



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, July 9, 2026

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://ledyardct.zoom.us/j/82178285882?pwd=IVVkbKA00xmpa27OgaxWn3Hhjkt6E.1>

Meeting ID: 821 7828 5882 Passcode: 055276

One tap mobile +16469313860,,82178285882#,,, *055276# US

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS
- VIII. OLD BUSINESS
 - A. PZ#26-2ZRA - Town of Ledyard Planning & Zoning Commission for proposed text amendments to the Ledyard Zoning Regulations regarding Parking sections as follows: Table of Contents, 2.2 (Definitions), 6.5.1 (Technology Park District), 6.5.2 (Conservation and Traffic Mitigation (Overlay) District), 8.1 (Accessory Apartment), 8.6 (Bed and Breakfast (Accessory Use), 8.7 (Campgrounds), 8.8 (Child Care Centers), 8.9 (Commercial Caretaker Apartment, Accessory), 8.10 (Commercial Services), 8.17 (Home Occupation, Accessory Use), 8.18 (Hospital and Emergency Medical Facilities), 8.19 (Hotel), 8.20 (Kennel, Commercial), 8.21.1 (Membership Clubs - Firearms), 8.21.2 (Membership Clubs - No Firearms) 8.22 (Mixed Use - Residential & Commercial Uses), 8.24 (Motor Vehicle, Recreational Vehicle, Boat and/or Equipment Repair Facilities), 8.25 (Nursing Home & Residential Care Home), 8.26 (Personal Service Establishment), 8.28 (Residence, Multi-Family - Apartments, Condominiums, Townhouses), 8.33 (Temporary Forms of Outdoor Entertainment), 9.0 (Site

Development Standards - Applicability), 9.3. (Site Development Standards - Landscape Design Standards and Requirements), 9.4 (Site Development Standards - Parking Requirements and Design Standards), 9.4.1 (Site Development Standards - Parking Requirements and Design Standards - Parking Location and Design Objectives), 9.4.2 (Site Development Standards - Parking Requirements and Design Standards - Parking Ratios) , 9.4.3 (Site Development Standards - Parking Requirements and Design Standards - Off-Street Loading Requirements), 9.4.4 (Site Development Standards - Parking Requirements and Design Standards - Parking Facilities), 9.4.5 (Site Development Standards - Parking Requirements and Design Standards - Parking for Buses and other Large Vehicles) , 9.4.6 (Site Development Standards - Parking Requirements and Design Standards - Parking Lot Landscaping Requirements). (Submitted 3/16/26, Date of Receipt 4/9/26, PH Open 5/14/26, PH closed 6/25/26, Application approved with Amendments on 6/25/26). MOTION to Reaffirm 06/25/26 PZ #26-2ZRA Approval with Amendments to add Effective Date of July 16, 2026.

