



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman Marty  
Wood

Regular Meeting

**Thursday, April 9, 2026**

**6:00 PM**

**Council Chambers - Hybrid Format**

### REMOTE MEETING INFORMATION

#### Join Zoom Meeting

<https://ledyardct.zoom.us/j/82422051239?pwd=k4tImUBZa7Jq9MqKIvN4aAaDBAh0ak.1>

**Meeting ID: 824 2205 1239    Passcode: 579314**

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- 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

None.

- VII. PUBLIC HEARINGS/APPLICATIONS

None.

- VIII. OLD BUSINESS

- A. PZ#25-4SITE - 8, 9 & 11 Colby Drive (Parcel IDS: 68-520-8, 68-520-9, 68-520-11); Colby Drive (Parcel ID: 68/530/680); and 16 Highview Terrace, 5 Colby Drive & 6 Colby Drive (Easement Only) (Parcel ID: 68/960/16), Ledyard, CT, - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT for approval of regulated activities for construction of 27 multi-family structures for 38 dwelling units and associated site improvements, inc. completion of Colby Drive, inc. utilities, drainage structures, and detention pond. Approved with conditions by the PZC on 10/9/25. Mylar filing date 1/15/26. 90-day Ext. of Time to File Mylars to 4/15/26 Granted on 2/12/26. REQUEST FOR ADDITIONAL 15-DAY EXTENSION OF TIME TO 4/30/26 FILE

SITE PLAN MYLARS.

**Attachments:** [PZ#25-4SITE Request90-dayExtTimeFileSitePlanMylars11426](#)  
[PZ#25-4SITE NODToApplicantLtr ExtTimeFileMylars AWRev](#)  
[Sent031226](#)  
[PZ#25-4 8,9,11ColbyDr RqstExt15-DayExtTimeFileMylars 040726](#)

- 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 4/9/26, DRD 5/15/26).

**Attachments:** [FD#1 PZ#26-1SITE Application&Narrative Rec030226](#)  
[FD#2 PZ#26-1SITE AbuttersMap&List Rec030226](#)  
[FD#3 PZ#26-1SITE AcranomDrainageReport Rec 030226](#)  
[FD#4 PZ#26-1SITE ArchitecturalPlans Rec030226](#)  
[FD#5 PZ#26-1SITE SitePlan Rec030226](#)  
[FD#6 PZ#26-1SITE TransmittalLetter Rec030426](#)  
[FD#7 PZ#26-1SITE TownEngineerComments Rec040626](#)  
[FD#8 PZ#26-1SITE ApplicantReqTable Rec040926](#)

- C. Discussion of Sustainable CT

IX. NEW 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).

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(Submitted 3/16/26, Date of Receipt 4/9/26, Set Public Hearing for 5/14/26, DRD N/A - Commission Application)

**Attachments:** [EX#1 PZ#26-2ZRA ApplicationForm Rec031626](#)  
[EX#2 PZ#26-2ZRA PropAmendmentsZR Re Parking FinalDrft Rev040926](#)

- B. Discussion of Planning & Zoning Subcommittee regarding Housing Regulations
- C. Discussion of Ad Hoc Committee to “Evaluate the Separation of the Planning & Zoning Commission”, and discussion of the participation of one member of the Planning and Zoning Commission to join the Committee.

**Attachments:** [Request Nominations-Committee to Evaluate Seperate Planning Commission & Seperate Zoning Commission- memo-2026-03-26](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of March 12, 2026

**Attachments:** [PZC RegularMeetingMinutes 3-12-2026 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. ZEO Staff Report

**Attachments:** [ZEO STAFF REPORT 3-12-26](#)

- 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.