



Chairman Marcelle Wood

TOWN OF LEDYARD CONNECTICUT PLANNING & ZONING COMMISSION

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Thursday, June 26, 2025

6:00 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER

Chairman Wood called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Marcelle Wood
Secretary, Beth E. Ribe
Commissioner, James Harwood
Alternate Member Rhonda Spaziani
Alternate Member, Nate Woody
Commissioner, Matthew Miello

Excused: Vice Chair, Howard Craig

In addition, the following were present:

Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn
Land Use Attorney, Robert Avena

Chairman Wood seated Alternate Member Rhonda Spaziani for Vice Chair Howard Craig.

IV. PUBLIC HEARING/ APPLICATIONS

A. Public Hearing: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings. (Submitted 3/12/25, Date of Receipt 3/13/25, PH must open within 65 days by 5/16/25. PH orig. set for 5/8/25, Opening of PH postponed to 6/12/25 with 27-day ext. granted., PH opened 6/12/25, PH Cont. to 6/26/25. PH must close by 7/16/25, DRD 65 Days from close PH).

Chairman Wood reopened the public hearing. He asked that the Zoning Enforcement Official, Hannah Gienau, read an email from Ms. Burdick into the record who marked it as exhibit #33 concerning her request to continue the public hearing until August 14, 2025 to allow more time to review newly submitted documents.

Lorraine Healy, 42 Churchill Road, Ledyard, made a public comment in favor of the application and stated her desire for building height in the zoning regulations to be reduced.

Anne Roberts Pierson, 4 Anderson Drive, Gales Ferry, made her public comment statement in favor of the application. She stated that she concurs with previous comments made by residents concerning the application.

Lee Ann Berry, 78 Military Highway, Gales Ferry, made her public comment statement in favor of the application and spoke to the history of the Gales Ferry district and past regulation amendments regarding height restrictions in the Ledyard Zoning Regulations. She stated that multi-story buildings do not belong in the historic district of Gales Ferry.

Eleanor Murray, 26 Devonshire Drives, Gales Ferry, made her public comment statement in favor of the application and spoke to application IWWC#25-5SITE 189, 19 & 29 Military Highway.

Deborah Edwards, 30 Bluff Road West, Gales Ferry, made her public comment statement in favor of the application via zoom. She concurred with previous statements made by residents regarding the past regulation changes concerning heights. She stated that she feels if the residents were more aware of the past regulation changes, then applications such as IWWC#25-5SITE would not have been allowed. She expressed her desire for the Ledyard Zoning Regulations to protect the rural aspects of the town.

Ellen Atwood, 7 Harvard Terrace, Gales Ferry, made her public comment statement in favor of the application. She concurred with previous statements made by residents.

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, made his public comment statement to speak to the technical details of the applications. He stated that the Commission should look at section 11.6 of the Ledyard Zoning Regulations. He stated that according to the Zoning regulations of this section he feels that it is required that the application be referred to adjacent towns. He spoke to the affordable housing plan and the POCD and how they relate to the Ledyard Zoning Regulations. He spoke to the type of zoning used in Ledyard. He spoke to the construction of the Gales Ferry District and spoke to how it is a taxing district. He spoke to the past decisions made by the Planning and Zoning Commission regarding height restrictions. He spoke to the potential predetermination if the Planning and Zoning Commission approved application PZ#25-2ZRA. He spoke to the process of approval for by right applications. He spoke to Eric Treaster's application amendments. He spoke about special permit processes and how they were utilized in town. He made various comments about the application amendments.

Commissioner Harwood asked if Mr. Cherry suggests that that the Commission delete # 6 and retain number #20. They clarified how those changes would affect the height restrictions. Mr. Cherry and the Commission discussed regulations regarding notifying adjacent towns. Mr. Cherry commented on affordable housing in Connecticut.

Eric Treaster clarified if Mr. Cherry was representing the Economic Development Commission of which he is a member, Mr. Cherry responded that he was not.

Attorney Brian Smith of Robinson & Cole, One State Street, Hartford, CT, made a public comment statement. He stated that he had submitted documents to the record marked as exhibits #31-1 and #31-2, concerning response comments to Eric Treaster's application amendments. He

summarized comments made in the submitted letter.

Nayeli Contreras, Summer associate of Robinson & Cole , made a public comment statement to the Commission and spoke to the fire safety concerns raised by the public. She stated that after speaking to the Ledyard Fire Department she was informed that the Ledyard Fire Department has a ladder and that the department partners with surrounding fire departments. She stated that the Ledyard Fire department made comments stating that all buildings would have to comply with fire code. Commissioner Miello clarified if the Gales Ferry Fire Department would additionally be able to handle a large-scale fire. Ms. Contreras stated she would reach out and confirm.

Attorney Brian Smith continued his public comment statement and spoke to the increase in school age children based on multifamily housing development that was included in exhibit #31-1. Alternate Member Woody asked for clarification if a fire marshal stated that the fire department could not accommodate certain developments. He and Attorney Brian Smith discussed the case law concerning fire marshal denial.

