



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AGENDA ~ - Final-Revised

Chairman
J.A. (Tony) Capon

Thursday, December 8, 2022

7:00 PM

Council Chambers - Hybrid Format

Town Hall Annex - Council Chambers

Join Zoom Meeting

[https://us06web.zoom.us/j/89386483725?](https://us06web.zoom.us/j/89386483725?pwd=S24rNHVqQUJOVWZSNHR5M3R6WThXUT09)

[pwd=S24rNHVqQUJOVWZSNHR5M3R6WThXUT09](https://us06web.zoom.us/j/89386483725?pwd=S24rNHVqQUJOVWZSNHR5M3R6WThXUT09)

Meeting ID: 893 8648 3725

Passcode: 837467

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)
- VI. PRE APPLICATION OR WORKSHOP
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VII. PUBLIC HEARINGS/APPLICATIONS
- VIII. OLD BUSINESS
 - A. PZ22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation.

Attachments: [PZ#22-19 - 1591 Route 12](#)
[PZ#22-19 - Route 12 - Property Map](#)
[Notice of PH](#)

- B. Application PZ#22-16SUP of Victor O’Laughlen, 10 Cardinal Lane, Gales Ferry, CT 06335, to allow a Short-term Rental use.

Attachments: [PZ22-16SUP STR 10 Cardinal Lane](#)
[Miello Letter](#)
[Supplemental info for PZC 11 01 22\[16189\]](#)
[PH Notice to Applicant](#)
[LEGAL NOTICE PH 10_27 and 11_3](#)
[10 Cardinal Lane - Aaron and Livia Baldwin email](#)

- C. Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

Attachments: [GEI Report Water](#)
[Ledge Light Report](#)
[List of Members](#)
[ltr.City of Groton](#)
[ltr.CT DPH](#)
[ltr.Town re submission](#)
[Plans - Submission Set](#)
[Traffic Study](#)
[Warranty Deed](#)
[Affordability Plan.2](#)
[Application](#)
[Authorization](#)
[Checklist](#)
[Declaration](#)
[Traffic Study](#)
[Notice to abutters](#)
[Staff report on 8-30g](#)
[Avery Brook Homes - FINAL Comments](#)
[Hodge, Juliet ltr - Town of Ledyard - 10-04-22](#)
[Avery Brook Homes - Preliminary Review Comments - Letter to TOL Planner](#)
[DPH Exhibit from M. Cherry](#)
[SA-P Env Review Avery Brook LLC Ledyard \(002\)DPH](#)
[830G Memo from Juliet](#)
[Revised Site Plan](#)
[LedgeLight Doc for Avery Brook - 94,96,98,100 stoddards](#)
[Engineering Report for Avery Brook Homes](#)

IX. NEW BUSINESS

- A. Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots).

Attachments: [PZ#22-20RA Signed SCCOG Notification](#)
[PZ22-20RA- Town of Ledyard](#)
[PZ#22-20RA Exhibit List](#)
[SCCOG Moratorium Letter from N. Haggerty](#)

- B. Town of Ledyard Affordable Housing Plan

Attachments: [Ledyard AHP Draft Working 1122](#)

- C. Informal discussion on STRs

- X. APPROVAL OF MINUTES

Draft Minutes November 10, 2022

Attachments: [11_10_22 Draft Minutes](#)

- XI. CORRESPONDENCE

- XII. REPORTS

- A. Staff Reports

Attachments: [Activity Report Nov 10 -Dec 8 PZC](#)

- XIII EXECUTIVE SESSION

- A. Executive Session: Pending Claims and Litigation, Ledyard v Perkins

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