



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman  
Tony Capon

Special Meeting

**Thursday, August 22, 2024**

**6:00 PM**

**Council Chambers - Hybrid Format**

### REMOTE MEETING INFORMATION

#### Join Zoom Meeting

<https://us06web.zoom.us/j/81068676640?pwd=ORHec2l0CQ9OhV7yaPYbaVpNNPl1bK.1>

**Meeting ID: 810 6867 6640      Passcode: 549888**

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

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. PUBLIC COMMENT
- VII. PUBLIC HEARINGS/APPLICATIONS
  - A. Public Hearing: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT  
Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont.to 7/11/24 with 35-day extension, PH Cont. to 8/8/24. PH Must Close By 8/8/24, PH Cont. to 8/22/24 with Ext. granted, DRD 65 days from Close PH).

- Attachments:** [Exhibit #1 - Application & Supporting Docs](#)  
[Exhibit #2 - Plan Set dated 3-25-24](#)  
[Exhibit #3 - Affordability Plan](#)  
[Exhibit #4 - Ledge Light Letter, dated 11-9-22](#)  
[Exhibit #5 - Drainage Easements for Lot 2 + 8, 12, 14, 16 Avery Court](#)  
[Exhibit #6 - Driveway Easement for Avery Court](#)  
[Exhibit #7 Staff Memo 1 Avery Brooks](#)  
[Ex #08 - Notice of Public Hearing to the Day](#)  
[Ex #09 Letter Director J. Hodge to Applicant](#)  
[Ex #10 - Email Atty Harry Heller to Atty Avena 041724](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 1](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 2](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 3](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 4](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 5](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 6](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 7](#)  
[Ex#11-1 24-2RESUB Plan Set Rev 042424 8](#)  
[Ex #12 Stormwater Mgmt Report LBM Engr](#)  
[Ex #13 PZ#24-2 EmailLLHDBlanchard ReAveryBrookResub Review](#)  
[May 10, 2024](#)  
[Ex #14 CT DPH Drinking Water Receipt Intent to Review and](#)  
[Testimony](#)  
[Ex #15 Eric Treaster Email and Comments 830g](#)  
[Ex #16 Atty Steven Suder Berchem and Moses Email and Notice of](#)  
[Intervention](#)  
[Ex #17 PZ24-2RESUB EmailHellerReNoticeAbutters 043024](#)  
[Ex #18 Notice of Public Hearing Rec 05\\_13\\_24](#)  
[Ex #19 PZ24-2RESUB EmailDayNotice of PH 053024](#)  
[Ex #20 EmailTwnClerk Post NoticePH 051324](#)  
[Ex #21 EmailDayReNoticePH 053024](#)  
[Ex #22 Applicant Notice of Public Hearing](#)  
[EX#23 PZ24-2RESUB EmailDeBrodT-JH](#)  
[RESaddleRidgeDevelopersV.EastonPZC Dated 040524](#)  
[EX#25 PZ24-2RESUB TransmittalsLtr 051624](#)  
[Ex#26 24-2RESUB FOIARqst AveryBrookHomes Dated 051524 Rec](#)  
[052024](#)  
[Ex #27 PlanSetRev 051324 1](#)  
[Ex #27 PlanSetRev 051324 2](#)  
[Ex #27 PlanSetRev 051324 3](#)  
[Ex #27 PlanSetRev 051324 4](#)  
[Ex #27 PlanSetRev 051324 5](#)  
[Ex #27 PlanSetRev 051324 6](#)  
[Ex #27 PlanSetRev 051324 7](#)  
[Ex #27 PlanSetRev 051324 8](#)