Attachments: [EX#1 PZ#26-2ZRA ApplicationForm Rec031626](#)
[EX#2 PZ#26-2ZRA PropAmendmentsZR Re Parking FinalDrft Rev04092](#)
[EX#3 PZ#26-2ZRA SCCOGReferral Rec041326](#)
[EX#4 PZ#26-2ZRA NoticePH Rec041326](#)
[EX#5 PZ#26-2ZRA TownClerkReferralEmail Rec041326](#)
[EX#6 PZ#26-2ZRA TheDayPublicationConfirmation Rec041426](#)
[EX#7 PZ#26-2ZRA DEEPReferral Rec041526](#)
[EX#8 PZ#26-2ZRA DEEPConfirmationReciept Rec041526](#)
[EX#9 PZ#26-2ZRA AbuttingTownCurtesyReferralEmail Rec041626](#)
[EX#10 PZ#26-2ZRA EricTreaster PublicComment rec042726](#)
[EX#11 PZ#26-2ZRA SCCOGResponseComments Rec050426](#)
[EX#12 PZ#26-2ZRA LeeAnnBerry PublicComment Rec051226](#)
[EX#13 PZ#26-2ZRA DaveShroeder PublicComment Rec051226](#)
[EX#14 PZ#26-2ZRA CTDEEPLWRDReviewComments Rec051426](#)
[EX#15-1 PZ#26-2ZRA EricTreaster PublicCommentWrittenStatement Rec051426](#)
[EX#15-2 PZ#26-2ZRA](#)
[EricTreasterPublicCommentAttachedFlowChart Rec051426](#)
[EX#16 PZ#26-2ZRA DaveShroeder PublicStatement Rec051426](#)
[EX#17 PZ#26-2ZRA CommHarwoodChanges Rec060126](#)
[EX#18 PZ#26-2ZRA ProposedUseTable Rec060126](#)
[EX#19 PZ#26-2ZRA EricTreaster3rdPublicComment Rec060326](#)
[EX#20 PZ#26-2ZRA DaveShroederHB8002&ParkingImpacts Rec061026](#)
[EX#21 PZ#26-2ZRA MobbyLarsonEmail&Lttr Rec061126](#)
[EX#22 PZ#26-2ZRA RMorangePublicComm Rec061126](#)
[EX#23 PZ#26-2ZRA DDoughtyPublicComm Rec061126](#)
[EX#24 PZ#26-2ZRA VDoughty PublicComm Rec061126](#)
[EX#25 PZ#26-2ZRA LeeAnnBerry PubComm Rec061126](#)
[EX#26 PZ#26-2ZRA CharlesDoughty PubComm Rec061126](#)
[EX#27 PZ#26-2ZRA CarloPorazzi PubComm Rec061126](#)
[EX#28 PZ#26-2ZRA LeeAnnBerry2nd PubComm Rec061126](#)
[EX#29 PZ#26-2ZRA GarySchneider PubComm Rec061126](#)
[EX#30 PZ#26-2ZRA EricTreaster061126Comm Rec061126](#)
[EX#31 PZ#26-2ZRASchroeder061126Comm Rec061126](#)
[EX#32 PZ#26-2ZRALarson061126Comm Rec061126](#)
[EX#33 PZ#26-2ZRA PropAmendsZRReParkingAppAmendment Rec061126](#)
[EX#34 PZ#26-2ZRA TwnClerkAppAmendReferral Rec061526](#)
[EX#35 PZ#26-2ZRA JolsonPublicComment Rec062226](#)
[EX#36 PZ#26-2ZRA GSchaeferPublicComment Rec062226](#)
[EX#37 PZ#26-2ZRA AtwoodPublicComment Rec062526](#)
[EX#38 PZ#26-2ZRA ETreasterEmail&Cmmnts Rec062526](#)

[EX#39 Draft Motion to Approve As Amended PZ#26-2ZRA 062526SpecMtng](#)
[EX#40 PZ#26-2ZRA Atty Willis Email Re Legislative Action 062926](#)
[EX#41 PZ#26-2ZRA MCherry Public Comm Rec062635](#)
[PZ#26-2ZRA NOD The Day Rec070926](#)

- B. PZ#26-1SITE - 740 Colonel Ledyard Highway (Parcel ID: 67-530-740), Ledyard, CT - Applicant/Owner, Sal Monarca, Ledyard Center LLC for Site Plan review for construction of a new 36-unit multi-family dwelling and associated site improvements. (Submitted 3/2/26, Date of Receipt 3/12/26, Tabled to 4/9/26, Tabled to 5/14/26, Orig. DRD 5/15/26 Request to Table to 6/11/26 with 65-day extension of time granted to PZC, Tabled to 6/11/26, New DRD 07/19/26, Tabled to 7/9/26).

