



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission

~ AGENDA ~

Chairman
John Vincent

Regular Meeting

Tuesday, February 7, 2023

6:00 PM

Town Hall Annex - Hybrid Format

MEETING INFORMATION

Town Hall Annex - Small Conference Room

Join Zoom Meeting

<https://us06web.zoom.us/j/83965958541?pwd=c2JraFFFQWIONWdVeHhQcHluVHo5Zz09>

Meeting ID: 839 6595 8541

Passcode: 982080

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

Draft Minutes 1_3_23

Attachments: [1_3_23 EDC Minutes](#)

IV. CITIZENS COMMENTS

V. MAYOR'S REPORT

VI. PLANNER'S REPORT

VIII. OLD BUSINESS

A. Development of Strategic Plan (ALL)

Attachments: [2022-BP-app-questions](#)

C. Business Directory - Update

Attachments: [Ledyard Business List](#)

D. Video Update

Attachments: [Ledyard, CT - Community Scripts\(1\)](#)

E. Badges and Business Cards

IX. NEW BUSINESS

X. MARKETING ACTIVITIES AND REPORT

A. Ribbon Cuttings

B. Available Properties

XI. ADJOURNMENT

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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-1146

Agenda Date: 2/7/2023

Agenda #:



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes

Chairman
John Vincent

Tuesday, January 3, 2023

6:00 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:00 p.m. in the Conference Room of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

II. ROLL CALL

Present: Juliet Hodge, Director of Planning & Development, Mayor Allyn

Absent: Gary Paul (Town Council Liaison)

Present Commissioner Carol Ann Schneider
 Commissioner Michael Dreimiller
 Chairman John Vincent
 Commissioner Jessica Buhle
 Commissioner Peter Hary
 Commissioner Richard Tashea

III. APPROVAL OF MINUTES

Draft EDC Meeting Minutes December 6, 2022

MOTION to approve the Regular EDC Meeting Minutes of December 6, 2022. Motion Passed by the following vote.

MOVER: Dick Tashea

SECONDER: Jessica Buhle

AYE: 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

RESULT: APPROVED AND SO DECLARED

IV. CITIZENS COMMENTS

Present - Naomi Rodriguez (Town Council), Eric Treaster, Paul Maugle (6:20pm)

Eric Treaster asked about the status of the Founders Preserve (96 acres located at 332 Colonel Ledyard Hwy). The town voted in 2020 to give that land to Avalonia. He noted that there had been no conveyance yet, and that the burden was on Avalonia to carve out a lot for the house that is located on the lot. He suggested that if Avalonia was in default that the town should consider giving Avalonia just the historical parts of the property and the town keep the developable part and use it for something beneficial to the town directly. Mayor Allyn stated that Avalonia has submitted a couple of proposals for carving out the parcel for the house from the lot. He also noted that the house north of it is foreclosure for tax default so the town is likely to end up owning that property as well. That will allow the town to reconfigure 332 Colonel Ledyard Hwy to include the 2-car garage from the other property so that it could then be sold as a functioning house with a 2-car garage. Then the piece immediately north of that property would become the access to the rest of the Founders Preserve.

V. MAYOR'S REPORT

Made two stop-ins at businesses. Puerta Lima which reports that business is ok for them. Also stopped at Lucille's Café for 1.5 hours and saw a good flow of traffic there.

Dollar General is probably not more than a couple of weeks away from opening.

Ledyard Discount Liquors, which is moving into the former Gales Ferry Animal Hospital building, is probably pretty close as well

He noted in reference to Dollar General and Ledyard Discount Liquors that the town doesn't regulate "who", they regulate "what". He has received some complaints about the liquor store but that is actually regulated by the Dept. of Consumer Protection through the State of Connecticut. The State's formula is a maximum of one package store per 2,500 residents which gives Ledyard up to 6 licenses.

Schneider noted that they had done a nice job on the building. The Mayor concurred, noting that Advanced Improvements did a nice job of converting it into a decent looking building.

Barkin' Barley seems to be moving along. The entry way is done but the building seems to be at a standstill. Schneider said that they were waiting for something electrical which should be there in March. Hodge noted that it's a metal building which is not the kind of inspection that the town's building officials typically do.

Nothing new on the former Dow site. They're still meeting with residents for the environmental justice aspect of the project. Hodge said that they had received notice that Gales Ferry Intermodal would not be pursuing the dredging part of the project at this time due to something that happened in the DEP permit process. The Mayor said that was slowed because of the length of time that the DEP permit process would take, up to 2 years. So they're looking at other avenues to get that underutilized site up to speed.

VI. PLANNER'S REPORT

2 Certificate of Trade Names came in, both Photography businesses.

Met with Sal Monarca about moving on to the next phase for the 16 1-bedroom apartments at the former Ledyard Center School property. He's trying to move forward with that to get some of those units in that he had proposed before. Vincent asked if he is waiting for the septic extension. Hodge said that it wasn't clear at this time what his plan is.

Coastal Mudworks pottery studio is doing well. Hodge also stopped in at Puerta Lima. Everyone agreed that their food was very good.

VII. OLD BUSINESS**A. Development of Strategic Plan (ALL)**

Dreimiller has put together a list of all town parcels zoned non-residential - everything except R20, R40, and R60 zones. He just needs some clarification from Hodge on a couple of questions he has before he calculates the numbers that he wants to include in the Strategic Plan.