- [EX#28 24-2RESUB ABH RevDrainageMap Rec 052224 1](#)
- [EX#28 24-2RESUB ABH RevDrainageRep Rec052224](#)
- [EX#29 24-2RESUB ABH LLHDSubdivisionReview May222024](#)
- [EX#29 24-2resub ABH LLHD Subdivision review 22May24](#)
- [EX#30 24-2RESUB ABH OverallSubPlan DatedMay2024 Rec052324](#)
- [EX#31 24-2RESUB EmailsDPH ReABHPlanReview 052324](#)
- [EX#32 24-2RESUB EmailHeller-DPH RePendingInfo 052324](#)
- [EX#33 24-2RESUB LtrEmailHeller ReIWWC](#)
- [RespToStuder051724Ltr 052424](#)
- [EX#34 24-2RESUB TwmLedyardResWaterUsage2024 Rec](#)
- [053024.pdf](#)
- [EX#35 24-2RESUB GPU WaterSystemMasterPlan LandUseWtrshds](#)
- [Rec 053024.pdf](#)
- [EX#36 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments](#)
- [061124](#)
- [EX#37 24-2RESUB RqstContPH35DayExt. 061224](#)
- [EX#38 24-2RESUB LtrHellerNewSubmittalDocs 062724](#)
- [EX#39 24-2RESB StormwaterManagementRep 062524 Rec062724](#)
- [EX#40 24-2RESUB ResponseLtrLBMEng 062524 Rec062724](#)
- [EX#41 24-2 DrainageCalcs Rev0624 Rec062724](#)
- [EX#42 24-2RESUB GroundwaterEasement Rec062724](#)
- [EX#43 24-2RESUB DeclarationSub imitations Rec062724](#)
- [EX#44 24-2RESUB GEIWaterStudy 070622 Rec062724](#)
- [EX#45 24-2RESUB SepticSystemEffluentRenovationAnalysis 062024](#)
- [Rec062724](#)
- [EX#46 24-2RESUB DecJointDriveway 7 9 11 13 Rec062724](#)
- [EX#47 24-2RESUB DecJointDriveway 8 12 14 16 Rec062724](#)
- [EX#48 24-2RESUB DecJointDriveway 6 8 10 12 Rec062724](#)
- [EX#49 24-2RESUB DrainageEasementLot 2 Rec062724](#)
- [EX#50 24-RESUB DrainageEasement Lots 8 & 14 Rec062724](#)
- [EX#51-1 24-2RESUB PlansRev062724 Sht1](#)
- [EX#51-2 24-2RESUB PlansRev062724 Sht2](#)
- [EX#51-3 24-2RESUB PlansRev062724 Sht3](#)
- [EX#51-4 24-2RESUB PlansRev062724 Sht4](#)
- [EX#51-5 24-2RESUB PlansRev062724 Sht5](#)
- [EX#51-6 24-2RESUB PlansRev062724 Sht6](#)
- [EX#52 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd](#)
- [PlannerComments1 062024](#)
- [EX#53 24-2RESUB RqstContPH35DayExt. 071024](#)
- [EX#54 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments](#)
- [072424](#)
- [EX#55 24-2RESUB EmailAttyGelderman RqstContPH Rec080624](#)
- [EX#56 24-2RESUB EmailAttyHeller RqstPHContwExtTime](#)
- [Rec080624](#)

- [EX#57 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd  
PlannerComments2 080824](#)
- [EX#58 24-2RESUB DymarReviewLtr Rec081224](#)
- [EX#59 24-2RESUB ApplicantRoadBondEst Rec081224](#)
- [EX#60 24-2RESUB IntrvnrGPU Wright-Pierce  
EvaluationWaterQualityImpacts AveryBro](#)
- [EX#61 EmailDPHWright-Pierce ReAveryBrook Sub With  
Attachments 081224](#)
- [EX#62 EmailBurdickStone ReDPHRepStatus 081224](#)
- [EX#63 24-2RESUB Ltr of RAGGPU to Ledyard PZC 8-20-24  
Rec082024](#)
- [EX#64 24-2RESUB Email HarryHeller Re ABH with Attachments  
082124](#)
- [EX#65 24-2RESUB EmailWAttachmnts HellerReABH 082124](#)
- [EX#66 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd  
PlannerComments3 082224](#)
- [EX#67 24-2RESUB WisniowskivPlanCommissionTownBerlin  
Rec.082224](#)
- [EX#68-1 24-2RESUB StuartFairBanksPresentMap Rec.082224](#)
- [EX#68-2 24-2RESUB StuartFairBanksPresentMap Rec.082224](#)
- [EX#69 24-2RESUB CityWaterburyVTownWashington Rec.082224](#)
- [EX#70 24-2RESUB WrightPiercePresentSlides Rec. 082224](#)
- [EX#71 24-2RESUB LtrKarlAcimovic Rec. 082224](#)
- [EX#72 24-2RESUB LtrBerchamMoses Rec. 082224](#)
- [EX#73 Satement to committee from J McCarthy 082224ph](#)

- B.** Discussion & Decision: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont.to 7/11/24 with 35-day extension, PH Cont. to 8/8/24. PH Must Close By 8/8/24, DRD 65 days from Close PH).
  
- C.** PZ#24-7ZRA - Applicant, Eric Treaster for proposed amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec8.3 (Reserved) to add “Affordable Housing Developments (R.I.G.L. §8-30g Applications).” (Submitted 6/5/24, Date of Receipt 6/13/24, PH must open by 8/17/24, PH Set for 8/8/24, PH must close by 9/11/24, DRD 65-days from close PH, Request to continue hearing to 9/12/24 with extension of time granted by Applicant ).