Attachments: [FD#1 PZ#26-1SITE Application&Narrative Rec030226](#)
[FD#2 PZ#26-1SITE A butters Map&List Rec030226](#)
[FD#3 PZ#26-1SITE Acranom Drainage Report Rec 030226](#)
[FD#4 PZ#26-1SITE Architectural Plans Rec030226](#)
[FD#5 PZ#26-1SITE Site Plan Rec030226](#)
[FD#6 PZ#26-1SITE Transmittal Letter Rec030426](#)
[FD#7 PZ#26-1SITE Town Engineer Comments Rec040626](#)
[FD#8 PZ#26-1SITE Applicant Req Table Rec040926](#)
[FD#9 PZ#26-1SITE Ledyard Town Referral Email To GPU Rec041426](#)
[FD#10 PZ#26-1SITE GPU Comments Rec042326](#)
[FD#11 PZ#26-1SITE Request To Table 65-Day Ext Rec051126](#)
[FD#12 PZ#26-1SITE Request To Table To 070926 Mtng Rec060226](#)
[FD#13 PZ#26-1SITE Planner Comments 1 Rec061126](#)
[FD#14 PZ#26-1SITE Revised Plans 070126 Rec070726](#)
[FD#15 PZ#26-1SITE Killingly Eng Review Responses Dated 061526 Rec063026 2026.06.15 \(002\).pd](#)
[FD#16 PZ#26-1SITE 740 CLH Email Killingly Eng Re Survey Plan Set Rec063026](#)
[FD#17 PZ#26-1SITE Survey Sheets Dated 92022 Rec070126](#)
[FD#18 PZ#26-1SITE 2nd Transmittal Ltr Rec070126](#)
[FD#19 PZ#26-1SITE Right Of Way Agreement Rec070126](#)
[FD#20 Electric Distribution Easement Rec070126](#)
[FD#21 PZ#26-1SITE TE Comments 070926 Rec070926](#)
[FD#22 PZ#26-1SITE GPU Comments 070826 Rec070926](#)

- C. PZ#26-3SITE - 1947 Center Groton Road (Map ID:67-430-1947), Ledyard CT - Applicant, EG Home LLC - Agent, William Sweeney, Esq. - Property Owner, 1947 Center Groton Road LLC, for Construction of 17 residential multi-family buildings for a 72-Unit (Townhouse-Style) Multi-Family Housing Development and associated site improvements to be served by public water and sewer. (Submitted 5/21/26, Date of receipt 6/2/26, Tabled to 7/9/26, DRD 8/5/26).

Attachments: [FD#1 PZ#26-3SITE Application&SuppotingDocs Rec052126](#)
[FD#2 PZ#26-3SITE SitePlanCheckSheet Rec052126](#)
[FD#3 PZ#26-3SITE BLCompaniesRespCommTownTE Rec052126](#)
[FD#4 PZ#26-3SITE ReferenceMaps Rec052126](#)
[FD#5 PZ#26-3SITE RespCommTownPlanner Rec052126](#)
[FD#6 PZ#26-3SITE StormwaterManagementReport Rec052126](#)
[FD#7 PZ#26-3SITE TrafficStudy Rec052126](#)
[FD#8 PZ#26-3SITE CivilPlanSet Rec052126](#)
[FD#9 PZ#26-3SITE ElevationDrawings Rec052126](#)
[FD#10 PZ#26-3SITE TownTEMemo Rec060126](#)
[FD#11 PZ#26-3SITE TownPlannerMemo1 Rec060326](#)
[FD#12 PZ#26-3SITE GPUEmailWPCA Rec060126](#)
[FD#12-1 PZ#26-3SITE GPUTechnicalComments Rec060126](#)
[FD#12-2 PZ#26-3SITE EGhomes&GPUEmailThread Rec060126](#)
[FD#13 PZ#26-3SITE IWWCNODLtrApproval Rec060326](#)
[FD#14 PZ#26-3SITE TownPlannerRecommendationEmail Rec060326](#)
[FD#15 PZ#26-3SITE TownTransmittalLtr Rec061126](#)
[FD#16 PZ#26-3SITE Presentation061126 Rec061126](#)
[FD#17 PZ#26-3SITE DOTDenialLtr Rec062226](#)
[FD#18 PZ#26-3SITE GPUComments Rec062526](#)
[FD#19 PZ#26-3SITE StrmWterOperationsMaintiencePlan Rec070126](#)
[FD#20 PZ#26-3SITE BLCompaniesRespsCombinedComm Rec070126](#)
[FD#21 PZ#26-3SITE RevisedStormWterReprt070126 Rec070126](#)
[FD#22 PZ#26-3SITE RevisedCivilPlanSet070126 Rec070726](#)
[FD#23 PZ#26-3SITE TwnEngineerComments Rec070226](#)
[FD#24 PZ#26-3SITE 2ndGPUReferralRevDocs Rec070826](#)
[FD#25 PZ#26-3SITE 2ndTransmitalTwnDept Rec070926](#)
[FD#26 PZ#26-3SITE FireMarsalComments Rec070926](#)
[FD#27 PZ#26-3SITE Water&SewerMainAgreement Rec070926](#)
[FD#28 PZ#26-3SITE LLHDCComments Rec070926](#)
[FD#29 PZ#26-3SITE ConsentToTable Rec070926](#)

