



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Ad Hoc Committee to Evaluate Separation of the Planning Commission & Zoning Commission ~ AGENDA ~

Regular Meeting

Tuesday, August 11, 2026

6:00 PM

Town Hall Annex

REMOTE MEETING INFORMATION

<https://ledyardct.zoom.us/j/83597122029?pwd=b1a0l9hI9vDO3C1RuWjw4uJyJVgPyt.1>

Meeting ID: 835 9712 2029

Passcode: 097045

One tap mobile

+16465588656,,83597122029#,,,,*097045# US (New York)

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. MOTION to approve Ad Hoc Committee to Evaluate the Separation of the Planning Commission & Zoning Commission special meeting minutes of July 14, 2026.

Attachments: [Ad Hoc Committee to Evaluate Separation of the Planning Commission & Zoning Commission Special Meeting Minutes 07.14.2026](#)

IV. COMMUNICATIONS

1. Communications List-August 11,2026

Attachments: [Ad Hoc Committee-Milton David Schroeder Jr.- 08.4.2026](#)
[Carmen Garcia Irrizary Email Response to Suggested Research Topics](#)
[Staffing and Administrative Implications 08.03.2026](#)
[Correspondence between Mike Cherry & Carmen Garcia Irizarry -Re](#)
[Planning Zoning Insights 07.26.2026](#)
[Email Correspondence between Mike Cherry and Carmen Garcia Irrizary](#)
[Re Possible Research Topic for the Ad Hoc Committee 07.22.2026](#)
[Email- Eric Treaster -Comments Regarding 71426 Meeting of the Ad Hoc](#)
[Committee To Evaluate Separation of PZC-07.28.2026](#)
[Ad Hoc Separation Comments 7.27.26 Eric Treaster Comments](#)
[Email-Jim Gauld in favor of separate P&Z Commissions 08.04.2026](#)
[Email-Vivian Zoe in Support of Separate P&Z Commissions 07.15.2026](#)
[Possible Research Topic for the Ad Hoc Committee-Milton David](#)
[Schroeder Jr. 07.21.2026](#)
[Proposed Agenda Items for Next Ad Hoc Committee Meeting- Milton](#)
[David Schroder Jr 08.05.2026](#)
[Public Records of Interest to Ad Hoc Committee- Milton David Schroeder](#)
[Jr 08.04.2026](#)
[Suggested Research Topics Staffing and Administrative](#)
[Implications-Milton David Schroeder 07.29.2026](#)
[Email Correspondence between David Schroeder Jr and Beth Ribe-Re](#)
[Public Comments during Ad Hoc Meetings-08.05.2026](#)
[Sarah Monroe- Email Correspondence in favor of separate P& Z](#)
[Commissions-08.09.2026](#)
[Richard Morange-Email correspondence in support of separate P&Z](#)
[Commissions-08.09.2026](#)
[Karen Parkinson-Email Correspondence in Support of separate P&Z](#)
[Commissions-08.10.2026](#)
[Lee Ann Berry-Email Correspondence in Support of Separate P&Z](#)
[Commisison-08.09.2026](#)
[Liz Burdick-Email Correspondence 08.11.2026](#)
[Kim Millar-Email Correspondence-08.10.2026](#)
[Waleed Albakry-Email Correspondence 08.11.2026](#)

V. BUSINESS OF THE MEETING

1. Review and Discuss Town Resolution 002-2026/Mar 25.

Attachments: [Resolution Establishing an Ad Hoc Committee to Evaluate the Separation](#)
[of the Planning Commission and Zoning Commission](#)

2. Review and discuss Town Charter IV Section 3.

Attachments: [Chapter IV Section 3 Town Charter](#)

3. Discussion of relevant factors, such as the ones outlined below, to evaluate whether to

separate the Planning & Zoning Commission into two individual commissions or retain the existing combined commission structure.

- a. Historical reasons for combining the two commissions into one.
- b. Changes to the Town Charter, local ordinances, etc.
- c. Financial
- d. Administrative burden of running two separate meetings and legal notices.
- e. Application Process-timeline, efficiency, etc.
- f. Number of volunteers needed-recruiting and retention
- g. Commission members specialization
- h. Long term planning and implementation of POCD under the current structure of two separate commissions.
- i. Consistency between the POCD and zoning decisions.
- j. Review timeline for zone changes/regulations and amendments.
- k. Any documented problems due to the combined structure (i.e. diminished planning, conflicts of interest, delayed applications, zoning regulations improperly applied, litigation, etc.
- l. Feedback from other towns that have separate commissions and towns that have a combined commission.
- m. Any other factors not mentioned above.

Attachments: [Letter 7-7-26 Proposed Topics - Schroeder](#)
[7-8-26 Executive Summary of Treaster 12-25 Letter](#)
[Reasons to Reestablish Separate Zoning and Planning - Treaster](#)
[Useful Links](#)
[Land Use Budget Analysis 1998-2027](#)
[Town Council Public Hearing 06.13.2012](#)
[Town of Ledyard Town Council Regular Meeting Minutes 06.27.2012](#)

VI. OLD BUSINESS

1. Any Old Business proper to come before the Committee

VII. NEW BUSINESS

1. Any New Business proper to come before the Committee

VIII. ADJOURNMENT

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