FD#1

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FEB 10 2025

Land Use Department

TOWN OF LEDYARD

APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW

Application Number PZH25-1 SITE Submission Date 2/10/25 Official Receipt Date 2/13/25

FEE: $360 DATE PAID 2/10/25 RECEIPT # 575057

==========

Applicant/Agent Ledyard Centre, LLC c/o Sal Monarca #740
(Please Print Legibly)

X Signature: SALMONARCA

Address: 80 Industrial Park Access Road, Middlefield Telephone 860-883-6161

E-Mail Address: SMonarca@acronymmasonry.com

Owner Name (if different): Same

Address of Owner: Same Telephone

Location of Work (Street Address) 740 Colonial Ledyard Highway

Tax Assessor's Map. 67 Block 530 Lot 740 Zone

Is this property within 500 feet of another municipality? Y ◯ N ✓ CAM Zone Y ◯ N ✓

Existing Use Commercial/Retail CAM Exempt Y ◯ N ◯

☐ Special Permit ☑ Site Plan Review ☐ Regulation Change ☐ Zone Map Change

☐ CAM Review ☐ Other:

Details: Conversion of a portion of a former Elementary School to residential apartment use with appropriate fire separation per Section 503.1 of the 2021 IBC.

Approved by Date

Denied by Date

100 feet

Ledyard, CT
February 04, 2025

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Subject Property:

Parcel Number:	67-530-740	Mailing Address:	LEDYARD CENTER LLC
CAMA Number:	67-530-740		80 INDUSTRIAL PARK ACCESS RD
Property Address:	740 COLONEL LEDYARD HWY		MIDDLEFIELD, CT 06455

Abutters:

Parcel Number:	53-1110-12	Mailing Address:	UR HOME REALTY LLC
CAMA Number:	53-1110-12		143 MULBERRY ST
Property Address:	12 IRON ST		STAMFORD, CT 06907
Parcel Number:	53-1110-14	Mailing Address:	IRIS HOLDING COMPANY, LLC
CAMA Number:	53-1110-14		14 IRON ST
Property Address:	14 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-15	Mailing Address:	ADRIANO JAMES A
CAMA Number:	53-1110-15		15 IRON ST
Property Address:	15 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-17	Mailing Address:	MARINO NOEL
CAMA Number:	53-1110-17		17 IRON ST
Property Address:	17 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-19	Mailing Address:	SMARZ JOSEPH A
CAMA Number:	53-1110-19		19 IRON ST
Property Address:	19 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-21	Mailing Address:	LINDNER HAROLD W + PATRICIA A
CAMA Number:	53-1110-21		21 IRON ST
Property Address:	21 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-23	Mailing Address:	LIM CHIW SIN
CAMA Number:	53-1110-23		207 EDGEHILL RD
Property Address:	23 IRON ST		MERION STA, PA 19066-1805
Parcel Number:	53-1110-25	Mailing Address:	DUZGUNER REMZI + HEATHER
CAMA Number:	53-1110-25		25 IRON ST
Property Address:	25 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-27	Mailing Address:	PRIMETT STEPHEN L + JOANN
CAMA Number:	53-1110-27		27 IRON STREET
Property Address:	27 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-29	Mailing Address:	MASSA MICHAEL SCOTT
CAMA Number:	53-1110-29		29 IRON ST
Property Address:	29 IRON ST		LEDYARD, CT 06339

