



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

Activity Report
July 14 – August 11, 2022

1. SITE VISITS:

8/02/22 4 Paint Mill Dr. – As-built Inspection
13, 16 & 18 Chidley Way. - NSFH Plan review/Site Visit

2. ENFORCEMENT:

See ZEO Report

3. APPLICATION REVIEWS

Application #PZ22-6RA of the Ledyard Planning and Zoning Commission, to consider an amendment to replace the existing Zoning Regulations, Section 8.1 Accessory Dwelling Unit with the proposed regulation amendments. **Approved 7/28/22**

Application #PZ22-7RA of the Ledyard Planning and Zoning Commission, to consider comprehensive rewrite of the current Zoning Regulations. **PH opened 7/14/22, Continued to 7/28 and again to 8/25/22**

Application PZ#22-8SUB of Mr. G. 1 LLC, 55 Trumbull Road, Waterford CT, for a 24 Lot Open Space Subdivision located at 79 Vinegar Hill Road. **(Application Submitted 6/7/22; Received by PZC 6/9/22. IWWC Approved 8/2/22. Decision must be made by 9/6 without requiring an extension)**

Application PZ#22-9RA of Robert Barnett, 51 Church Hill Rd., Ledyard, CT for an amendment to Section 8.28 (Short Term Rentals) of the current Zoning Regulations. **(Public Hearing set for 8/11/22 to be continued to 9/8/22)**

Application #PZ22-10SUP of Caryn Oresky, 1 West Drive, Gales Ferry, CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

Application #PZ22-11SUP of Stephanie Ma, 15 Autumn Way, Ledyard CT 06339 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

Application #PZ22-12SUP of Jeanne Bryant, 1899 Route 12, Gales Ferry CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

Application #PZC22-13SITE and Associated CAM Application #PZC22-14CAM of Garrett Homes, LLC for a proposed 10,700+ new retail development with associated paved

parking, stormwater management, utilities, landscaping and lighting located at 1682 & 1686 Rte. 12, in the GFDD and within the CAM Zone. Owners: Trustee of the Majalian Survivors Trust; 20 Monticello Dr. Gales Ferry CT 06335 and Karen K Majalian & Kathy M. Owens; 166 Centre St. Dover MA 02030. **(Application Submitted 8/1/22 Received by PZC 8/11/22)**

Application PZC#22 15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section. (Application Submitted 8/9/22 Received by PZC 8/11/22 PH to be set for 9/8/22)

4. PRIOR APPLICATION STATUS

PZ21-09SUP - 388R Colonel Ledyard Hwy., Ledyard, CT (M128, B530, L388R) - Property Owner: Laveer Properties LLC; Agent: Michael Scanlon for a special permit for a two-family duplex. **APPROVED 9/9. Not filed.**

PZ22-04REUB - 123 Whalehead Rd. – **MyIars not filed. Need signed Affordability Plan**

MEETINGS:

7/19/2022	Pre-Application Meeting for Retail Development Gales Ferry
7/19/2022	Demo for Granicus Permitting Software
07/20/2022	Interviews for Land Use Assistant Position
07/20/2022	IWWC- Special Meeting
07/26/2022	Meeting w/ Bruce Gartzca re: proposed reg changes
07/27/2022	Meeting w/ Tony Capon – Meeting Prep
07/28/2022	PZC Special Meeting
8/2/2022	EDC Meeting
8/2/2022	IWWC Meeting
8/3/2022	Staff Meeting
8/5/2022	Office Closed for move
8/9/2022	seCTer EDC Meeting
8/10/2022	seCTer Core CEDS Team Meeting
8/10/2022	Meeting w/ Dave Harned re: Dow Chemical property/Cashman

ACTIVE GRANT STATUS

- **HOUSING PLAN – DOCUMENT BEING DRAFTED. **NEED ASSISTANCE GETTING SURVEY OUT****
- **HOUSING REHAB:** 2 New Applications. Currently working on #10 on List of 19 waiting. Fund balance: \$35,837.47. 2 RFPs issued. Closing Date 7/28/22. Only 1 response from our current Administrator Peter Testa. Semi-annual report submitted 8/11/2022
- **2020 STEAP: TOWN GREEN** In progress. Sent reimbursement request. No response to date.

- **2020 LOTCIP: MULTI-USE PATH:** Commitment to fund received from DOT 3/29/22. Project is now in the design phase. Quarterly Report Submitted 7/8/22.
- **LEDYARD CENTER SEWER STUDY:** In progress. Community Challenge Grant denied. Contract w/ W&S extended 400 days. Geotechnical report being drafted.
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Held 1st Meeting to discuss tasks. Received initial Demographic & Housing review Document from Consultants. Workshop held 4/14/22. Letter sent to OPM to explain missed June 1 deadline. **Survey needs to be executed.**
- **2020 CDBG GRANT - KING'S CORNER MANOR DEVELOPMENT;** Construction documents finalized. Environmental Review Record in Mayor's office for public review/comment. In permitting phase. Quarterly report submitted 8/11/2022
- **2021 RTP GRANT TRI-TOWN TRAIL:** On March 6, 2022 we received notice of approval of the \$115,000 trails grant for Phase II. Approval received. Meeting being scheduled.

OTHER ACTIVITY:

- **Granicus Training continues.**
- Working w/ EDC on Strategic Plan
- Final edits to proposed Zoning Regulation amendments and working on Subdivision Regs.
- Continue to do part of the plan review for ZEO and respond to inquiries when he is not in the office. Covering office in the absence of staff.
- Hired new Land Use Assistant
- Moved Building Official and Land Use Asst. 2 to Planning Director's Office and moved Planning Dir. Up front. Move still in progress!