



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission

### ~ AGENDA ~

Chairman  
Tony Capon

Regular Meeting

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Thursday, May 11, 2023

6:00 PM

Council Chambers - Hybrid Format

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#### REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

#### Join Zoom Meeting

<https://us06web.zoom.us/j/88955378732?pwd=L2VKL1pCenZJM3NkaFFzYUxoYVNwdz09>

**Meeting ID: 889 5537 8732**

**Passcode: 391505**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. PRE APPLICATION OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS

A. 2023 Housing Plan

**Attachments:** [Ledyard AHP Final Draft 032323](#)  
[Affordable Housing Plan Deficiencies - Eric Treaster](#)

- B. Application PZ#23-3 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for amendments to The Town of Ledyard's Zoning Regulations, Section 8.31 Short-Term Rentals, Hosted; and Section 2.2 Definitions (Mixed-use Commercial/Industrial) to add the words "or development" ; and to add Accessory Apartment to Section 6.4 Use Table. (No action - continued to June 8, 2023)

**Attachments:** [Exhibit #1 - PZ#23-3RA - Application](#)  
[Exhibit 2 - SCCOG Notification Form March 9 2023](#)  
[Exhibit #3 - Notice of PH 3-29 JH](#)  
[Exhibit #4 - ET Comments -Policy Shortcomings](#)  
[Exhibit #5 - Ltr Betsy and Bob Graham](#)  
[Exhibit #6 - Email from Tylor Harlow](#)  
[Exhibit #7 - Mystic PD STR Party - ET](#)  
[Exhibit #8 - ET Comments on STR](#)  
[Exhibit #9 - Pamela Bartlett Comments](#)  
[Exhibit #10 - Steve Iagin Comments on STR](#)  
[Exhibit #11 - Erika Hall Comments on STR](#)  
[Exhibit #12 - Ban STRs - Linda Vogel](#)  
[Exhibit #13 - STR Reg Chg Presentation from ET](#)

- C. Application PZ#23-4SUP of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for a special use permit for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12, CT.

**Attachments:** [Exhibit #1 - Application, Authorization, Deeds](#)  
[Exhibit #2 - Project Narrative 3/29/23](#)  
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)  
[Exhibit #4 - Exterior Elevations](#)  
[Exhibit #5 - Loureiro Plan Set, March 7, 2023](#)  
[Exhibit #6 - Stormwater Mgmt Report, March 7, 2023](#)  
[Exhibit #7 - List of Abutters, Notices Sent, and Certs](#)  
[Exhibit #8 - Letter from Karen Sacco, Dated 4/3/23](#)  
[Exhibit #9 - Memo from Steve Masalin, PWD dated 3/31/23](#)  
[Exhibit #10 - Revised Narrative \(compare 3.28.23 to 4.5.23\)](#)  
[Exhibit #11 - Revised Storm Water Mgmt Report Dated 4/5/23](#)  
[Exhibit #12 - Revised Loureiro Plan Set, Revised 4/6/23](#)  
[Exhibit #13 - Soil Investigation Report from REMA Ecological Services Dated 4/6/23](#)  
[Exhibit #14 - Natural Diversity Data Base Letter, Dated 11/2/2022](#)  
[Exhibit #15 - Comments from Citizens Alliance for Land Use Dated 4/10/23](#)  
[Exhibit #16 - Response to Planner Comments from 3/28 Mtg. from Loureiro](#)  
[Exhibit #17 - Response to Town Engineer Memo dated 3/31](#)  
[Exhibit #18\(a\) Deed for 3 River Rd submitted by Stanley Lucas](#)  
[Exhibit # 18\(b\) Tax Map 3 River rd](#)  
[Exhibit # 18\(c\) Map land acquired for Relocation of Rte. 12](#)  
[Exhibit #19 - Comments from Jake Troy, April 13, 2023](#)  
[Exhibit #20 - Stormwater Management Report, Loureiro Revised 4 12 23](#)  
[Exhibit #21 - Rendering from Cashman showing potential build](#)  
[Exhibit #22 - Historic Photo of Site from Com. Baudro](#)  
[Exhibit #23 - Powerpoint Presentation - CALU](#)  
[Exhibit #24 - Revised Plan Set 5-1](#)  
[Exhibit #25 - Revised Stormwater Mgmt Report 5-1](#)  
[Exhibit #26 - Notice to Montville](#)  
[Exhibit #27 - NDDDB](#)  
[Exhibit #28 CALU Hearing Summary 05.10](#)  
[Exhibit #29 - CALU Overheads Presentation](#)  
[Exhibit #30 - Revised Comments from PWD 5-11](#)  
[Exhibit #31 - LLHD plan review 1 comments](#)  
[Exhibit #32 Cashman Application Planner Comments](#)

- D. Application PZ#23-5CAM of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for coastal area management approval for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12, CT.