RESULT: CONTINUE

B. Route 12 Corridor Study

Mayor Allyn said that we are once again short-handed in Land Use department. As of Jan. 1st we don't have a zoning enforcement official again (he chose to retire). So the Rt. 12 Corridor Study is temporarily on hold due to staff shortage.

RESULT: CONTINUE

C. Business Directory - Update

Hary has done some updates, adding URLs and some new categories. Dreimiller will give Hary access to

the list of businesses that he generated as part of his Strategic Plan research. Buhle suggested using a Google Form for new listing submissions. That would ensure that all the required information is provided by the business. By March it should be ready. Something will be included in the next Events magazine about new Business Directory.

RESULT: CONTINUE

D. Video Update

Hary had emailed the script for the video to the commissioners. Commissioners will give their feedback to him and he'll pass them on to the production company. No update from Gary Paul due to illness regarding drone footage from Brian Reubelt. Hary and Buhle will put together a post for the Ledyard Community Resource page on Facebook requesting photos of the town for use in the video. Hary and Mayor Allyn will meet with the production company to produce a promotional video that will be shown to potential advertisers.

RESULT: CONTINUE

E. Yale/Harvard Regatta Festival 2023 - EDC Advanced Planning

Buhle is still trying to find a quote for a laser light show.

RESULT: CONTINUE

F. Business Cards/Badges Update

Badges for some commissioners were distributed. The rest will get them at our next meeting. Hodge suggested that we not use our personal contact info on the new business cards.

This was Continue.to the Economic Development Commission due back on 2/7/2023

RESULT: CONTINUE

VIII. NEW BUSINESS

A. Acceptance of Commissioner Tashea as the Vice Chair of the Ledyard EDC.

Tashea, who was absent at last month's meeting due to illness, was re-elected in absentia to continue as Vice Chairman. He accepted the position of Vice Chairman.

B. Ribbon Cutting for " My Pet's World" - Date & time TBD

Vincent will suggest Friday January 27th which would leave time to get it into the March issue of Events magazine.

C. Article submission for Ledyard magazine, deadline Jan 23rd.

Submissions for the Business Directory and possibly the My Pet's World ribbon cutting.

IX. MARKETING AND ACTIVITIES REPORT

Buhle gave a recap of the daily small business promotion giveaways that she ran on the Ledyard Community Resource Facebook page during the month of December. Total value of the 31 prizes was at least \$1,000. The participating businesses were pleased with the attention the promotion provided.

X. AVAILABLE PROPERTIES

Dreimiller gave a list of properties, buildings, and office spaces that he thinks are For Sale, For Rent, or For Lease and asked if Vincent could verify the list.

XI. ADJOURNMENT

A motion was made by Commissioner Tashea, seconded by Commissioner Buhle, to adjourn at 6:42pm. The motion carried by the following vote:

MOVER: Richard Tashea

SECONDER: Jessica Buhle

AYE: 6 Buhle, Schneider, Dreimiller, Hary, Tashea, and Vincent

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-216

Agenda Date: 2/7/2023

Agenda #: A.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Development of Strategic Plan



Connecticut Economic Development Association (CEDAS)
BEST PRACTICES IN ECONOMIC DEVELOPMENT & LAND USE PLANNING
A Program for Municipal Accreditation

**2022 CERTIFICATION
QUESTIONS & REQUIRED DOCUMENTS**

The Best Practices Certification application must be completed by a team that includes those responsible for both land use and economic development in your community. The application contains four components:

- I. Communications & Marketing
- II. Coordination & Collaboration
- III. Organizational Capacity & Strategy
- IV. Policies & Programs

Each question will require evidence that supports the criteria (for example, a narrative of no more than one paragraph, a hyperlink or URL to a webpage or document, or a PDF).

The following pages document the questions on the online application.

For more information, and the link to the online application, go to:

<https://www.cedas.org/Resources/CT-Best-Practices-In-Land-Use-and-Economic-Development/>

COMMUNICATIONS & MARKETING

1. Offers pre-application meetings to those applying for building, zoning, or other related permits to discuss timeframes, board or departmental requirements, restrictions, or address concerns and follows up with the applicant if necessary.

Provide narrative description no more than one paragraph.

2. Has a website or web page for Planning and Economic Development that is updated regularly at least quarterly.

Confirm date of last update and provide URL.

3. Uses social media and or newsletter to communicate with business community & stakeholders.

Provide evidence of at least one town social media account and one example of a post or newsletter in the previous 6 months.

4. Land Use Regulations are available online.

Provide URL.

5. Communicates within 72 hours to pending applicants and responds to questions within 72 hours regarding application status.

Narrative description of process used, policy if applicable, and average length of permit process. No more than one paragraph.

6. Offers GIS land use and parcel information online to applicants and the public.

Provide URL.

7. Shares applications and renderings online for stakeholders to review during the approval process.

Provide URL.

8. Offers online permitting that allows for electronic signatures and payments.

Provide URL.

9. Community has a written brand identity and marketing strategy.

Provide narrative description no more than one paragraph.

10. Community maintains a “sell sheet” to quickly respond to proposal requests that includes: demographic information, workforce data, largest existing employers, cost of doing business, tax rates, and utility providers.

Upload a PDF of the sell sheet.

11. Community has a plan for communicating effectively across language barriers.

Provide link to plan and/or examples. No more than one paragraph.

Upload additional files supporting criteria above. Please label your files with the criteria number for reference.

COORDINATION & COLLABORATION

12. Coordinates meetings between relevant municipal departments to encourage collaboration on applications and avoid conflicting schedules.

