



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, January 9, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/85857044161?pwd=6fIX7desQpslRB8cHxjfbGNWUDUxURI.1>

Meeting ID: 858 5704 4161 Passcode: 512456

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

None.

- VII. PUBLIC HEARINGS/APPLICATIONS

None.

- VIII. OLD BUSINESS

- A. PZ#24-10SITE & PZ#24-11CAM - 109 Military Highway (Parcel ID: 106-1590-109), Gales Ferry, CT - Applicant: Frank C. Borawski, P.E. - Owners: James & Sandra Onorato for Site Plan & Coastal Site Plan Approval for Bank Stabilization Project on Mill Cove (Submitted 8/19/24, Date of Receipt 09/12/24, Orig. DRD 11/15/24, Tabled to 12/12/24 w Ext. Granted, Rqst to table to 1/9/25 w Ext. Granted, DRD 1/9/25).

Attachments: [FD#1 24-10SITE & 24-11CAM 109MilitaryHwy Application&SupportingDocs](#)
[FD#2 24-10SITE24-11CAM 109MilitaryHigHwy ReferralDEEPLWRD 082624](#)
[FD#3 24-10SITE24-11CAM 109MilitaryHwy MTVReferral 082624](#)
[FD#4 24-10SITE24-11CAM EmailQuispe DEEPLWRD ConfimReceiptReferral 082724](#)
[FD#5 24-10SITE24-11CAM ReferralTE 091624](#)
[FD#6 24-10SUP24-11CAM ReqToTableWExt. 111424](#)
[FD#7 24-10SUP-11CAM 2ndReqToTableWExt 120424](#)
[FD#8-1 24-10SUP-11CAM EmailQuispeDEEP 010625](#)
[FD#8-2 24-10SUP-11CAM EmailQuispeDEEP Attachment RevisedPlanToDEEP 010625](#)
[FD#8-3 24-10SUP-11CAM EmailQuispeDEEP Attachment LetterToDEEP Rec010625](#)
[FD#9 24-10SUP-11CAM RequestWithdraw 010825](#)

- B.** PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370sf building and associated site improvements (Submitted 10/29/24, Date of Receipt 11/14/24, Tabled to 12/12/24, Request to Table to 1/9/25, DRD 01/17/24)

- Attachments:** [FD#1 PZ#24-12SITE Application&Attatchments 112624](#)
[FD#2-1 PZ#24-12SITEPlanSet1of2102024](#)
[FD#2-2 PZ#24-12SITE PlanSet2of2 102024](#)
[FD#3 PZ#24-12SITE BuildingPlans](#)
[FD#4 PZ#24-12SITE TRANSMITTAL LTR 120224](#)
[FD#5 PZ#24-12SITE EmailTRANSMITTAL LTR 120224](#)
[FD#6 24-12SITE IWWCNoticeDecision 120324](#)
[FD#7 24-12SITE TEComments 120924](#)
[FD#8 24-12SITE RqstToTableToJan92025 PeteGardner 120924](#)
[FD#9 24-12SITE ReferralLLHD 121224](#)
[FD#10 24-12SITE MoralesLLHDComments 120424](#)
[FD#11 24-12SITE ApplicantCommentsLLHD 121224](#)
[FD#12 24-12SITE MoralesLLHDComments2 121724](#)
[FD#13 24-12SITE 5ALorenzIndPrkwy PlannerComments1 121724](#)
[FD#14 24-12SITE AppResponseLUDComments 010625](#)
[FD#15 24-12SITE DeedsMapsReDrainageEasements Rec010625](#)
[FD#16 24-12SITE 5ALorenzIndPkwy GPULLtr3-8-22 Rec010825](#)
[FD#17 24-12SITE SESCOndEstimate Rec010825](#)
[FD#18 24-12SITE MoralesLLHDComments 121724 Rec010825](#)
[FD#19 24-12SITE PlanSheet2of2 Rev121124](#)
[FD#20 PZ#24-12SITE Sheet27LorenzResubAug2021120921](#)
[Rec010924](#)
[FD#21 PZ#24-12SITE 5ALorenzIndPrkwy PlannerComments2 Rev](#)
[010825](#)
[FD#22 24-12SITE TECommentsBond 010925](#)
[FD#23 24-12SITE FD23-1&FD23-2 010925](#)

- C. Discussion & Decision: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC for Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major. (Submitted 07/9/24, Date of Receipt 7/11/24, PH must open by 9/13/24, PH set for 9-12-24, PH must close by 10-16-24, PH Cont. to 9/26/24, PH Cont. to 10/10/24, PH Cont. to 10/24/24, PH Cont. to 11/14/24, PH Cont. to 11/21/24, PH Cont. 12/5/24, PH Cont. to 12/12/24, PH Cont. to 12/19/24, Cont. to 1/23/25, 65 Day Ext. Granted, PH must close by 12/20/24, DRD 65-days from close PH). ****TABLED TO 1/23/2025 MEETING****

IX. NEW BUSINESS

- A. Application PZ#21-10RESUB Fire Side Farm 4-Lot Resubdivision, 34 Village Drive, Owner: Anthony Silvestri & Reuven Drive, Ledyard, CT, Owners: Mario Luis Mendez & Susan Ponta; Applicant: James Bernardo, Land Surveying, LLC, Zone R-40, 12.42 Acres for request for referral to Town Council to accept completed Extension of Village Drive as a Town Road.

B. Application PZ#22-8SUB - 24-Lot Open Space Subdivision, 79 Vinegar Hill Road - Owner/Applicant, Mr. G. 1., LLC - Current Owner, Mt. Kineo Builders for request for referral to Town Council to accept completed Marty's Way as a Town Road.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve PZC Special Meeting Minutes of October 10, 2024

Attachments: [PZC SpecialMeetingMinutes 10-10-2024](#)

B. MOTION to approve PZC Special Meeting Minutes of November 14, 2024

Attachments: [PZC SpecialMeetingMinutes 11-14-2024](#)

C. MOTION to approve PZC Special Meeting Minutes of November 21, 2024

Attachments: [PZC SpecialMeetingMinutes 11-21-2024](#)

D. MOTION to approve PZC Special Meeting Minutes of December 5, 2024

Attachments: [PZC SpecialMeetingMinutes 12-05-2024](#)

E. MOTION to approve PZC Special Meeting Minutes of December 12, 2024

Attachments: [PZC SpecialMeetingMinutes 12-12-2024](#)

F. MOTION to approve PZC Special Meeting Minutes of December 19, 2024

Attachments: [PZC SpecialMeetingMinutes 12-19-2024](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports

Attachments: [AMIS ActvitiyReportJune-August 2024 PZC](#)
[ZEO PZC Staff Report 1-9-2025](#)

XIII. ADJOURNMENT

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