Joanne Kelley, 12 Thamesview Pentway, Gales Ferry, made a public comment statement in response to Brian Smiths comments. She reviewed exhibit #31-1 and made various comments and findings regarding the data supplied in the letter. She spoke about her concerns with increases in school age children generated by multifamily housing. She spoke about property values. She spoke about multifamily housing in regard to the POCD.

Commissioner Ribe asked how the Board of Education plans for the amount of student enrollment and how far they project out. Joanne Kelley stated that what she just read out only encompasses the current budget. Commissioner Ribe asked what the max capacity of all Ledyard Schools is. She asked how the Board of Education plans for influx in student body. Joanne Kelley stated that currently the Middle School does not have enough capacity for all its students and they need to have three lunch room waves to accommodate the students. Commissioner Ribe asked if the Board of Education has a liaison with the planning and zoning Commission. Joanne Kelley responded no.

Resident of 49 Military Highway, Gales Ferry, made his public comment statement and mentioned that the Ledyard community is unique in that families are in and out due to military duty. He spoke about potential traffic increases created from large multifamily housing. He stated his concerns about the benefit of multifamily housing in Ledyard.

Ed Murray, 26 Devonshire Road, Gales Ferry, made his public comment in favor of the application. He spoke to his concerns about large multifamily housing and height restrictions imposed by the Ledyard Zoning Regulations. He commented on the requirements for reaching capacity in the schools.

Commissioner Harwood stated that he would like the public to restrict themselves to speaking to application PZ#25-2ZRA.

Anne Roberts Pierson, 4 Anderson Drive, Gales Ferry, stated that she is now confused if the residents can't mention application IWWC#25-5SITE that the legal team for IWWC #25-5SITE restricted in their comments. Commissioner Ribe stated that Attorney Smith was addressing the height restrictions proposed in the regulation's application. Ms. Pierson and the Commission discussed what discussion is proper during the hearing.

*** 5 MINUTE BREAK ***

Applicant, Eric Treaster, 10 Huntington Way, Ledyard, read his response comments to Attorney Brian Smith into the record previously marked as exhibit #32. He had copies passed out the Commission. He passed out copies of his amendment application previously marked as exhibit #27-2. He passed out several other documents to support his presentation. ZEO Hannah Gienau stated that they would be marked as exhibits #34 and #35 and #36 and continued his presentation transcript.

Chairman Wood asked for Eric Treaster to clarify his definition of a tall building. They discussed several definitions. They discussed several measurements to define height. Alternate Member Woody stated that he has been trying to separate height from density according to the regulation amendments. He stated that he is concerned that the application needs to think about the amendments in terms of density instead of height. He and Eric Treaster talked about how the CT General Statutes regulate density. Alternate Member stated that if the residents are truly concerned about the overflow of the school systems and traffic they should be concerned with density. Eric Treaster stated that he is only concerned with the height allowed by the zoning regulations and that all other concerns are secondary.

Doug Kelly, 40 Pinelock Drive, Gales Ferry, stated that height and density are interrelated and cannot be separated.

Commissioner Ribe and Eric Treaster clarified why his regulations only regulate the height of multifamily housing and not other forms of development. Eric Treaster continued to express his concerns about the height difference between multifamily housing and single-family homes.

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, commented that the application is workable and commented on features of urban design districts. Commissioner Harwood asked Mike Cherry if they wanted to reduce the sprawl wouldn't it make sense to reduce the footprints. They discussed various considerations of footprints.

Eric Treaster completed his presentation. He submitted his presentation narrative, and it was marked as exhibit #37.

MOTION to continue the public hearing to the PZC Regular Meeting of July 10, 2025.

RESULT: 5-0 CONTINUED
MOVER: Ribe
SECONDER: Miello
AYES: 5 Wood, Miello, Harwood, Ribe, Rhonda
NON-VOTING 1 Woody

B. Discussion & Decision: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings. (Submitted 3/12/25, Date of Receipt 3/13/25, PH must open within 65 days by 5/16/25. PH orig. set for 5/8/25, Opening of PH postponed to 6/12/25 with 27-day ext. granted., PH opened 6/12/25 PH Cont. to 6/26/25. PH must close by 7/16/25, DRD 65 Days from close PH).

RESULT: 5-0 TABLED

V. NEW BUSINESS

A. 1 Inchcliffe Drive, Gales Ferry - Discussion of site plan requirements for interior renovations to add 2 dwelling units

ZEO Hannah Gienau stated that after careful review, this project would not be allowed in the zone and therefore it a moot item. Chairman Wood recounted the history of that property and stated that the owner may think of different options and come before the Commission with another project.

VI. ADJOURNMENT

Commissioner Ribe moved the meeting be adjourned, seconded by Commissioner Harwood

VOTE: 5- 0 Approved and so declared, the meeting was adjourned 8:43 p.m.

Respectfully submitted,

Secretary Beth Ribe
Planning & Zoning Commission