Provide narrative description no more than one paragraph explaining the process or statement of policies.

13. Actively partners with regional economic development organizations and other communities.

Please list economic development organizations you have partnered with in the last year and the projects or activities in no more than one paragraph.

14. Works collaboratively with a diverse group of partners, reflecting the diversity of your community (race, ethnicity, gender, unique perspectives, etc.) that informs inclusive growth and equitable economic development.

Description of organizations town is partnered with or members of and an example of collaboration in no more than one paragraph.

15. Publishes a check list or flow chart demonstrating required permit submittals and it is sent to applicants with steps that must be completed in order to proceed.

Please provide a description or URL of checklist or flow chart and evidence of dissemination (e.g. website or sample communications).

16. Encourages applicants to conduct community and neighborhood meetings in advance of public hearings and provides relevant contacts or support.

Description of process and at least one example in no more than one paragraph.

17. Offers coordinated inspections if applicable; e.g. public safety and building inspector.

Evidence that this is an option available to applicants (emails, general correspondence, or notices of inspection).

18. Hosts interdepartmental staff meetings to address issues related to applications for building, zoning, or other related permits.

Narrative description, evidence of meeting attendance. No more than one paragraph.

Upload additional files supporting criteria above. Please label your files with the criteria number for reference.

ORGANIZATIONAL CAPACITY & STRATEGY

19. Has a point person dedicated to economic development who serves as coordinator/ombudsman for on-going communications and has relevant training or experience.

Evidence of point person designated or appointed and description of role. No more than one paragraph.

20. Has a mission statement for economic development that reflects the community's vision and values.

Provide a URL, screenshot or other information as to where the mission statement is published or has been distributed to the public.

21. Supports ongoing training/professional development for economic development and land use staff and commissioners (e.g. orientation and continuing education for new commission members).

Provide a short narrative describing recent training and professional development. No more than one paragraph.

22. Has completed a standardized economic development self-assessment and has a plan for continuous improvement.

Provide a PDF copy of the self-assessment summary or finalized results. If possible provide a URL where results may be accessed online. Otherwise please provide a one-page summary.

23. Asks applicants to provide feedback on the application process and uses feedback to make process improvements (customer satisfaction survey).

Provide URL link to survey tool, short narrative description of process and how results are being used.

24. Reviews zoning and land use regulations at minimum every five years for consistency, best practices in planning and economic development, alignment with the plan of conservation and development, economic inclusion, and vision for economic development.

Provide evidence that regulations are reviewed or updated and narrative describing what updates were made and how this incorporates feedback from businesses. No more than one paragraph.

25. Has an economic development strategic plan current within the past three years.

Provide the URL for the plan or 1-2 page PDF summary and narrative description of its use in shaping economic development policies.

26. Maintains an inventory of available properties.

Provide a URL if possible or or screenshot of the current list of properties.

Upload additional files supporting criteria above. Please label your files with the criteria number for reference.

POLICIES & PROGRAMS

27. If the community has municipal incentive policies, they are posted on the community's website.

Provide URL.

28. Publishes design and signage guidelines or design review criteria.

Provide URL.

29. Has a formal Business Retention and Expansion plan/program. Formal programs are systematic approaches to business visits. These must include some strategy beyond occasional visits.

Describe the program goals, activity over the last year, and how it is conducted. Provide a PDF or URL if available.

30. Zoning codes provide reliability, predictability and transparency through tools such as form based zoning.

Provide evidence for use of form-based codes through URL link to codes or PDF.

31. Demonstrates movement towards administrative review.

Provide evidence through URL link to codes or PDF.

32. Engages women and minority-owned businesses to determine specific needs and direct them to specialized resources.

Provide URL or narrative description of evidence, no more than one paragraph.

33. Other innovative and creative ideas not previously accounted for in other criteria.

Upload additional files supporting criteria above. Please label your files with the criteria number for reference.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-379

Agenda Date: 2/7/2023

Agenda #: C.

