



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission

### ~ AGENDA ~

Chairman Marty  
Wood

Regular Meeting

---

**Thursday, August 14, 2025**

**6:00 PM**

**Council Chambers - Hybrid Format**

---

#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://us06web.zoom.us/j/88215829265?pwd=oXIep9AvA6JVtULwUEjIWpWmbtxpag.1>

**Meeting ID: 882 1582 9265 Passcode: 189260**

**Dial by your location: +1 646 558 8656 US (New York)**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
  - A. 939 Long Cove Road (Parcel ID: 107/1340/939), Gales Ferry, CT - Preliminary Review of 2-Lot Resubdivision per Ledyard Subdivision Regulations Section 3.1.2 - Agent, Peter Gardner, L.S., Dieter & Gardner - Applicant, Rob Hohlfelder, Mt. Kineo Builders - Property Owners, John H. Almy III & Marcy Z. Almy.
- VII. PUBLIC HEARINGS/APPLICATIONS

None.
- VIII. OLD BUSINESS
  - A. PZ#25-4SITE - 8, 9 & 11 Colby Drive (Parcel IDs: 68-520-8, 68-520-9, 68-520-11); Colby Drive (Parcel ID: 68/530/680); and 16 Highview Terrace (Easement Only) (Parcel ID: 68/960/16), Ledyard, CT, - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT for approval of regulated activities for construction of 27 one and two family structures for 38 dwelling units and associated site improvements, inc. completion of Colby Drive, inc. utilities, drainage structures, and detention pond. (Submitted 5/20/2025, Date of Receipt 6/12/25, Tabled to 7/10/25,

DRD 8/16/25)

**Attachments:** [FD#1 PZ#25-4SITE ApplicationForm 052725](#)  
[FD#2 PZ#25-4SITE StormWaterManagementReport 052025](#)  
[FD#3 PZ#25-4SITE PlanSetFHFColbyDrive 052725](#)  
[FD#4 PZ#25-4SITE DevelopmentNarrative 052725](#)  
[FD#5 PZ#25-4SITE PermissionAccessSite 052025](#)  
[FD#6 PZ#25-4SITE ArcchitecturalPlans 052725](#)  
[FD#7 PZ#25-4SITE TransmittalLtrTownStaff 052925](#)  
[FD#8 #25-4SITE EmailLuflerHFH ReAffordabilityPlan 061125](#)  
[FD#9 #25-4SITE HFH ReAffordability Plan 061125](#)  
[FD#10 PZ#25-4SITEE LUDRqstTableReview Rec07072025](#)  
[FD#11 #25-4SITE WaterSewerMainExtAgreement](#)  
[Ledyard-HabitatForHumanity 12212024](#)

- B. Discussion & Decision: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings. (Submitted 3/12/25, Date of Receipt 3/13/25, PH must open within 65 days by 5/16/25. PH orig. set for 5/8/25, Opening of PH postponed to 6/12/25 with 27-day ext. granted., PH opened 6/12/25PH Cont. to 6/26/25, PH cont. 7/10/25, PH cont. to 7/31/25 with 16-day ext. granted, PH must close by 7/31/25, PH Closed 7/31/25, DRD 10/4/25)

IX. NEW BUSINESS

- A. PZ#25-5SITE - 750 (aka “748”) Colonel Ledyard Highway (Parcel ID: 67-530-750), Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forrestt, Ryan’s Reliable Services, LLC for site plan approval for commercial businesses. (Submitted to Land Use Dept. 7/09/25, Date of Receipt 7/10/25, DRD 9/12/25).

**Attachments:** [FD#1 PZ#25-5SITE ApplicationPZCReview Rec 070925](#)  
[FD#2 PZ#25-5SITE SitePlan Rec070925](#)  
[FD#3 PZ#25-5SITE Deed&TaxMapPropertyCard Rec072225](#)  
[FD#4 PZ#25-5SITE TransmittalLtrTownStaff Rec072225](#)  
[FD#5 PZ#25-5SITE - EmailToRyanForresttRqstSiteAccessLetter Rec 080425](#)  
[FD#6 PZ#25-5SITE EmailLUDToApplicantIncompleteApp Rec 080425](#)  
[FD#7 25-5SITE 750 CLH PlannerComments1 080425](#)  
[FD#8 PZ#25-5SITE EmailPeterGardnerRequestToTableForRevision Rec080725](#)

- B. PZ#25-6SITE - 1598 Route 12 (PARCEL ID: 106-2120-1598), Gales Ferry, CT - Applicant/Owner, George Koutouzil, Gales Ferry Plaza, LLC for site plan approval to convert existing commercial building to mixed-use commercial/residential by converting the existing second floor commercial space to three (3) one-bedroom single-family apartments within existing footprint. (Submitted 7/16/25, Date of Receipt 8/14/25, DRD 10/17/25).

**Attachments:** [FD#1 PZ#25-6SITE Application&SupportingDocuments Rec071625](#)  
[FD#2 PZ#25-6SITE SitePlan Rec071625](#)  
[FD#3 PZ#25-6SITE AuthorizationLetterSiteWalk Rec072125](#)

C. Sustainable CT Ad Hoc Committee: Discussion

D. Discussion of Reports - Center for Housing Opportunities, Beth Sabilia, Exec. Director:

**Attachments:** [ASeatAtTheTableForEveryone TheDayAticle Rec080725](#)  
[RoomAtTheTableIncreasingCivicParticipationInLocalLandUseDecisionMaking Rec080725](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of July 10, 2025

**Attachments:** [PZC RegularMeetingMinutes 7-10-2025 FINAL](#)

B. PZC Special Meeting Minutes of July 31, 2025

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report of August 14, 2025

B. Planner Staff Report of August 14, 2025

XIII. ADJOURNMENT

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