



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, April 10, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/81890792945?pwd=mbSGNpnkYRumiqDxVUEcwEpmoB9Qtn.1>

Meeting ID: 818 9079 2945 Passcode: 756007

Dial by your location: +1 646 558 8656 US (New York)

- 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#25-2ZRA- 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. Set PH for 5/8/25)

Attachments: [EX#1 PZ#25-2ZRA Application&Narrative 031225](#)
[EX#2 PZ#25-2ZRA TreasterAppZonRegAmends SCCOGReferral 032425](#)
[EX#3 PZ#25-2ZRA SCCOGResponseLtr 033125](#)
[EX#4 PZ#25-2ZRA POCDProtectionCharacterGoals 040225](#)
[EX#5 PZ#25-2ZRA ExampleAsOfRightDevelopmentsExistingRegs 040225](#)
[EX#6 PZ#25-2ZRA TritonSquareRents 040225](#)
[EX#7 PZ#25-2ZRA ExampleMultiFamilyDevelopmentsPermittedProposedRegs 040225](#)

IX. NEW BUSINESS

- A. PZ#25-3SITE - 750 (aka “748”) Colonel Ledyard Highway, Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forestt, Ryan’s Reliable Services, LLC & Reliable Roadside Assistance, Inc. for site plan approval for two businesses for 1. Light Duty Towing and Roadside Assistance and 2. Full Service Landscape Company. (Submitted 3/12/25, Date of Receipt 3/13/25, DRD 6/16/25)

Attachments: [FD#1 PZ#25-3SITE Application&SupportingDocs 031225](#)
[FD#2 PZ#25-3SITE SitePlan 031225](#)
[FD#3 25-3SITE 750CLH PlannerComments1 040325](#)
[FD#4 750CLH NoticeViolation RqstVolCompliance Ltr 04022025](#)

- B. PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370SF building and associated site improvements. Approved by the PZC on 1/9/25. Mylar Filing Date 4/13/25. REQUEST FOR 90-DAY EXTENSION OF TIME TO FILE STIE PLAN MYLARS.

Attachments: [PZ#24-SITE 5A Lorenz Industrial Parkway Applicant90DayExtLtr 032025](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of March 13, 2025

Attachments: [PZC RegularMeetingMinutes 3-13-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. ZEO Staff Report of April 10, 2025

Attachments: [ZEO STAFF REPORT 04-13-25 UPDATED](#)

- B. Planner Report of April 10, 2025

XIII. ADJOURNMENT

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