2017

Address	Owner	Applicant	Business	Activity	Zoning District	Contact	Permit/App. #	Appl. Date	
597 Colonel Ledyard Hwy	Corrado & Doris Sciarretta	C+D Coffee	C&D Coffee Roaster, LLC (home occupation)	Roasting & Packaging Coffee	R60	(860) 464-9961	4556	1/27/2017	CLOSED
14 Iron Street	Iris Holding Company, LLC	Thames Aquatic Club, LLC	Thames Aquatic Club, LLC	Recreational Facility (outdoor pool and tennis courts with seasonal bubble structure to enclose for year round use)	LCDD	(860) 230-1473	4557	2/8/2017	Vitale Aquatic Center - OPEN
1506 Route 12	Ahmed Choudhry / Best Way 2	Same	Best Way	Gas Station & Convenience Store	CIP	(860) 381-5096	4558	2/13/2017	STILL OPEN
13 Kalmia Drive	Robin Franklin & Mark Gosink	Same	Robin in the Garden (home occupation)	Landscaping	R40	(860) 710-4466	4794	4/25/2017	STILL OPEN
776 Colonel Ledyard Hwy	Kevin Czapl	Same	New England Shooting Solutions, LLC (home occupation)	Firearms Education and Sales	R40	?	4814	5/18/2017	CLOSED
543 Colonel Ledyard Hwy	Todd C. & Melanie A. Willis	New London County Septic Service, Inc	DENIED (home occupation)	DENIED			4822	6/1/2017	Now at 841 Long Cove Rd.
39 Kings Hwy	Allyn	Douglas and Mitzi Meyer	Meyer Coffee Shop	Bank Office Space --> Coffee Shop/Café (change of use)	GFDD	Owner - (860) 892-1335 Applicant - (860) 705-8582	4831	6/6/2017	CLOSED
	39 Kings Hwy LLC	Douglas Meyers	?	Office Space --> Coffee Shop (change of use)	GFDD	?	4916	10/6/2017	CLOSED
1598 Route 12, G.F.	G.F. Plaza	Emily Soanes	Personal Tattooing Service	Personal Tattooing Service (Special Permit)	GFDD	Owner - (860) 918-4970 Applicant - (860) 608-0909	4829	6/6/2017	CLOSED
463 Pumpken Hill	Paula Crawford	Same	Leaning Birch Equestrian Center (home occupation)	Equestrian Center Office	R60	(860) 536-4111	4845	6/30/2017	STILL OPEN
6 Autumn Way	Charles and Valerie Hollis	Same	DENIED (home occupation)	DENIED Commercial Kitchen			4853	7/12/2017	DENIED
215 Lambtown Rd	John P. Moore	Same	J.P. Moore Excavating LLC (home occupation)	Excavation Contractor	R60	(860) 536-1897	4866	7/24/2017	STILL OPEN
1011 Shewville Rd	Peter and Dawn Gothers	Same	Peters R. Gothers, Jr. (home occupation)	Small Transmission Bench Repair	R60	?	4881	8/22/2017	CLOSED
7 Tuckers Run	Elaine & Dean Peluso	Same	Legendary Family Travel (home occupation)	Travel Agency	RM40 --> R40?	(860) 464-6164	4880	8/22/2017	CLOSED
52A Vinegar Hill	Reginald Weed	Same	R.L. Weed Company (home occupation)	Excavation and Landscaping, backhoe services (H.O. Renewal)	R40	860-464-1535	4892	8/29/2017	CLOSED?
1663 Route 12	Gales Ferry Realty Trust - Charles C. Hajar - trustee	Main Event, LLC - c/o Chris Pennenga	Main Event LLC	Fitness/Martial Arts	GFDD	(860) 381-5057	4895	9/1/2017	STILL OPEN
16 Saw Mill Road	Elma & Gerardo Gatchalian	Same	GSITE (Gatchalian Supply International Trading Enterprise) (home occupation)	Online Trading	R60	?	4910	9/20/2017	?
21 Richard Rd	James Dougherty	Same	Genuine Jim Helping Others LLC (home occupation)	Shopping and delivering groceries to seniors and disabled (H.O. renewal)	R40	8604647580	4919	10/25/2017	Active
2 Goulart Rd	Terence Irving	Same	Home occupation -	Photography			4926	11/20/2017	?
18 Fairway Dr	Anthony Mer	John Paul Mereen	?	S.U.P. Construct 2 Commercial Buildings	LCV2	Owner - (860) 984-6131 Applicant - (860) 442-2201	4932	12/26/2017	Commercial Services - built

2018

Address	Owner	Applicant	Business	Activity	Zoning District	Contact	Permit/App. #	Appl. Date	
796 Lantern Hill Rd	Joseph & Mary Oddo	Same	J&M Excavation (home occupation)	Residential Excavation (H.O. renewal)	R80 -->	(860) 572-0211	4937	1/15/2018	STILL OPEN
1322 Baldwin Hill Rd	B&R Holding Company, LLC	Christopher McLaughlin		Site Plan Renewal	CIP		4941	1/29/2018	PROPERTY FOR SALE

