



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#25-3SITE

REGULAR MEETING – THURSDAY, APRIL 10, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 04/03/25

Property Address(es): 750 (aka "748") Colonel Ledyard Highway, (Parcel ID: 67-530-750), Ledyard, CT

Application: **PZ#25-3SITE** – Site Plan Approval Application

Applicant(s): Reliable Roadside Assistance Co (Per Application Form)

Applicant Address(es): Ryan@ReliableRoadsidehelp.com (Per Application Form)

Property Owner(s): Ryan Forrestt (Per Application Form)
Dominick Ceravolo (Actual Property Owner)

Owner Address(es): 5 Seaspray Road, Old Lyme, CT (Per Application Form)
1348 Baldwin Hill Road, Ledyard, CT 06339 (Actual Owner Address)

Attorney: N/A.

Land Surveyor: Peter Gardner, L.S., Dieter & Gardner

Engineer: Normand Thibeault, Jr., P.E., Killingly Engineering

Lot Size: Not shown on plan. 1-acre (Gas ST SRV) & .46-acres (Single Fam)
per Assessor records.

Lot Frontage: 281.67+/- on State Road Colonel Ledyard Highway (CT Rte. 117).

Zoning District: Ledyard Center Development District (LCDD).

Wetlands/Watercourses: No.

Flood Hazard Zone: No.

CAM Zone: No.

Utilities: Public Water & individual on-site septic system.

Public Water Supply Watershed: No.

Proposed Public Improvements: Yes. Proposed concrete walks. STCT approval required.

Legal: (Submitted to Land Use Dept. on 3/12/25, Date of Receipt 3/13/25, DRD 6/16/25).

EXISTING CONDITIONS: Existing commercial building for auto repairs.

PROPOSAL: Change of Use of existing commercial auto repair building for two businesses, 1. Light Duty Towing & Roadside Assistance and 2. Full Service Landscaping Company and associated site improvements.

TOWN ENGINEER: Not yet referred.

ZONING OFFICIAL: 4/2/25 Notice of Violation sent to Applicant and Property Owner on 4/3/25.

FIRE MARSHAL:	Not yet referred.
BUILDING DEPT.:	Not yet referred.
LLHD:	Not yet referred.
STCT DPH:	N/A.
WPCA:	Need letter from Ledyard WPCA regarding provision of water supply for the development.
SCWA:	N/A.
IWWC:	N/A.
BOND:	No SESC bond estimate submitted. Pending.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Plan Showing Proposed Auto Repair/Sales Facility, Prepared for Ryan's Reliable Services, LLC, LLC, 750 Colonel Ledyard Highway, A.K.A. Connecticut Route 117, Ledyard, CT, Prepared by Dieter & Gardner, Dated February 2025":

Application Form:

1. Property owner name & address not listed on form and property owner did not sign application form.

Plan Review Comments:

1. Plan is inaccurate & incomplete in that it does not represent existing conditions at the site due to the applicant Ryan Forrestt conducting site improvements after the date of the plan without the benefit of required permits (see Notice of Violation, Dated 4/2/25).
2. Applicant is not proposing and auto repair/sales facility as noted on plan.
- 3.

General Comments:

1. Town staff cannot properly review and comment on the proposal due to inaccurate information submitted by the Applicant. Applicant shall obtain a revised site plan, including topography.
2. The Applicant and Property Owner should immediately comply with the 4/2/25 Notice of Violation. The site plan application cannot be approved at this time s it does not comply with the Ledyard Zoning Regulations.

Staff Recommendation: Table the application to the 5/8/25 meeting.

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.
Thank you.