



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director

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Activity Report

Dec 8, 2022 – Jan. 5, 2023

1. **SITE VISITS:**

740 CLH – Inspection to verify that work had stopped

2. **ENFORCEMENT:**

See ZEO Report

3. **APPLICATION REVIEWS**

Application PZ#22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation. **Application Approved 12/8/22**

Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots). **PH to open 1/10/23**

Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and 100 Stoddards Wharf Rd., Ledyard, CT 06339. **Application Withdrawn by Applicant 1/5/2023**

Application PZ#22-16SUP of Victor O’Laughlen, 10 Cardinal Ln., Gales Ferry, CT 06335 to allow a STR use. **Application DENIED 12/8/22**

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT. **Received 9/6/22; Public Hearing continued with extension granted to 2/7/2023.**

IWWC#22-19URA for installation of a bridge on Lantern Hill. **APPROVED 12/6/2023.**

ADMINISTRATIVE PLAN REVIEW

3 Accessory Structures
0 NSFH
2 Accessory Apartments
1 Lot Mergers

Pending Approval

ZP#5761 134 Avery Hill Rd. NSFH – Waiting on Information
ZP#5773 9 Abbey Rd. – NSFH

4. MEETINGS:

12/13/2022 Meeting with Cherenzia and Dir. For Habitat for Humanity re: proposed development
12/21/2022 Meeting w/ Chad Frost and Scott Johnson re: TTT Project
12/29/2022 [seCTer Meeting re: CEDS](#)
01/03/2023 Meeting w/ Tony Capon – Meeting Prep
01/05/2023 Meeting w/ Tony Capon – Meeting Prep
01/03/2023 **EDC Meeting**
01/03/2023 **IWWC Meeting**

Vacation 1/6 - 1/17

ACTIVE GRANT STATUS

- **HOUSING REHAB:** 2 New Applications in November – but ineligible. Several on Waiting list were also deemed ineligible. 2 New projects went out to bid in December.
- **2020 LOTCIP: MULTI-USE PATH:** Currently preparing to go out to bid. Some dispute on whether an archeological study is required even though any digging greater than 10” is associated with the sewer project – not the LOTCIP project.
- **LEDYARD CENTER SEWER STUDY:** In progress. Project at 100% Design.
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Received Draft of Plan for review by Commission. Final payment sent. Requisition for payment from DOH submitted. Payment received. Have draft of Plan for Commission review and comment.
- **2020 CDBG GRANT - KING’S CORNER MANOR DEVELOPMENT; NO UPDATE**
- **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. RFP sent. Bid waiver accepted. Have draft contract for Kent & Frost. Quarterly report sent 1/4/2023

OTHER ACTIVITY:

- Acting Zoning Official to cover vacancy – lots of customer assistance
- Completed State report
- Working on Subdivision Regs.- sent to Attorney to review
- Drafted possible amendments to STR regulations to comply with Case law
- Plan Reviews and approvals
- Working on Budget
- Working with consultants on Housing Plan
- Continuing to fix GIS Map issues
- Plan review – 8-30g subdivision. – Case Law research
- Working with seCTer on CEDS update.