748 Col. Ledyard Highway	Dominick Ceravolo	Kyle Hair & Jessica Carlebach	Lou's Garage	Pre-existing use, addition of Repair/Sales/Town/U-Haul rentals at existing auto sales repair location	LCDD	Applicant: (860) 608 1348	4942	2/1/2018	CLOSED
126 Gallup Hill	LU Leasing	Jennifer Bruyneel	Swoon Salon and Space	Lashing, massage, facials, hair styling (special use permit)	NC	Owner: (860) 460-7092 Applicant: (860) 514-1303 & jennibeamer@aol.com	4944	2/5/2018	STILL OPEN
2 Village Dr	Jeffrey Eilenberger	Same	Good News Lock & Key (home occupation)	Mobile Locksmith	R20	(860) 287-2109 & goodnewslock@gmail.com	4957	2/27/2018	STILL OPEN
346 Colonel Ledyard Hwy	Clyde & Susan Gordon	Same	Ivy Cottage LLC	Daycare facility --> Single Family Residence (change of use)	R60	(860) 303-4797 & clydegordon@hotmail.com	4967	3/15/2018	CLOSED (NOW A SF)
11 Eagle Ridge Dr, G.F.	Theodore & Elfriede Janacek	Same	Dontskipbyme.com, LLC (home occupation)	Internet sales of handicrafts and jewelry	R40	(860) 271-6013 & tnejanacek@sbcglobal.net	4968	3/22/2018	CLOSED
14 Iron Street	John & Anne Vitale / Thames Aquatic Club, LLC	Caulkins Design Assoc Inc (Contractor)	Thames Aquatic Club, LLC	Clubhouse, pool and tennis courts	LCDD	Owner: (860) 230-1473 & tacswwim@att.net	4994	5/10/2018	STILL OPEN
4 Andersen Dr	Raymond & Anne Pierson	Same	Pierson Electric LLC (home occupation)	Pierson Electric Home Office (H.O. Renewal)	R20	(860) 464-8101 & rapierson@att.net	5010	6/5/2018	STILL OPEN
1949 Center Groton Rd	Ahmed Choudhry / Best Way 2	Wiese Construction (contractor)	Best Way	Construction of Convenience Store Gas Station and Associated Site Improvements	LCDD	Contractor: (860) 889-4973	5022	6/21/2018	STILL OPEN
25 N. Glenwoods Rd	Andrew & Carolee Kraje	Same	Cs Eclectic Cupboard (home occupation)	Online Retail (H.O. Renewal)	R40	(860) 334-4496	5028	7/9/2018	CLOSED
749 Col. Ledyard Hwy	Matt Hewes (Holdridge Farm Nursery, Inc)	Same		Coffee Shop & Associated Signage	LCDD	(860) 464-8400 & shari@holdridgegarden.com	5041	8/2/2018	
749A Col. Ledyard Hwy	Matt Hewes (Holdridge Farm Nursery, Inc)	Philip Wathins (Ledyard Town Spirits)	Ledyard Town Spirits LLC	Restaurant/Art studio --> Liquor Store (change of use)	LCDD	Owner: (860) 857-3179 & mhewes1@att.net Applicant: (860) 965-1419 & pwathins11@cox.net	5057	9/5/2018	STILL OPEN
1666 Route 12	Mark Caise	Thirty Group, LLC DBA Thirty Marketing	Thirty Group, LLC DBA Thirty Marketing	Replacement of signage insets within road kiosk and 2 canopy signs (was labeled as a change of use in binder?)	GFDD	Owner: (860) 912-2074 & Mcaise@ThirtyMarketing.com	5068	9/13/2018	STILL OPEN
1358 Baldwin Hill Rd	Terra Firma, Inc.	Same	Terra Firma	Construction of 3 new self-storage buildings (modified site permit application)	CIP	(860) 464-5099 & chm@terrafirmas.com	5101	11/7/2018	STILL OPEN
4 Blacksmith Dr	Denise Nott	Same	Nutmeg Building & Remodeling LLC	Home Office for Remodeling Business (H.O. Renewal)	R20	(860) 572-9606 & dm.nott@gmail.com	5106	12/13/2018	STILL OPEN

2019

Address	Owner	Applicant	Business	Activity	Zoning District	Contact	Permit/App. #	Appl. Date	
748 Colonel Ledyard Hwy	Dominick Ceravolo	Eric French Jr	?	Auto repair garage	?	?	5113	1/16/2019	For Rent
39 Kings Hwy	Fred Allyn	Adam Bridges	Kings Highway LLC (office building)	Add a Dumpster Area with a Block Retaining Wall	GFDD	Owner - (860) 602-9521 Applicant - (860) 287-2536	5114	1/29/2019	STILL OPEN
7 Hurlbutt Rd	The Landing at Gales Ferry LLC (Paul Breglio)	Robert Trumblay	Tremblay's Ceramic Creations	Congregational Meeting place --> Ceramic Classes and Ceramic Retail (change of use)	GFDD	Owner - (860) 724-3431 Applicant - (860) 204-0066	5115	2/13/2019	STILL OPEN
7 Hurlbutt Rd	The Landing at Gales Ferry LLC (Paul Breglio)	Dieneke Audrus	Little Acorn Preschool LLC	Public School / Church --> Preschool (change of use)	GFDD	Owner - (860) 724-3431 Applicant - (401) 601-1692	5137	4/29/2019	STILL OPEN
1506 Route 12	Bestway 2 LLC	Trevor Cardinor	Bakers Dozen of Gales Ferry LLC	Coffee Shop/Bakery with a drive thru window	CIP	Owner - (860) 608-9636 Applicant - (860) 208-7473	5151	5/23/2019	STILL OPEN
7 Whippoorwill Dr	Jessica Cobb	Same	Sketch Fin Designs (home occupation)	Custom Graphics and Designs	R40	(951) 212-8477	5157	6/6/2019	STILL OPEN

750 Colonel Ledyard Hwy	Dominick Ceravolo	Daniel Williams	Mystic Dogs / GGS coastal kitchen co.	Seasonal use of property for hotdog vender retail sales (food cart / catering)	LCDD	Owner - (860) 449-8487 Applicant - (720) 556-0640	5168	6/25/2019	Vacant
7 Lorenz Ind. Parkway	Paul Breglio	Gabe Muntimuri	Gabe's Barber Shop	Barber Shop (change of use)	CIP	Applicant - (401) 741-1572	5191	7/31/2019	STILL OPEN
10 Lorenz Ind. Parkway	Zachary Spicer / Spicers Lawn Care & Landscape Design LLC	Same	Spicers Lawn Care & Landscape Design LLC	Auto glass connection --> Spicers lawn care & landscape deisng (change of use)	CIP	(860) 917-4873	5200	8/28/2019	STILL OPEN
384 Colonel Ledyard Hwy	Iglesia Fuente de Salvacion Misionera	Same	Iglesia Fuente de Salvacion Misionera, Inc M.L.	Religious Purposes (change of occupancy)	R60	(860) 574-2197 / (860) 574-0137	5216	10/1/2019	STILL OPEN
12 Military Highway	Bannerstone LLC // Skip & Carol Hayward	Boss Hair Design LLC / Danielle Brown	Boss Hair Design	Hair Salon (change of use)	GFDD	Owner - (860) 536-7577 Applicant - (860) 287-3507	5217	10/2/2019	STILL OPEN
8 Hillcrest Ave	Christopher & Bethany Knablin	Same	Lula Roe Bethanys Boutique (home occupation)	Clothing	R20	(860) 333-4653	5237	11/13/2019	?
534 Colonel Ledyard Hwy	Gary Giordano & Lesley Palm	Same	Premier Home Improvement, LLC DBA Giordano Restoration (home occupation)	Home Improvement / Disaster Resoration	R60	(860) 885-4892	5238	11/20/2019	STILL OPEN
747 Shewville Rd	Catalina & Miroslaw Gladczuk	Same	CM Global FWD LLC (home occupation)	Door to Door Service		(860) 536-2318	5243	12/9/2019	DENIED
1504 Route 12	Vera Marie Realty LLC / Jeff Mazzella	Same	Vera Marie Realty LLC	Retail location for truck and automotive accessories (change of use)	CIP	?	5245	12/18/2019	STILL OPEN

