



TOWN OF LEDYARD

Zoning Board of Appeals

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman John
Proctor

Wednesday, March 15, 2023

6:30 PM

Council Chamber - Remote Format

I. CALL TO ORDER

Chairman Proctor called the Zoning Board of Appeals Meeting to order at 6:30 PM.

Present Board Member Eric Treaster
Board Member Sharon Pealer
Vice Chair Richard Murphy
Chairman John Proctor
Board Member Charles Priebe
Excused Alternate Member Marie Boyhan-Pedro
Non-voting Alternate Member John Rodolico

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Staff Present: Juliet Hodge, Director of Planning and Development and Makenna Perry,
Land Use Administrative Asst.

IV. CITIZENS PETITIONS (ILIMITED TO NON-AGENDA ITEMS)

None.

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

None.

VI. PUBLIC HEARINGS/APPLICATIONS

- A. Application ZBA#966 of Casey Campbell, 66 Iron Street, Ledyard, CT 06339, for a variance to Section 5.2 of the Zoning Regulations, to reduce the side yard setback from 15' to 7' to build a detached garage.

Chairman Proctor reviewed the application and summarized the exhibits recieved.
Casey Campbell, 66 Iron Street, presented his application and answered questions the
Commission asked him.

Commissioner Treaster made a motion to deny Application ZBA#966 for the following
reasons:

- The hardship claimed is not exceptional; a lack of a garage does not constitute a hardship.
- The applicant is not being denied reasonable use of his property.

Commissioner Pealer seconded the motion.

Motion failed by the following vote.

RESULT: FAILED
MOVER: Eric Treaster
SECONDER: Sharon Pealer
AYE: 3; Murphy, Pealer, Treaster
NAY: 2; Proctor, Priebe

As four affirmative votes were needed to pass the motion, and a failed motion to deny does not constitute an approval, Commissioner Treaster offered to make a motion to approve.

Commissioner Treaster made a motion to approve Application ZBA#966 for the following reasons :

- The ledge on the property deems to be a sufficient hardship.
- The waterline runs up the driveway and in front of the house.
- Significant amount of ledge are in the front yard and rear yard preventing alternative locations for the garage.
- The septic tank is located directly behind the house.
- The yard slopes down immediately behind the deck.

Commissioner Murphy seconded the motion. Discussion followed.

Motion failed by the following vote.

RESULT: FAILED
MOVER: Eric Treaster
SECONDER: Rich Murphy
AYE: 2; Proctor, Priebe
NAY: 3; Murphy, Pealer, Treaster

Commissioners Murphy, Pealer and Treaster denied the application for the following reasons:

- The hardship claimed is not exceptional; a lack of a garage does not constitute a hardship.
- The applicant is not being denied reasonable use of his property.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

IX. APPROVAL OF MINUTES

A. November 16, 2022 - Draft Minutes

The Commission decided to review the meeting minutes from the November 16th, 2022 meeting, at the next scheduled meeting.

X. CORRESPONDENCE

None.

XI. REPORTS

A. Planning Director Report

Planning Director, Juliet Hodge summarized her staff report.

XII. ADJOURNMENT

Without objection, Chairman Proctor adjourned the March 15, 2023 Meeting at 7:38 PM.

Chairman, John Proctor

Date