100 feet Abutters List Report

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Parcel Number:	53-1110-32	Mailing Address:	BATSON KOURTNEY MARIAH
CAMA Number:	53-1110-32-101		32-101 IRON ST
Property Address:	32-101 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	WALEK JEFFREY R
CAMA Number:	53-1110-32-102		32C IRON ST
Property Address:	32-102 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	ANDRUSKIEWICZ NOAH
CAMA Number:	53-1110-32-103		32B IRON ST
Property Address:	32-103 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	MOREINO KAREN
CAMA Number:	53-1110-32-104		32D IRON ST
Property Address:	32-104 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	CONDO MAIN
CAMA Number:	53-1110-32-5		32-36 IRON ST
Property Address:	32-36 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	ESSER VICTORIA ROSE
CAMA Number:	53-1110-34-101		34-101 IRON ST
Property Address:	34-101 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	IHOME INVESTMENTS LLC
CAMA Number:	53-1110-34-102		1738 MANCHESTER RD
Property Address:	34-102 IRON ST		GLASTONBURY, CT 06033
Parcel Number:	53-1110-32	Mailing Address:	VANSLYKE KRISTOFER LEE
CAMA Number:	53-1110-34-103		4955 NW DISCOVERY RIDGE CT
Property Address:	34-103 IRON ST		SILVERDALE, WA 98383
Parcel Number:	53-1110-32	Mailing Address:	LAWSON NANCY M
CAMA Number:	53-1110-34-104		34 IRON ST #104
Property Address:	34-104 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	FROST PATRICIA
CAMA Number:	53-1110-36-101		36A IRON ST
Property Address:	36-101 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	YAGARICH WENDY ROSE
CAMA Number:	53-1110-36-102		36-102 IRON ST
Property Address:	36-102 IRON ST		LEDYARD, CT 06339
Parcel Number:	53-1110-32	Mailing Address:	HOLT MELISSA
CAMA Number:	53-1110-36-103		43 HIGHLAND ST EXT
Property Address:	36-103 IRON ST		MOOSUP, CT 06354

Parcel Number:	53-1110-32	Mailing Address:	BARILE PAMELA J
CAMA Number:	53-1110-36-104		57 BOZRAH ST
Property Address:	36-104 IRON ST		BOZRAH, CT 06334
Parcel Number:	53-1110-40	Mailing Address:	WOLFE FREDERIC R + COURTNEY C
CAMA Number:	53-1110-40		40 IRON ST
Property Address:	40 IRON ST		LEDYARD, CT 06339
Parcel Number:	67-2360-5	Mailing Address:	SOUTHERN NEW ENGLAND
CAMA Number:	67-2360-5		TELEPHONE COMPANY C/O DUFF AND
Property Address:	5 STODDARDS WHARF RD		PHELPS ATTN: TELECOM GROUP
			P O BOX 2629
			ADDISON, TX 75001
Parcel Number:	67-530-728	Mailing Address:	I TOWN OF LEDYARD
CAMA Number:	67-530-728		741 COLONEL LEDYARD HWY
Property Address:	728 COLONEL LEDYARD HWY		LEDYARD, CT 06339
Parcel Number:	67-530-733	Mailing Address:	LEDPATEL LLC
CAMA Number:	67-530-733		156 UPPER PATTAGANSETT RD
Property Address:	733 COLONEL LEDYARD HWY		EAST LYME, CT 06333
Parcel Number:	67-530-735	Mailing Address:	LED-CENTER GAS-CARWASH LLC
CAMA Number:	67-530-735		156 UPPER PATTAGANSETT RD
Property Address:	735 COLONEL LEDYARD HWY		EAST LYME, CT 063333
Parcel Number:	67-530-741	Mailing Address:	I TOWN OF LEDYARD TOWN
CAMA Number:	67-530-741		HALL,ANNEX, POLICE
Property Address:	741 COLONEL LEDYARD HWY		741 COLONEL LEDYARD HWY
			LEDYARD, CT 06339
Parcel Number:	67-530-743	Mailing Address:	LOZIER JOSEPH A + NANCY K
CAMA Number:	67-530-743		P O BOX 275
Property Address:	743 COLONEL LEDYARD HWY		LEDYARD, CT 06339
Parcel Number:	67-530-744	Mailing Address:	DIME BANK ATTN: SHAWN PISHKA
CAMA Number:	67-530-744		290 SALEM TURNPIKE
Property Address:	744 COLONEL LEDYARD HWY		NORWICH, CT 06360
Parcel Number:	67-530-749	Mailing Address:	HOLDRIDGE FARM NURSERY INC
CAMA Number:	67-530-749		P O BOX 29
Property Address:	749 COLONEL LEDYARD HWY		LEDYARD, CT 06339
Parcel Number:	67-530-749	Mailing Address:	HOLDRIDGE FARM NURSERY INC
CAMA Number:	67-530-749-A		P O BOX 29
Property Address:	749A COLONEL LEDYARD HWY		LEDYARD, CT 06339
Parcel Number:	67-530-750	Mailing Address:	CERAVOLO DOMINICK
CAMA Number:	67-530-750		1348 BALDWIN HILL RD
Property Address:	750 COLONEL LEDYARD HWY		LEDYARD, CT 06339