**Attachments:** [Exhibit #1 - Application, Authorization, Deeds, Rec. 3-29](#)  
[Exhibit #2 - Project Narrative Dated 3-29](#)  
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)  
[Exhibit #4 - Exterior Elevations](#)  
[Exhibit #5 - Loureiro Plan Set, Rec. 3-8](#)  
[Exhibit #6 - Stormwater Mgmt Report, Loureiro 3-8](#)  
[Exhibit #7 - List of Abutters, Notices Sent, and Certs 3-8](#)  
[Exhibit #8 - Letter - Karen Sacco, Rec 4-5](#)  
[Exhibit #9 - Memo from PWD - SM Dated 4-3](#)  
[Exhibit #10 - Revised Narrative - replacing exhibit #2](#)  
[Exhibit #11 - Revised Storm Water Mgmt Report, revision date 4-5](#)  
[Exhibit #12 - Revised Loureiro Plan Set](#)  
[Exhibit # 18\(b\) Tax Map 3 River rd](#)  
[Exhibit # 18\(c\) Map land acquired for Relocation of Rte. 12](#)  
[Exhibit #13 - Soil Investigation, REMA - dated 4-6](#)  
[Exhibit #14 - Natural Diversity Data Base Letter, dated 11-2-22](#)  
[Exhibit #15 - Comments from Citizens Alliance - dated 4-10](#)  
[Exhibit #16 - Response to Planner March 28 Mtg- Loureiro](#)  
[Exhibit #17 - Response to Town Engineer Memo from Loureiro](#)  
[Exhibit #18\(a\) Deed for 3 River Rd submitted by Stanley Lucas](#)  
[Exhibit #19 - Comments from Jake Troy, April 13, 2023](#)  
[Exhibit #20 - Stormwater Management Report, Loureiro Revised 4\\_12\\_23](#)  
[Exhibit #21 - Rendering from Cashman showing potential build](#)  
[Exhibit #22 - Historic Photo of Site from Com. Baudro](#)  
[Exhibit #23 - Powerpoint Presentation - CALU](#)  
[Exhibit #24 - Revised Plan Set 5-1](#)  
[Exhibit #25 - Revised Stormwater Mgmt Report 5-1](#)  
[Exhibit #26 - Notice to Montville](#)  
[Exhibit #27 - NDDB](#)  
[Exhibit #28 CALU Hearing Summary 05.10](#)  
[Exhibit #29 - CALU Overheads Presentation](#)  
[Exhibit #30 - Revised Comments from PWD 5-11](#)  
[Exhibit #31 - LLHD plan review 1 comments](#)  
[Exhibit #32 Cashman Application Planner Comments](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. Application PZ#23-6SUP of Dieter and Gardner, Inc, 1641 Route 12, Gales Ferry, CT 06335, for a special use permit at 1340 Baldwin Hill Road, Gales Ferry, CT 06335, for renewal of a former excavation permit.

**Attachments:** [PZ#23-6SUP Application](#)  
[PZ#23-6SUP Revised Site Plan & Info](#)

X. APPROVAL OF MINUTES

- A. Draft Meeting Minutes - April 13, 2023

**Attachments:** [Draft Meeting Minutes April 13 PZC](#)

XI. CORRESPONDENCE

- A. Connecticut Federation of Planning and Zoning Agencies - Quarterly Newsletter - Spring 2023

**Attachments:** [CT Federation of Planning and Zoning Agencies Spring 2023](#)

XII. REPORTS

- A. Planning Director Report

**Attachments:** [Planning Director Report May 11](#)

XIII. EXECUTIVE SESSION - Perkins - Pending Litigation

XIV. ADJOURNMENT