IX. NEW BUSINESS

- A. PZ#26-4RESUB/MOD - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT, Agent: Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for Modification of Application #24-2RESUB approved by Stipulated Judgment by the PZC on 12/11/25 for a 14-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g for revised road location & revised lot reconfigurations. (Submitted 07/06/26, Date of Receipt 07/09/26, DRD 09/09/26).

Attachments: [FD#1 PZ#26-4RESUB App&SupportingDocs Rec070626](#)
[FD#2 PZ#26-4RESUB ResubCheckList Rec070626](#)
[FD#3 PZ#26-4RESUB Narrative Rec070626](#)
[FD#4 PZ#26-4RESUB TrafficStudy Rec070626](#)
[FD#5 PZ#26-4RESUB GPUNotice Rec070626](#)
[FD#6 PZ#26-4RESUB RevisedAffordibilyPlan Rec070626](#)
[FD#7 PZ#26-4RESUB ResubvisionPlan Rec070626](#)

- B. PZ#26-5SR/SITE - 1 Inchcliffe Dr. (Parcel ID: 121-1080-1), Gales Ferry, CT - Applicant/ Owner, 1 Inchcliffe Property Management, LLC for Summary Review/Site Plan approval for conversion of second floor storage & office break room to two (2) one-bedroom single-family dwelling units above existing optometrist office (In Focus Eyecare). (Submitted 07/07/26, Date of Receipt 7/09/26, DRD 09/09/26).

Attachments: [FD#1 PZ#26-5SR-SITE App&SupportingDocs Rec070726](#)
[FD#2 PZ#26-5SR-SITE Narrative Rec070726](#)
[FD#3 PZ#26-5SR-SITE SitePlan Rec070726](#)
[FD#4 PZ#26-SR-SITE FloorPlans Rec070726](#)

- C. CGS 8-24 Review - 480R Shewville Road, Parcel#102-2210-480-R (fka “Loftus Wellfield”), Ledyard, CT for a report to the Ledyard Town Council regarding the sale of Town-owned property of about 11.46+/- acres to Kevin Blacker of Noank, CT for \$150,000

Attachments: [Sales Agreement- 480R Shewville Rd- Blacker Deed](#)
[Survey Map 11.46 ACS](#)
[Tax Card](#)
[Treaster Deed 480-R Shewville Rd copy](#)
[Treaster- Loftus Report 6.22.16 copy](#)
[Treaster-Loftus Access Road & Well Field](#)
[ACTION LTR-TOWN COUNCIL MTG-2026-07-08](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of June 11, 2026

XI. CORRESPONDENCE

XII. REPORTS

- A. ZEO Staff Report

Attachments: [ZEO STAFF REPORT 3-12-26](#)
[ZEO STAFF REPORT 5-14-26](#)
[ZEO STAFF REPORT 6-11-26](#)

- B. Planner’s Report

Attachments: [CTCOG GuidanceDocument-SpecialSession PA25-1](#)

XIII. ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.