Parcel Number:	67-530-754	Mailing Address:	CRUZ JOHN D + DEBORAH A
CAMA Number:	67-530-754		61 DEPOT RD
Property Address:	754 COLONEL LEDYARD HWY		CANTERBURY, CT 06331
Parcel Number:	67-530-756	Mailing Address:	BLUE SEA PROPERTIES LLC MING
CAMA Number:	67-530-756		MOON CHINESE RESTAURANT LLC
Property Address:	756 COLONEL LEDYARD HWY		756 COLONEL LEDYARD HWY
			LEDYARD, CT 06339
Parcel Number:	67-530-758	Mailing Address:	HOPE VALLEY HAPPY ACRES INC.
CAMA Number:	67-530-758		758 COLONEL LEDYARD HWY
Property Address:	758 COLONEL LEDYARD HWY		LEDYARD, CT 06339
Parcel Number:	67-530-758-R	Mailing Address:	UR HOME REALTY LLC
CAMA Number:	67-530-758-R		143 MULBERRY ST
Property Address:	758R COLONEL LEDYARD HWY		STAMFORD, CT 06907
Parcel Number:	67-710-11	Mailing Address:	I TOWN OF LEDYARD
CAMA Number:	67-710-11		741 COLONEL LEDYARD HWY
Property Address:	11 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-14	Mailing Address:	COLBY & FAIRWAY LLC
CAMA Number:	67-710-14		921 VAUXHALL ST EXT
Property Address:	14 FAIRWAY DR		QUAKER HILL, CT 06375
Parcel Number:	67-710-18	Mailing Address:	MEA ANTHONY C
CAMA Number:	67-710-18		120 THOMAS RD
Property Address:	18 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-20	Mailing Address:	MORGAN CAROL M CO-TR KOZEK
CAMA Number:	67-710-20		ROBERT H CO-TR
Property Address:	20 FAIRWAY DR		428 PENDLETON HILL RD
			VOLUNTOWN, CT 06384
Parcel Number:	67-710-22	Mailing Address:	MORGAN CAROL M CO-TR KOZEK
CAMA Number:	67-710-22		ROBERT H CO-TR
Property Address:	22 FAIRWAY DR		428 PENDLETON HILL RD
			VOLUNTOWN, CT 06384
Parcel Number:	67-710-24	Mailing Address:	
CAMA Number:	67-710-24		
Property Address:	24-24 FAIRWAY DR		,
Parcel Number:	67-710-24	Mailing Address:	WILLIAMS GINA M + HEIDISCH JOAN A
CAMA Number:	67-710-24-1		24-1 FAIRWAY DR
Property Address:	24-1 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	NORMAN JONATHAN M + BUFFINGTON
CAMA Number:	67-710-24-2		DANIELLE M
Property Address:	24-2 FAIRWAY DR		24-2 FAIRWAY DR
			LEDYARD, CT 06339

