



TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report

Oct 13 -Nov 10, 2022

1. **SITE VISITS:**

2. **ENFORCEMENT:**

See ZEO Report

3. **APPLICATION REVIEWS**

Application PZ#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section. (Application Submitted 8/9/22 Received by PZC 8/11/22 PH opened 9/8/22 and continued to 10/13/22)

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. Application received 9/8/2022; Public Hearing set for 10/13/2022

Application PZ#22-16SUP of Victor O’Laughlen, 10 Cardinal Ln., Gales Ferry, CT 06335 to allow a STR use. Application received 9/8/2022; Public Hearing set for 11/10/2022

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT.

Received 9/6/22; Site walk set for 9/12; Discussion continued 10/4; Public Hearing Set for 11/1.

IWWC#22-19URA for installation of a bridge on Lantern Hill. Received 9/6/22 – delayed for several reasons – will be acted on in December.

Application PZ#22-17RA of the Town of Ledyard Planning and Zoning Commission, 741 Colonel Ledyard Highway, Ledyard, CT 06339 to amend the Zoning Regulations to include new section 3.6.2 (as amended) to establish a six (6) month Moratorium on any new Conventional, Open-space and/or Conservation Subdivision with the Town of Ledyard/Gales Ferry. APPROVED 10/13; Effective 10/19/22

Administrative Plan review

ZP#5749 615 Shewville Rd. - NSFH
ZP#5764 161 Iron St. - ACC- Deck
ZP#5763 5 Marlene Dr. - ACC- Shed
ZP#5762 67 Partridge Hollow Rd. - ACC – Deck
ZP# 5761 134 Avery Hill Rd. - NSFH
ZP#5760 32 Sawmill Dr. – HO Beauty Salon
ZP#5759 15 Chidley Way - NSFH
ZP#5757 11 Linden Ln - Attached Garage with bedroom
ZP#5756 23 Monticello Dr. - PreFab Shed
ZP#5755 1649 Colonel Ledyard Highway Eds Martial Arts

4. PRIOR APPLICATION STATUS

PZ22-04REUB - 123 Whalehead Rd. – Mylars filed 11/7/22. Received signed “executed” Affordability Plan.

MEETINGS:

10/13/2022 PZC Meeting
10/18/2022 DOH Mandatory Training – CDBG Grants (8hrs)
10/18/2022 Agricultural Commission Meeting – Joint Discussion w/ EDC, PZC, CC
10/19/2022 DOH Mandatory Training – CDBG Grants (8hrs)
10/19/2022 EDC Workshop – Strategic Plan
10/20/2022 Rotary Meeting – presenter
10/20/2022 DOH Mandatory Training – CDBG Grants (8hrs)
10/21/2022 DOH Mandatory Training – CDBG Grants (4hrs)
10/25/2022 DOH Mandatory Training – CDBG Grants (8hrs)
10/26/2022 DOH Mandatory Training – CDBG Grants (8hrs)
10/27/2022 DOH Mandatory Training – CDBG Grants (4hrs)
10/31/2022 Meeting with Granicus re: possible permit tracking software
11/01/2022 EDC Meeting
11/01/2022 IWWC Meeting - CANCELLED
11/02/2022 TC Finance Committee Meeting
11/02/2022 Multi-use Pathway/Sewer Project Discussion
11/03/2022 TTT- Bid Opening
11/07/2022 Land Use/Planning/Public Works Cmt Mtg
11/09/2022 Staff Meeting

ACTIVE GRANT STATUS

- **HOUSING REHAB:** 2 New Applications. Currently working on #10 on List of 19 waiting. Fund balance: \$35,837.47. Attended required CDBG Training.
- **2020 LOTCIP: MULTI-USE PATH:** Commitment to fund received from DOT 3/29/22. Project is now in the design phase. Quarterly Report Submitted 7/8/22. Wetlands Application Submitted and approved in September. Quarterly Report sent 10/17.
- **LEDYARD CENTER SEWER STUDY:** In progress. Community Challenge Grant denied. Contract w/ W&S extended 400 days. Project at 100% Design. May need Archeological Assessment.
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Received Draft of Plan for review by Commission. Final payment sent. Requisition for payment from DOH submitted. Payment received.
- **2020 CDBG GRANT - KING'S CORNER MANOR DEVELOPMENT;** Construction documents finalized. Environmental Review Record in Mayor's office for public review/comment. In permitting phase. Quarterly report submitted 8/11/2022
- **2021 RTP GRANT TRI-TOWN TRAIL:** On March 6, 2022 we received notice of approval of the \$115,000 trails grant for Phase II. Approval received. RFP sent. Bid opening 11/3 Only 1 Bidder – Kent & Frost. Quarterly report sent.

OTHER ACTIVITY:

- Working on Subdivision Regs.
- Research and work on STR regulations
- Plan Reviews
- Agendas, minutes, assisting residents with permits etc. in the absence of staff.
- Completed and submitted quarterly DEEP Land Use Permit report.
- Drafted Strategic Plan content for EDC and updated Business list
- Completed Housing Rehab Grant spreadsheet for finance (researching all outstanding loans and repayments since the start of the program in 2011) and processed 3 releases of mortgages
- Drafted RPF for next phase of the Tri Town Trail and prepared quarterly report.
- Updated forms and Land Use Asst. manual in prep for new hire.
- Assisted with blight letters and report to TC.
- Working with seCTer on CEDS update.