



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Tony Capon

Regular Meeting

Thursday, May 11, 2023

6:00 PM

Council Chambers - Hybrid Format

I. CALL TO ORDER

Chairman Capon called the Regular Meeting of the PZC to order at 6:02 PM. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

In addition to Commission members the following staff members were also present: Juliet Hodge, Director of Planning & Development, Makenna Perry, Admin. Asst. and Alex Samalot, Zoning Enforcement Officer (training).

- Present** Commissioner Marcelle Wood
- Chairman Tony Capon
- Alternate Member Thomas Baudro
- Commissioner Paul Whitescarver
- Alternate Member Jessica Cobb
- Commissioner Gary St. Vil
- Excused** Commissioner Howard Craig

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

Ann Donovan, 57 Seabury Avenue, spoke on behalf of the Parsonage Hill Manor Home Owners Association. Ms. Donovan expressed concerns regarding the pre-application at 84 Silas Dean. More specifically, the limited water supply and the cul-de-sac being too narrow for emergency personnel and vehicles. The Parsonage Hill Manor HOA is requesting that a traffic study be conducted, as well as a scheduled site walk for the public to attend. The Parsonage Hill Manor HOA believes that the access to the proposed development should be off of Shewville Rd. or Silas Dean.

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

None.

VI. PRE APPLICATION OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

A. 2023 Housing Plan

Chairman Capon opened the public hearing at 6:08 PM.

John Guskowski, Planning Consultant from Tyche Planning and Policy Group, presented the 2023 Ledyard Housing Plan.

The following people had comments:

Eric Treaster, 10 Huntington Way, expressed his concerns about the Plan. Mr. Treaster was concerned that the recommendations in the Plan would result in an increase of affordable housing, and that the only way to do so would be to make the development of affordable housing more profitable for a developer. He suggested that the Commission allow 6,000sf lot developments and new mobile home parks.

Mike Cherry, 5 Whippoorwill Dr, agreed with Mr. Treaster with respect to the need for increased density, but pointed out that this was very difficult without public water and sewer.

Commissioner Cobb, provided comments and asked that certain data be clarified. She addressed some of Mr. Treaster's comments and pointed out that Policy #2 re: promoting CHFA loans is a way to increase the number of qualified affordable homes and that CGS 8-30g already allows a density bonus which increases the profitability for developers.

Commissioner Whitescarver asked Mr. Guskowski what a private/public partnership with a company like Electric Boat to provide workforce housing would look like and how it would function.

There were no further comments. Chairman Capon closed the public hearing at 7:00 PM.

Planning Director, Juliet Hodge, explained that not all developers are for profit, some housing developers are non-profit agencies.

The voting Commission members gave their final remarks about the Plan.

Commissioner Wood supported all of the policies addressed in the Plan, except for the 12th proposed policy regarding the conversion of larger homes to micro-assisted living facilities. He felt that policy was unclear and could cause confusion.

Commissioner Whitescarver explained the importance of providing sewer and water infrastructure in order to support more housing. He was in support of the Plan.

Commissioner St. Vil appreciated the work that has gone into the Plan. He agreed with the policies, and agreed with Commissioner Whitescarver that infrastructure is critical.

Commissioner Baudro explained the need to rezone certain properties in order that they be used for housing. The Commission discussed several properties that might be suitable.

The Commission determined that a 'housing opportunity area' should be included on the map. The area in Ledyard Center where water and sewer are available and/or near the planned extension of the sewer line will be identified as the housing opportunity area for now.

Chairman Capon made a MOTION to approve the 2023 Housing Plan with the addition of the Housing Map and clarifications to certain data and policies as discussed. Commissioner Wood seconded the motion. Motion Passed.

RESULT: APPROVED AND SO DECLARED

MOVER: Tony Capon

SECONDER: Marcelle Wood

- 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)

Chairman Capon continued the public hearing to June 8, 2023 at 6:00 PM.

RESULT: CONTINUE

- 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.

The Applicant requested a 35 day extension from the Commission. Chairman Capon resumed the public hearing, and continued the public hearing to June 8, 2023 at 6:00 PM.

RESULT: CONTINUE

- 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.

The Applicant requested a 35 day extension from the Commission. Chairman Capon resumed the public hearing, and continued the public hearing to June 8, 2023 at 6:00 PM.

RESULT: CONTINUE

VIII. OLD BUSINESS

None.

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.

Chairman Capon set the public hearing for June 8, 2023 at 6:00 PM.

X. APPROVAL OF MINUTES

A. Draft Meeting Minutes - April 13, 2023

Chairman Capon made a MOTION to approve the meeting minutes from the April 13, 2023 meeting with minor amendments. Commissioner Wood seconded the motion. Motion passed.

RESULT: APPROVED AS AMENDED

MOVER: Tony Capon

SECONDER: Marcelle Wood

XI. CORRESPONDENCE

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

The Commission received the Connecticut Federation of Planning and Zoning Agencies - Quarterly Newsletter - Spring 2023 Edition.

XII. REPORTS

A. Planning Director Report

Planning Director, Juliet Hodge summarized her report. Ms. Hodge explained that Alex Samalot, the new Zoning Enforcement Official, has been training and working on enforcement cases. He will begin CAZEO classes this month.

XIII. EXECUTIVE SESSION - Perkins - Pending Litigation

Atty. Carl Landolina was not present, therefore, the Commission did not hold the Executive Session.

XIV. ADJOURNMENT

Without objection, the meeting adjourned at 7:31 PM.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED