



Chairman John
Proctor

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Zoning Board of Appeals ~ AMENDED AGENDA ~

Regular Meeting

Wednesday, July 15, 2026

7:00 PM

Council Chamber - Remote Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://ledyardct.zoom.us/j/82266254934?pwd=xPTFysdQezcudC1y8aAocj0bskvjR8.1>

Meeting ID: 822 6625 4934 Passcode: 658514

One tap mobile +13052241968,,82266254934#,,, *658514# US

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. PUBLIC HEARINGS/APPLICATIONS
 - A. Public Hearing: ZBA#968 - 1363 Baldwin Hill Road (MAP ID: 121-140-1363), Gales Ferry, CT - Applicant/Property Owner, RVE Properties - Agent, Michael Ott, P.E, L.S, for request for a 21.5' variance of the required minimum CIP zone 35' front yard setback to construct an addition to an existing commercial building a distance of 13.5' to the front property line (Submitted 7/1/26, Date of Receipt 7/15/26, PH must open by 9/18/26)

Attachments: [EX#1 ZBA#968 App&SupportingDocs Rec070126](#)
[EX#2 ZBA#968 SitePlan Rec070126](#)
[EX#3 ZBA#968 PropertySurvey Rec070126](#)
[EX#4 ZBA#968 ArchitecturalDrawings Rec070126](#)
[EX#5 ZBA#968 LegalNotice Rec070126](#)
[EX#6 ZBA#968 TheDayConfirmation Rec070126 \(2\)](#)
[EX#7 ZBA#968 NoticeAbutters Rec070826](#)
 - B. Discussion & Decision: ZBA#968 - 1363 Baldwin Hill Road (MAP ID: 121-140-1363), Gales Ferry, CT - Applicant/Property Owner, RVE Properties - Agent, Michael Ott, P.E, L.S, for request for a 21.5' variance of the required minimum CIP zone 35' front yard setback to construct an addition to an existing commercial building a distance of 13.5' to the front property line (Submitted 7/1/26, Date of Receipt 7/15/26, PH must open by 9/18/26)

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. ZBA Regular & Annual Meeting Minutes of November 19, 2025

Attachments: [ZBA Regular&Annual Meeting Minutes FINAL 11-19-2025](#)

VIII. CORRESPONDENCE

IX. REPORTS

X. ADJOURNMENT

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