of frontage on Stoddards Wharf Road (CT Rte. 214) within the City of Groton public water supply watershed as follows: #96 2.22-acres (96,497SF), #98 1.38-acres (60,002SF), and #100 2.78-acres (121,083SF).

PROPOSAL: Construction of 18 residential building lots ranging in size from .22-acres (9,756SF) to .58-acres (24,444SF) with on-site wells and septic systems, gravel driveways & associated site improvements and proposed construction of 22-foot wide 450+/- linear feet of paved new

public road "Avery Court" & associated drainage. The project is proposed under CGS §8-30g and does not comply with all of the requirements of the Ledyard Zoning & Subdivision Regulations.

- TOWN ENGINEER:** Referred on 5/20/24. See comments dated June 11, 2024. New material referred on 7/1/24. Comments pending.
- FIRE MARSHAL:** Referred on 5/20/24. Comments Pending.
- BUILDING DEPT.:** Referred on 5/20/24. Comments Pending.
- LLHD:** Referred on 5/20/24. See comments dated 11-9-22, 5-10-24 & 5-22-24.
- STCT DPH:** Referred by Applicant on 3/28/24. New material referred to Lisette Stone, CT DPH on 7/6/24. Comments pending.
- IWWC:** The IWWC, at its 7/2/24 meeting, voted to make no determination of no jurisdiction over the application with respect to off-site wetlands.
- GPU:** Attorney Steven Studer of Bercham & Moses, on 5-8-24, submitted a Verified Notice of Intervention on behalf of the City of Groton with a Memorandum dated May 8, 2024 from Wright-Pierce Engineers.
- STCT DOT:** Provide copy of DOT encroachment permit application for proposed improvements in the State of CT Right of Way.
- BOND:** Road Bond estimated required for review/approval by 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 entitled "Plan showing Affordable Housing Development per C.G.S. §8-30g Resubdivision, Property of Avery Brook Homes, LLC, 96, 98 & 100 Stoddards Wharf Road aka CT Rte. 214, Parcel IDs: 65-2360-96/98/100, Ledyard, CT, Prepared by Dieter & Gardner, Dated March 2024, Revised to June 27, 2024" as follows:

APPLICATION COMMENTS:

- Affordability Plan and Easements Documents shall be reviewed and approved by the Town Attorney. Comments pending.
- Town Engineer, DPH & Intervenor new materials review comments pending.
- Applicant should address Wright-Pierce memo, dated 5/8/24.
- Applicant states LLHD comment dated 5/22/24 that states "With overlapping well radii, it is recommended that a hydrologist review the site and provide an opinion on the ability of the aquifer to support the number of wells proposed" has been addressed in Attorney Heller's transmittal letter dated 6/27/24, Item #6.
- Avery Brook Home, Septic System Effluent Renovation Analysis, 96-100 Stoddards Wharf Road, Ledyard, CT, Prepared by Stuart J. Fairbank, Angus McDonald Gary Sharpe & Associates, Inc., Dated June 20, 2024" is being referred to 3rd party for independent review.
- Applicant should grant an extension of time & request the public hearing be continued to the August 8, 2024 meeting of the PZC to allow adequate review time of new materials for all parties.

PLAN REVIEW COMMENTS:

Sheet 1 of 8:

- Revise note #4 to state subdivision "lots" will be served ...
- Note 5 regarding site improvements shown as "conceptual." Please advise how changes to conceptual locations on individual site development plans will be tracked to insure compliance with public health code throughout the development.

- Note 8 regarding post approval multiple field adjustment. Condition of approval any changes shall be reviewed and approved by the Director of Land Use & Planning & Ledge Light Health District and may require review & approval by the Ledyard PZC.
- Revise note 12 to state no "inland wetlands or watercourses" are located on the site.
- Revise to add note 13 "The site is located in the City of Groton Utilities Public Water Supply Watershed" with additional specific info as available (section of watershed, etc.).

Sheet 2 of 8:

- Revise to show lot sizes in acres/SF on individual lots.
- Revise to show accurate access/utility easement notes (reviewed with Applicant Peter Gardner).

Sheet 3 of 8:

- Revise plan to show parking spaces for proposed Lot 9.
- Consider paving common portions of 3 shared driveways or limit surface to ¼ or ½ max stone to provide a hard pack impervious surface.
- Advise demarcation of 35'x27'x6' Stormtech units, i.e., will the area be fenced so there will be no encroachment on the easement area?
- Relocated Zoning Compliance Table to Sheet 2, add frontage required/provided and show existing conditions (lot size/frontage) for 96,98 & 100 respectively.
- Revise plan to add note "All driveway shall be gravel in conformance with the detail shown of sheet 7 of 8. No individual driveways shown on the plan shall be paved.
- Add note: "All shared driveways shall be constructed by the Developer prior to the sale of any lots utilizing the shared driveway."

Sheet 6 of 8:

- Revise Parcel History Map 2 to show date of final subdivision map, date filed on land records and Map no.
- Revise Parcel History Map 3 to show configuration of all lots and show Property Configuration as shown on Map dated February 2024, Approved by Town Staff on 3/21/24 and filed on the Land Records on DATE as Map No. FILL IN.

Sheet 7 of 8:

- ESC Plan Notes. Provide more detail on how "3-acres" of the total 6.38-acres of land, including lot development, road construction and drainage is to be disturbed.
- Revise plan to show SESEs per the 2004 or 2024 manual throughout narrative.
- Identify areas of slopes exceeding 10% grade that require additional controls.

STAFF RECOMMENDATION: PENDING.

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