- Attachments:** [PZ#24-7ZRA TreasterApp PropAmendsVariousZonRegs Rec060524.pdf](#)  
[EX#2 PZ#24-7ZRA TreasterAppZonRegAmends SCCOGReferral 060924](#)  
[EX#3 EmailReferralTwnClrk PZ#24-7ZRA 061024 24-7ZRA SCCOGResp TwnLedyardReferral 07.02.24](#)  
[EX #5.1PZ #24-7ZRA REVISED TextAmendsRec 7.8.2024](#)  
[EX #5.2 PZ #24-7RA REVISED Part I - MultifamilyAnalysis 7.8.2024](#)  
[EX #5.3 PZ #24-7ZRA PartIIExcavationAnalysis Rec 7.8.2024](#)  
[EX. #5 #24-7ZRA EmailTreaster REVISEPropRegMultifamilyDvlpntsExcAffHousingRec 7.8.2024](#)  
[EX. #6 PZ#24-7ZRA - EmailTownClerk RevApp TreasterAmendsVariousSectionsLedyardZoningRegs 7.8.2024](#)  
[EX#7 PZ#24-7ZRA NoticePH 072424](#)  
[EX#8 PZ#24-7RA DayConfirmationLedyardPZC NoticePH 072424](#)  
[EX#10 PZ #24-7ZRA Chapter126aSec8-30g Rec08082024](#)  
[EX#11 PZ#24-7ZRA RegsCTStateAgenciesTitle8](#)  
[EX#12 24-7ZRA EmailPorazziRe80824PH Rec081224](#)  
[EX#13 24-7ZRA EmailTreaster PresentationTranscriptsPZApp#24-07 ZRA \[REVISED\] Rec081224](#)  
[EX#13-1 24-7ZTA ET Part III \(Affordable Housing\) Transcript Rec081224](#)  
[EX#13-2 24-7ZRA ET Part II \(Excavation\) Transcript Rec081224](#)  
[EX#13-3 24-7ZRA ET Part I \(Multifamily\) Transcript Rec081224](#)  
[EX#14 EmailMcLaughling RegQuarryOperations Rec081424](#)  
[EX#15-1 24-7ZRA EmailTreaster RePublicHearingSuggestionstoImproveApp Rec081924](#)  
[EX#15-2 24-7ZRA Treaster PHSuggestionsToImproveRevisedApp Rec081924](#)  
[EX#16 EmailTreasterBurdick RsqtContPHExtGranted 081924](#)  
[EX#17 PZ#24-7ZRA Treaster AppZonRegAmends PlannerComments2 082224](#)  
[EX#18 24-7ZRA Treaster ZoeBlastingComplaint 082724](#)  
[EX#19 MCherryRecordDoc JointCntrHousingStudiesHarvard Rec090324](#)

**D. Discussion & Decision:** PZ#24-7ZRA - Applicant, Eric Treaster for proposed amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec8.3 (Reserved) to add “Affordable Housing Developments (R.I.G.L. §8-30g Applications).” (Submitted 6/5/24, Date of Receipt

6/13/24, PH Set for 8/8/24, PH must close by 9/11/24, DRD 65-days from close PH, Request to continue hearing to 9/12/24 with extension of time granted by Applicant)

VIII. OLD BUSINESS

- A. PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry, Intermodal, LLC for a Special Use Permit (SUP) and Coastal Area Management Review to modify an existing SUP/Coastal Site Plan for Mixed-Use (Commerical/Industrial) Development for addition of Excavation Operation, Major. COMMISSION DISCUSSION & ASSESMENT OF PROJECT REVIEW FEES.