2020

Address	Owner	Applicant	Business	Activity	Zoning District	Contact	Permit/App. #	Appl. Date	
1949 Center Groton Rd	Bestway 2 LLC	Contractor: Bemer	Bestway Gas	Site plan modification - installation of 1 propane tank exchange cabinet and associated concrete crash protection devices	LCDD	Contractor - (860) 655-8661	5250	1/9/2020	STILL OPEN
1598 Route 12	George Koutouzis	Contractor: Antonio P. Valero	Drip N' Drop	Vape Retail Shop (change of use)	GFDD	Owner - (860) 857-0334 Contractor - (860) 381-5178	5256	1/21/2020	?
3 Oakridge Dr	Matthew & Caroline Harper	Same	Harper Woodworks (home occupation)	Craft wooden items for sale online and at merchant venues	R40	(301) 633-4414	5258	1/23/2020	?
1598 Route 12	George Koutouzis	Jon Filipinas	Yoko Loko LLC	Restaurant (change of use)	GFDD	Applicant - (860) 908-3493	5275	3/12/2020	STILL OPEN
2 Village Dr	Jeffrey Ellenberger	Same	Good News Lock and Key (home occupation)	Mobile Locksmith (H.O. Renewal)	R20	?	5277	3/18/2020	?
740 Colonel Ledyard Hwy	Ledyard Center LLC	Ledyard Center LLC, C/O Harry Heller	Ledyard Center LLC	Repurposing of portions of the former Ledyard Center School for a package store use	LCDD	(860) 349-9000	PZ-20#01	5/7/2020	?
3 Mary Belle Circle	Paul Picken Jr. & Sarah Riquier	Same	Sarah Riquier - Independent Stylist (home occupation)	Hair Salon	R40	(860) 235-1231	5297	5/7/2020	?
1661 Route 12	Fireside Brick Oven / Adam & Brandi Arpin	Same	Fireside Brick Oven	Temporary outdoor dining		(860) 381-5575	5320	6/3/2020	STILL OPEN
1649 Route 12	Triple B / Susan Fazikas	Same	Triple B- Best Burgers and Brews	Temporary outdoor dining		(860) 303-0650 (860) 705-1488	5330	6/10/2020	STILL OPEN
678 Colonel Ledyard Hwy	Paula Crawford	Michele Spicer	Parke's Place Family Reaturant	Temporary outdoor dining		Owner - (860) 389-7782 Applicant - (860) 961-2863	5331	6/10/2020	STILL OPEN
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Bill Kane - agent	?	Change of use / site work per PZ-20#01, approved on 6/11/2020	LCDD	?	5351	6/29/2020	?

