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April 26, 2010

Kevin Dombrowski, Chairman  
Ledyard Zoning Commission  
741 Colonel Ledyard Hwy.  
Ledyard, CT 06339

RE: Zoning - Ledyard ZBA re Inchcliffe Drive  
FILE NO: 3746/08-075

Dear Chairman Dombrowski,

This office represents Mark C. Coen, owner of property at 83 Inchcliffe Drive.

Enclosed with this letter please find the following materials being filed by Mr. Coen:

- an application for Zoning Regulation text amendment and accompanying text;
- an application for site-plan approval and accompanying site-plan and architectural drawings;
- an affordability plan;
- copies of Mr. Coen's wetlands permit and minutes of a recent meeting at which a modification to that permit was approved, and;
- a copy of an approval from the LedgeLight Health District for Mr. Coen's already installed septic system.

Together, these materials constitute an application for an affordable housing development filed pursuant to Conn. Gen. Stat. § 8-30g. As is customary with affordable housing applications, we ask that the applications for text amendment and site-plan approval be considered simultaneously.

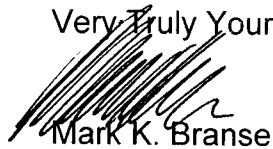
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The proposed text allows homes with three dwelling units to be constructed in the R-20 zone if the application filed is for either "assisted housing" or a "set-aside development" as defined in Conn. Gen. Stat. § 8-30g. It allows for an increased building height, reduced parking, and reduced setbacks for this type of development. Mr. Coen's site plan conforms with this amended text. No zoning map change application is being filed as the requirements of the R-20 zone, as amended, will be met by this application.

In considering this application, the Commission should be mindful of the burdens placed on it by Conn. Gen. Stat. § 8-30g(g), namely that applications such as this can only be denied to protect "substantial public interests in health, safety, or other matters which the commission may legally consider" and that this substantial public interest must, "clearly outweigh the need for affordable housing." Ledyard currently has 3.34<sup>1</sup>% affordable housing as compared to the Statutory goal of 10%.

We look forward to working with the Commission to build this safe and affordable housing which will be an asset to Ledyard. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,



Mark K. Branse

BFS/MKB

enc. Text Amendment Application  
Text Amendment Text  
Site-Plan Application  
Site-Plan  
Architectural Drawings  
Wetlands Permit  
Wetlands Minutes  
Ledgelight Health District Approval

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<sup>1</sup>Based on Department of Community and Economic Development "2009 Affordable Housing Appeals List – Non-Exempt Municipalities" available at [http://www.ct.gov/ecd/lib/ecd/2009\\_affordable\\_housing\\_appeals\\_list.pdf](http://www.ct.gov/ecd/lib/ecd/2009_affordable_housing_appeals_list.pdf)