



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, February 13, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83190203809?pwd=agWVKcRKrghsDoLQgkIDhlAiHZdRwD.1>

Meeting ID: 831 9020 3809 Passcode: 609894

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. NEW BUSINESS

- A. PZ#25-1SITE - 740 Colonel Ledyard Highway (Parcel ID: 67-530-740), Ledyard, CT - Applicant/Owner, Sal Monarca, Ledyard Center LLC for a Site Plan Review for conversion of existing commercial building to 12 residential dwelling units and associated site improvements (Submitted 2/10/25, Date of Receipt 2/13/25, DRD 4/18/25).

Attachments: [FD#1 PZ#25-1SITE Application&SupportingDocuments 021025](#)
[FD#2 PZ#25-1SITE FloorPlans 021025](#)
[FD#3 PZ#25-1SITE LLHDAApproval 021025](#)
[FD#4 #25-1SITE 740CLH PlanSet Dated Oct2024 Rec021025](#)
[Scanned](#)
[FD#5 25-1SITE 740CLH ArchitecturalSubmission Rec021025](#)
[FD#6 25-1SITE 740CLH DrainageReportFebruary 2025 Rec021125](#)
[FD#7 PZ#25-1SITE TransmittalLetterTownStaff 021025](#)
[FD#8 25-1SITE 740CLH SESC Bond Estimate 021325](#)

IX. OLD BUSINESS

- A. Discussion & Decision: 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 Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major. (Submitted 07/9/24, Date of Receipt 7/11/24, PH must open by 9/13/24, PH set for 9-12-24, PH must close by 10-16-24, PH Cont. to 9/26/24, PH Cont. to 10/10/24, PH Cont. to 10/24/24, PH Cont. to 11/14/24, PH Cont. to 11/21/24, PH Cont. 12/5/24, PH Cont. to 12/12/24, PH Cont. to 12/19/24, PH closed 12/19/24, Tabled to 1/23/25, Tabled to 1/30/25, Tabled to 2/6/25, Tabled to 2/13/25, DRD 2/21/25).

Attachments: [PZ#24-8SUP-9CAM PlanningStaffReport Deliberations#2 013025](#)
[PZ#24-8SUP-9CAM PlanningStaffReport Deliberations#2](#)
[Attachment1 013025](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. MOTION to approve PZC Regular Meeting Minutes of January 9, 2025
Attachments: [PZC RegularMeetingMinutes 1-9-2025](#)
- B. MOTION to approved PZC Special Meeting Minutes of January 23, 2025
Attachments: [PZC SpecialMeetingMinutes 1-23-2025 FINAL](#)
- C. MOTION to approve PZC Special Meeting Minutes of January 30, 2025
Attachments: [PZC SpecialMeetingMinutes 1-30-2025 FINAL](#)
- D. MOTION to approve PZC Special Meeting Minutes of February 6, 2025
Attachments: [PZC SpecialMeetingMinutes 2-6-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. Staff Reports

Attachments: [AMIS ActvitiyReportJune-August 2024 PZC](#)
[ZEO PZC Staff Report 1-9-2025](#)
[ZEO PZC Staff Report 2-13-2025](#)

XIII. ADJOURNMENT

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