740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Dacia Banda	Dacia Vu Photography	Elementary school --> Photography Studio (change of use)	LCDD	Applicant - (860) 455-3683	5350	6/29/2020	CLOSED
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Kenneth W. Paulk	Alumni Wine + Spirits	Elementary school --> Retail - Liquor Store (change of use)	LCDD	Applicant - (860) 625-7843 & (860) 381-5520	5356	6/30/2020	STILL OPEN
8 Pennywise Lane	Annette & Dale Eldridge	Same	Classic & Contemporary Creations (home occupation)	Sale of Craft Products (crafts/birdhouses/scrapbooks)	R20	(860) 912-4356	5374	8/5/2020	CLOSED
29 Iron St	William Rose	Same	BMC Firearms LLC (home occupation)	Sale of Firearms and Ammunition	R20	(860) 501-5819	5375	8/5/2020	STILL OPEN
1949 CGR	Ahmed Choudhry / Best Way 2 LLC	R.E.G. Properties 3 LLC - DBA Subway / the contractor is Ryan Gwiazdowski	Subway	Vacant Space --> Subway (change of use)	LCDD	Owner - (860) 608-9636 Contractor - (860) 334-8573	5391	8/21/2020	STILL OPEN
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Stephanie Davis	Babbling Bambinos LLC	Elementary School --> Units B1-B2 - Child Daycare (change of use)	LCDD	Applicant - (860) 865-8104	5399	9/9/2020	Business moved to 7 Hurlbutt Rd?
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Catalina Gladczuk / the contractor is W. Kane	Catalina's Asian Groceries LLC	Elementary School --> Units A-14+A-16 - Retail Grocery Store	LCDD	Applicant - (860) 536-2318 Contractor - (860) 287-6126	5411	9/23/2020	STILL OPEN
1026 Long Cove Rd	L&H Properties, LLC	Rufina Lamin	Sew Mindful	Vacant --> Alteration, Tailoring, Service (change of use)	CIP	Owner - (860) 889-5446 Applicant - (860) 800-4689	5421	10/1/2020	STILL OPEN
18 Fairway Dr	Anthony Mea	H+H Landscaping LLC / Richard Hines	H+H Landscaping LLC	Vacant new construction --> Landscape Company Equipment Storage + Maintenance (change of use)	LCDD	Owner - (860) 984-6131 Applicant - (860) 705-5093	5422	10/5/2020	STILL OPEN
193 Iron street	Allyson Angelini	Same	Heart Farm	Special Permit - 30'x72'x12' Seasonal high tunnel for vegetable growing	R60	(860) 303-0536	PZ-20#04	10/20/2020	STILL OPEN
1663 Route 12, G.F.	Richard Perri (change of occupant)	Same	Human Performance Therapeutic Centre	Gym?			5433	10/29/2020	Unsure if this is still a business, last BPZ file is in 2016
1476 Route 12	R. Baron Construction LLC / contact person is Steve Monroe (change of occupant)	Same	Eagle Quality Landscaping, LLC	Retail sales yard, office, landscaping business	CIP	(860) 333-0013	5434	10/29/2020	STILL OPEN
20 Lorenz Ind	Jason Manafort	Generation Four Realty LLC	CWPM	Site plan / special permit modification - does not intend to use the site according to the previous use of a truck hauling facility. This facility will process/bale cardboard and paper products. The small building addition to be used as office space, existing garage to be used as storage of equipment	CIP	Applicant - (860) 793-6747	PZ-20#06	11/18/2020	NEVER COMPLETED
1026 Long Cove Rd	Lopez	S. Scozga?	?	Change of use			5458	12/15/2020	Cannot find in the BPZ folder, however, it appears to be a single family house now
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Christopher Frye	Frye's Barbershop	Elementary School --> Barbershop (change of use)	LCDD	(860) 271-9372	5452	12/28/2020	STILL OPEN

2021

Address	Owner	Applicant	Business	Activity	Zoning District	Contact	Permit/App. #	Appl. Date	
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Colleen Davis	GOAT Physical Therapy + Wellness LLC	Elementary School --> Physical therapy and fitness (change of use)	LCDD	Applicant - (860) 460-0909	5460	1/27/2021	CLOSED (RELOCATED TO WATERFORD)
691 Shewville Rd	Three Sons Ledyard LLC (change of occupant)	Same	Prides Corner Farms	Maintained existing use --> farming	R60	(860) 468-6025	5463	2/2/2021	CLOSED (RELOCATED TO LEBANON)
112 Gallup Hill Rd	Mary Champagne (change of occupant)	Same	Circle Oak Farm	Maintained existing use --> Existing farm Herding, sheep wool/lambs, goats, milk, agility, farm trails and Training facility use	R60	(860) 608-2879	5468	2/10/2021	STILL OPEN
7 Hurlbutt Rd Unit A-2	Paul Breglio	Stephanie Davis	Babbling Bambini LLC	Vacant Space --> Unit A-2 - Preschool (change of use)	GFDD	Owner - (860)724-0755 Applicant - (860) 865-8104 & (562) 262-4667	5496	3/18/2021	STILL OPEN
91 Meetinghouse Lane	Cynthia Williamson & Ralph Graham	Same	Mystic Drone 43 (home occupation)	Home office for Commercial photography/roof inspection/real estate	R20	(860) 961-6538	5500	3/22/2021	STILL OPEN
1661 Route 12	Gales Ferry Realty Trust / Charles C. Hajar (trustee)	The contractor is Adam Arpin	Sunnyside Diner	Breakfast / Lunch restaurant (change of use)	GFDD	Owner - (860) 638-5189 Contractor - (203) 824-9087	5505	3/29/2021	STILL OPEN
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Mohegan Trading Post / Michael & Carol Johnson	Mohegan Trading Post	Vacant Space --> Retail and Craft Store (change of use)	LCDD	(860) 287-1444	5519	4/19/2021	STILL OPEN
964 Long Cove Rd	James Robinson	Heller Heller & McCoy (attorneys)	(residential property)	Special permit for Earth Product Excavation and Removal and Construction of Detached Steel Garage	R40	Owner - (860) 287-5176	PZ-21#06	4/22/2021	Not a business/Enforcement Issue
1026 Long Cove Rd	L&H Properties LLC / James Gillanders	Riverstone Family Services - Rachele Regan	Riverstone Family Services	Office utilized as an eye-glass center --> life coach, charity type work, family activities/events, community involved activities/events (change of use)	CIP	Owner - (860) 890-8870 Applicant - (860) 529-2610	5548	6/7/2021	STILL OPEN
1592 Route 12	Charles & Laura Beal (change of occupant)	Same	CIC Automotive & Sales LLC	Auto repair, used car dealer, auto body, and towing	GFDD	(860) 446-6929	5567	7/8/2021	STILL OPEN
740 Colonel Ledyard Hwy	Ledyard Center, LLC / Sal Monarca	Michael Sarcia	Lucille's	Elementary School --> Coffee Shop	LCDD	Applicant - (860) 222-5921	55787 & 5681	7/19/2021 & 4/11/22	STILL OPEN
7 Hurlbutt Rd	Landing at Gales Ferry	Sonya Rock	Sonya's Hair Studio	Vacant Space --> Hair Salon (change of use)	GFDD	Applicant - (860) 464-1116	5586	7/22/2021	CLOSED
96 Silas Deane Rd	Terri & Edwin Berryman	Same	Twenty Paws Bakery (home occupation)	Home Baked Dog Treats	R40	Applicant - (860) 389-5156	5588	7/29/2021	STILL OPEN
1026 Long Cove Rd	L&H Properties LLC	CT Beauty Secrets --> Angel Donovan (change of occupant/tenant)	Lively Aesthetics	facials/skincare/waxing	CIP	Applicant - (413) 824-0763	5590	8/3/2021	STILL OPEN
7 Fairway Drive	Jacob Geer	Same	860-949-2432	Auto Dealer and Repair Facility	LCDD	?	PZ-21#11 Site	9/13/2021	Under Construction
749 Colonel Ledyard Hwy	Holdridge Farm Nursery Inc.	Jenise Frechette & Lynn Rall	2Gals Resale Therapy	Hair Salon --> Consignment Store for new and used clothing, and accessories (change of use)	LCDD	Applicant - (860) 382-5942	5599	9/13/2021	STILL OPEN