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Parcel Number:	67-710-24	Mailing Address:	DEPASQUALE JOSEPH + DENISE
CAMA Number:	67-710-24-3		24-3 FAIRWAY DR
Property Address:	24-3 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	BEEBE JEREMY
CAMA Number:	67-710-24-4		24-4 FAIRWAY DR
Property Address:	24-4 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	AKERS ASHLEY A
CAMA Number:	67-710-24-5		24-5 FAIRWAY DR
Property Address:	24-5 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	JARRARD DAVID W
CAMA Number:	67-710-24-6		24-6 FAIRWAY DR
Property Address:	24-6 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	GANNON LYNN E
CAMA Number:	67-710-24-7		24-7 FAIRWAY DR
Property Address:	24-7 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-24	Mailing Address:	SMITH SCOTT H
CAMA Number:	67-710-24-8		PO BOX 604
Property Address:	24-8 FAIRWAY DR		GALES FERRY, CT 06335
Parcel Number:	67-710-24	Mailing Address:	HABEEB ALI SALMAN
CAMA Number:	67-710-24-9		24-9 FAIRWAY DR
Property Address:	24-9 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-38	Mailing Address:	HEDER STACY M + ROBERT A JR
CAMA Number:	67-710-38-1		38-1 FAIRWAY DR
Property Address:	38-1 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-38	Mailing Address:	BUSHOR ERIC T
CAMA Number:	67-710-38-2		38-2 FAIRWAY DR
Property Address:	38-2 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-38	Mailing Address:	MCCAFFERY KATHY R
CAMA Number:	67-710-38-3		38-3 FAIRWAY DR
Property Address:	38-3 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-38	Mailing Address:	WALSH YVONNE
CAMA Number:	67-710-38-4		38-4 FAIRWAY DR
Property Address:	38-4 FAIRWAY DR		LEDYARD, CT 06339
Parcel Number:	67-710-38	Mailing Address:	DRISCOLL SAMUEL
CAMA Number:	67-710-38-5		38-5 FAIRWAY DR
Property Address:	38-5 FAIRWAY DR		LEDYARD, CT 06339

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Parcel Number:	67-710-38	Mailing Address:	
CAMA Number:	67-710-38-5		
Property Address:	38-38 FAIRWAY DR		,

Parcel Number:	67-710-38	Mailing Address:	DRISCOLL SAMUEL
CAMA Number:	67-710-38-5		38-5 FAIRWAY DR
Property Address:	38-5 FAIRWAY DR		LEDYARD, CT 06339

Parcel Number:	67-710-38	Mailing Address:	
CAMA Number:	67-710-38-5		
Property Address:	38-38 FAIRWAY DR		,

Parcel Number:	67-710-38	Mailing Address:	OLES STACEY
CAMA Number:	67-710-38-6		38-6 FAIRWAY DR
Property Address:	38-6 FAIRWAY DR		LEDYARD, CT 06339

Parcel Number:	67-710-38	Mailing Address:	BOGUE JAMES M
CAMA Number:	67-710-38-7		38-7 FAIRWAY DR
Property Address:	38-7 FAIRWAY DR		LEDYARD, CT 06339

Parcel Number:	67-710-38	Mailing Address:	HALL TINA A
CAMA Number:	67-710-38-8		38-8 FAIRWAY DR
Property Address:	38-8 FAIRWAY DR		LEDYARD, CT 06339

Parcel Number:	67-710-5	Mailing Address:	SYLVIA MARK -TR
CAMA Number:	67-710-5		5 FAIRWAY DR
Property Address:	5 FAIRWAY DR		LEDYARD, CT 06339

Parcel Number:	67-710-9	Mailing Address:	SYLVIA MARK -TR
CAMA Number:	67-710-9		5 FAIRWAY DR
Property Address:	9 FAIRWAY DR		LEDYARD, CT 06339

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FEB 10 2025
Land Use Department