- Attachments:** [EX#1-1 24-8SUP24-9CAM HellerAppSubmittalLtr Rec070924](#)  
[EX#1-2 24-8SUP24-9CAM Application Rec070924](#)  
[EX#1-3 24-8SUP24-9CAM AuthorizationLtr Rec070924](#)  
[EX#1-4 24-8SUP24-9CAM AppNarrative Rec070924](#)  
[EX#1-5 24-8SUP24-9CAM AbuttersList Rec070924](#)  
[EX#1-6 24-8SUP24-9CAM AsessorsMap Rec070924](#)  
[EX#1-7 24-8SUP24-9CAM 1737PropCard Rec070924](#)  
[EX#1-8 24-8SUP24-9CAM 1761PropCard Rec070924](#)  
[EX#1-9 24-8SUP24-9CAM WarrantyDeed Rec070924](#)  
[EX#2 24-8SUP24-9CAM ZoningComplianceManual Dated040824 Rec070924](#)  
[EX#3 24-SUP24-9CAM PlanSetDated032824 Rec070924](#)  
[EX#4 24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralTownMontville 071024](#)  
[EX#5 PZ#24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralDEEPLWRD 071024](#)  
[EX#6-1 24-8SUP24-9CAM EmailTreater RqstExperts Rec071524](#)  
[EX#6-2 24-8SUP24-9CAM TreasterRequestExperts Rec071524](#)  
[EX#7-1 24-8SUP24-9CAM EmailPierson RequestExperts Rec071624](#)  
[EX#7-2 24-8SUP24-9CAM PiersonRequestExperts Rec071624](#)  
[EX#8-1 24-8SUP24-9CAM EmailFiore RqstExperts Rec071724](#)  
[EX#8-2 24-8SUP24-9CAM FioreRqstExperts Rec071724](#)  
[EX#9 24-8SUP24-9CAM Collins RqstExperts Rec072224](#)  
[EX#10 24-8SUP24-9CAM Zeronsa RqstExperts Rec072224](#)  
[EX#11 24-8SUP24-9CAM TainterRqstExperts Rec072224](#)  
[EX#12-1 24-8SUP24-9CAM EmailSamosRqstExperts Rec072324](#)  
[EX#12-2 24-8SUP24-9CAM SamosRqstExperts Rec072324](#)  
[EX#13 24-8SUP24-9CAM MillarRqstExperts Rec072424](#)  
[EX#14 24-8SUP24-9CAM MaciagRqstExperts Rec072424](#)  
[EX#15 24-8SUP24-9CAM HazlinRqstExperts Rec072424](#)  
[EX#16 24-8SUP24-9CAM LaCasseRqstExperts Rec072424](#)  
[EX#17 24-8SUP24-9CAM AtwoodRqstExperts Rec072424](#)  
[EX#18 24-8SUP24-9CAM NAtwoodRqstExperts Rec072424](#)  
[EX#19 24-8SUP24-9CAM ChrisLaCasseRqstExperts Rec072424](#)  
[EX#20 24-8SUP24-9CAM LAndersonRqstExperts Rec072524](#)  
[EX#21 24-8SUP24-9CAM SnowbergerRqstExperts 072524](#)  
[EX#22 24-8SUP24-9CAM LAnderson RqstIWWCResubmission Rec080524](#)  
[EX#23 24-8SUP24-9CAM LWillkinsonRqstExperts Rec080524](#)  
[EX#24 24-8SUP24-9CAM LWillkinsonRqstExperts2 Rec080524](#)  
[EX#25 24-8SUP24-9CAM KJonesRqstExperts Rec080524](#)  
[EX#26 24-8SUP24-9CAM CPorazzi RqstIWWCResubmission Rec080524](#)  
[EX#27 24-8SUP24-9CAM ARoberts-Pierson RqstExperts Rec080524](#)

- [EX#28 24-8SUP24-9CAM ARoberts-Pierson RqstIWWCResubmission Rec080524](#)
- [EX#29 24-8SUP24-9CAM BRussoCLA IndependentWetlands Review Rec080524](#)
- [EX#30 24-8SUP24-9CAM LUDComments1 ReIWWC 080624](#)
- [EX#31 24-8SUP24-9CAM LSmith RqstIWWCResubmission Rec080624](#)
- [EX#32 24-8SUP24-9CAM LUDComments2 ReExperts](#)
- [EX#33 24-8SUP24-9CAM NoticePH](#)
- [EX#34 24-8SUP24-9 NoticePublicHearing ApplicantHeller 082724](#)
- [EX#35 24-8SUP24-9CAM EmailDay ConfirmLegalNoticePH 082724](#)
- [EX#36-1 24-8SUP24-9CAM LtrHellerReNoticeAbutters Rec083024](#)
- [EX#36-2 24-8SUP24-9CAM LtrsNoticeAbutters Rec083024](#)
- [EX#36-3 24-8SUP24-9CAM EnclosureNoticeAbuttersLtrs Rec083024](#)
- [EX#36-4 24-8SUP24-9CAM CertMailinsNoticeAbuttersLtrs Rec083024](#)
- [EX#37 24-8SUP24-9CAM GFILLC RegradingSoundStudy Rec090424](#)

IX. ADJOURNMENT

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