



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**  
*Juliet Hodge, Director*

741 Colonel Ledyard Highway, Ledyard, CT 06339  
Telephone: (860) 464-3215  
Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

**Activity Report**

June 10 – July 14, 2022

**1. SITE VISITS:**

7/05/22      894R Colonel Ledyard Hwy. - NSFH Plan review/Site Visit  
7/7/2022      32 & 36 Village Dr. - NSFH Plan review/Site Visit  
7/7/2022      10 August Meadows – NSFH Plan Review/Site Visit

**2. ENFORCEMENT:**

See ZEO Report

**3. APPLICATION REVIEWS**

**Application #PZ22-6RA** of the Ledyard Planning and Zoning Commission, to consider an amendment to replace the existing Zoning Regulations, Section 8.1 Accessory Dwelling Unit with the proposed regulation amendments. **PH to open 7/14/22 Special Meeting**

**Application #PZ22-7RA** of the Ledyard Planning and Zoning Commission, to consider comprehensive rewrite of the current Zoning Regulations. **PH to open 7/14/22**

**Application PZ#22-8SUB** of Mr. G. 1 LLC, 55 Trumbull Road, Waterford CT, for a 24 Lot Open Space Subdivision located at 79 Vinegar Hill Road.

**Application PZ#22-9RA** of Robert Barnett, 51 Church Hill Rd., Ledyard, CT for an amendment to Section 8.28 (Short Term Rentals) of the current Zoning Regulations. **(Public Hearing set for 8/11/22)**

**Application #PZ22-10SUP** of Caryn Oresky, 1 West Drive, Gales Ferry, CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

**Application #PZ22-11SUP** of Stephanie Ma, 15 Autumn Way, Ledyard CT 06339 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

**Application #PZ22-12SUP** of Jeanne Bryant, 1899 Route 12, Gales Ferry CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations.

**ZP#5708 CU 740 Colonel Ledyard Highway – 900sf Church**

**ZP#5719 CU Rte. 12 – New Restaurant Puerto Lima**

## **NSFH Reviews:**

ZP# 5688      NSFH 894R Colonel Ledyard Hwy. **Pending IWWC approval**  
ZP#5707      NSFH 32 Village Lane – **pending revisions and WL Approval**  
ZP#5706      NSFH 36A Village Lane – **pending revisions**  
ZP#5716      NSFH 13 Quakertown Meadows  
ZP#5720      NSFH 10 Autumn Way

## **4. PRIOR APPLICATION STATUS**

**PZ21-09SUP - 388R Colonel Ledyard Hwy., Ledyard, CT (M128, B530, L388R) - Property Owner: Laveer Properties LLC; Agent: Michael Scanlon for a special permit for a two-family duplex. **APPROVED 9/9. Not filed.****

**PZ22-04REUB - 123 Whalehead Rd. – **Mylars not filed. Need signed Affordability Plan****

### **MEETINGS:**

#### **Granicus Training all month**

**06/14/2022      seCTer EDC**  
**06/16/2022      Meeting with Betsy Graham re: property donation**  
**06/16/2022      Meeting w/ Mayor and Don to discuss Land Use Department Staffing**  
**07/05/2022      Meeting w/ Jim Bernardo re: Village Dr. NSFH Plan revisions.**  
**07/11/2022      Meeting w/ Justin Debrodt & T. Thomas re: IWWC application process**  
**07/11/2022      EDC Workshop**  
**07/12/2022      Meeting w/ Tom Fahey**  
**07/12/2022      Meeting w/ Gales Ferry District Group re: Dredging operation**  
**07/13/2022      Meeting w/ Tony Capon – Meeting Prep**  
**07/14/2022      PZC Meeting**

### **ACTIVE GRANT STATUS**

- **HOUSING PLAN – DOCUMENT BEING DRAFTED.**
- **HOUSING REHAB:** 2 New Applications. Currently working on #10 on List of 19 waiting. Fund balance: \$35,837.47. 2 RFPs issued. Closing Date 7/28/22.
- **2020 STEAP: TOWN GREEN** In progress. Sent reimbursement request.
- **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.
- **LEDYARD CENTER SEWER STUDY:** In progress. Community Challenge Grant denied. Contract w/ W&S extended 400 days. Geotechnical report being drafted.
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Held 1<sup>st</sup> Meeting to discuss tasks. Received initial Demographic & Housing review

Document from Consultants. Workshop held 4/14/22. Letter sent to OPM to explain missed June 1 deadline. **Survey needs to be executed.**

- **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.
- **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.

**OTHER ACTIVITY:**

- **Granicus Training all throughout the month.**
- Finalized and sent out RFPs for rehab program
- Working w/ EDC on Strategic Plan
- Final edits to proposed Zoning Regulation amendments and working on Subdivision Regs.
- GIS map updates finished – waiting on People GIS to update our shapefiles.
- Continue to do part of the plan review for ZEO and respond to inquiries when he is not in the office. Covering office in the absence of staff.
- Hired new ZEO/WEO – will be training for several months with current WEO and ZEO
- Screening candidates for Land Use Assistant
- Research re: Eagles Landing Subdivision
- Response to many emails and letters re: reg changes and STR issues
- Lots of research related to plan reviews
- Final accounting for STEAP Grant – other grants are also in active stages requiring meetings and admin work.