3 Ovata Dr	Jeffrey A. & Shelly A. Butler	Same	Butler's Custom Innovations LLC (home occupation)	Manufacturer of Custom Laser engraved and 3D printed products	R40	(208) 750-6110	5608	10/14/2021	STILL OPEN
9 Highland Dr	William & April Brunelle	Same	April Kneads Dough (home occupation)	Home Cottage Bakery	R20	(401) 316-7266	5613	10/19/2021	STILL OPEN
11 Ferry View Dr	Peggy & Kevin Lemoi	Same	Hair By Peggy (home occupation)	Hair Salon (single chair)	R20	(860) 381-9038	5616	10/26/2021	STILL OPEN
1528 Route 12	Ledyard Land Group LLC	Sarah & Patrick Scully	Bark & Brew (Site plan review)	Brewery and Dog Park Site	GFDD	Applicant - (860) 287-0517	PZ-21#12 Site	11/10/2021	UNDER CONSTRUCTION
35 River Drive	Stanley Maxim Lucas	Same	Lucas Law, PC (home occupation)	Law Office	R40	(860) 889-3353	5628	11/29/2021	STILL OPEN
1360 Baldwin Hill Rd	Chris McLaughlin (Chris Dunn - Business Owner)	Dunns NEMT Service LLC	Proposed business: Dunns non-emergency medical transportation service LLC	Proposed change of use - business office usage with business vehicles	CIP	Owner - (860) 460-0767 Applicant - (860) 718-6088	5639	12/28/2021	STILL OPEN

2022

Address	Owner	Applicant	New Business	Activity	Zone	Contact	Permit/App. #	Appl. Date	
740 Colonel Ledyard Hwy	Sal Monarca	Virginia Brown	Daycare	Change of User (Daycare to Daycare)	LCDD		5655	2/10/2022	OPEN
740 Colonel Ledyard Hwy	Sal Monarca	Michael Sacia	Lucille's	Restaurant	LCDD	msarcialc@msn.com 860-222-5921	5681	4/13/2022	OPEN
1666 Rte 12			Pets World	Change of Use	GFDD		5683	4/12/2022	OPEN
1524 Rte. 12	Subash Shrestha	Advanced Improvements	Liquor Store	Change of Use	CIP	susamubabu@gmail.com 860-514-1314	5704	5/16/2022	UNDER CONSTRUCTION
740 Colonel Ledyard Hwy	Sal Monarca	Wilbert Latorre	Church	Change of Use	LCDD	latorrewilbert@gmail.com	5708	5/24/2022	OPEN
816 Colonel Ledyard Hwy	Kathryn Michaud		HAM JAM Custom Designs	Home Occupation - wreath making	R40	HAMIAMCustomdesigns@gmail.com 860-420-8652	5724	6/22/2022	OPEN
12 Sleepy Hollow Ptwy	Luke Malek		Mint Tint	Home Occupation (Off-site) Window Tinting	R40	lukefemalek18@gmail.com 860-204-7996	5739	8/2/2022	OPEN
758R CLH	Davette Stephens		First Impression Learning Academy	Change of User (Daycare to Daycare)	LCDD	davette.fila@gmail.com 404-374-9980	5737		OPEN
740 Colonel Ledyard Hwy	Sal Monarca	Rebecca H	Mud Works (Pottery)	Pottery Classes	LCDD	coastalmudworks@gmail.com 860-334-9496	5733	7/25/2022	OPEN
1641 Rte 12 Gales Ferry	Puerto Lima LLC	Carol Gray Begarano/ Miguel Rivera	Puerto Lima	Restaurant	GFDD	300 Meridian St, Apt 1 Groton, CT 06340 203-860-857-6932	5719	6/20/2022	OPEN
32 Sawmill Dr. Ledyard	Amber Scheetz		Heads Up Salon	Hair Salon	R60	arscheetz@gmail.com	5760		OPEN

[Ledyard Learners Ledyard, CT | \(860\) 287-4760 | 2.1 miles](#)
[Little Learners Ledyard, CT | \(860\) 572-4411 | 2.2 miles](#)
[Child's Play Ledyard, CT | \(860\) 464-9592 | 3.1 miles away](#)
[First Leaps Together Ledyard, CT | \(860\) 381-5537 | 3.3](#)
[St. Luke Grins And Giggles Preschool Gales Ferry, CT |](#)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 22-384

Agenda Date: 2/7/2023

Agenda #: D.