Ledyard, CT

February 4, 2025

1 inch = 300 Feet

0 300 600 900

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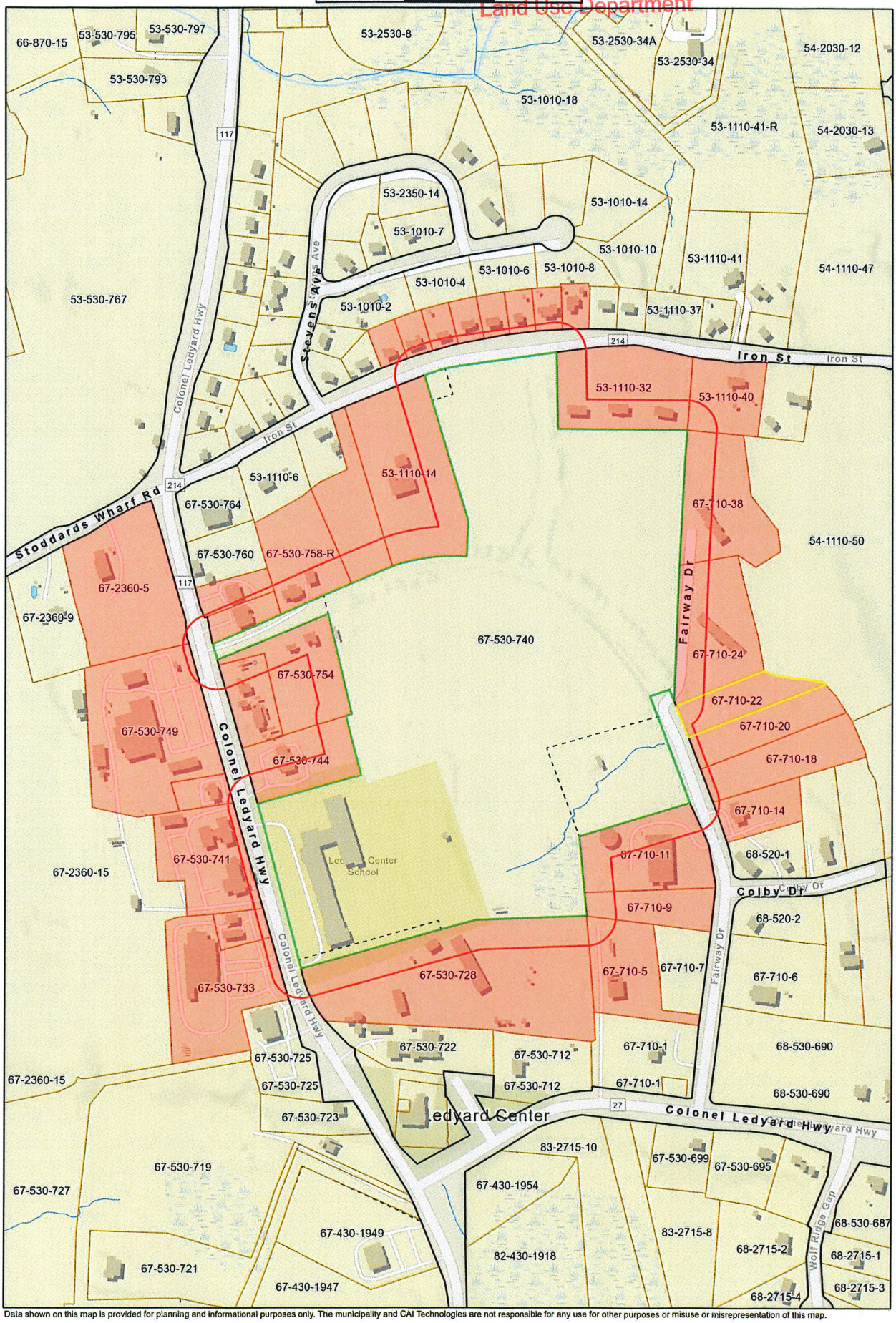

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