



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**  
*Juliet Hodge, Director*  
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**Activity Report**

June 7 to July 13, 2023

**1. SITE VISITS:**

6/27/23 1686 Route 12—As Built—Inspect for Bond Release  
7/10/23 437 CLH – As-built NSFH

**2. ENFORCEMENT:**

See ZEO/Blight Report

**3. APPLICATION REVIEWS:**

**8-24 Review to transfer land to Avalonia- APPROVED**

**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. APPROVED IN PART

**Application PZ#23-4SUP and associated Coastal Area Management Application PZ#23-5CAM** of Gales Ferry Intermodal, LLC, 549 South Street, Quincy, MA 02169, for Special Permit approval for a Mixed-Use Development that includes the redevelopment of a portion of the Gales Ferry Intermodal LLC property, 1761 CT Rte. 12 Ledyard, CT 06339, for a new Motor Vehicle, RV, Boat and/or Equipment Repair Use and continuation of the existing manufacturing use. PH OPENED 4/13/23 Continued to 5/11/23, 6/8/23, 6/29/23 and 7/13/23. Extensions requested and given.

**Application PZ#23-6SUP** of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. Received 5/2/23. PH opened on 6/8/23 continued to 7/13/23.

**Application PZ#23-7RA** of The Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339, to add section 8.34 "Cannabis Establishment" and the following uses to the use tables: Cannabis Retailer and Hybrid Retailer (Section 6.4), Cannabis Cultivator and Micro-cultivator (Section 5.3 + 6.4). PH opened on 6/29/23 continued to 7/13/23.

**Application PZ#23-8RA** of The Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339 to amend section 3.9A "Cannabis Establishments" to extend existing Moratorium an additional six (6) months to provide time to review and act on proposed regulations. PH opened on 6/29/23 continued to 7/13/23.

**Application PZ#23-9SITE** for Rustic Boutique & Catering, property of Sweet Hill Farm LLC, 39 Military Highway, Ledyard for seasonal tent to host weddings.

**Application IWWC#23-2URA** of Gales Ferry Intermodal LLC, 549 South Street, Quincy, MA 02169, for activity in the upland review area at the Gales Ferry Intermodal LLC property, 1761 CT Route 12, Ledyard, CT 06339 in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings (mixed-use / industrial). **Received 4/4/23. Site walk 4/26. Continued to June 6. No classification made.**

**Application IWWC#23-4SITE** of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. **Received in Office 5/2/23. No classification made.**

**ADMINISTRATIVE PLAN REVIEW**

ZP#5847 148 & 148R Stoddards Wharf Rd. - Lot Merger  
ZP#5848 8 Grey farms Rd. - Deck  
ZP#5849 205 Sandy Hollow - Shed  
ZP#5850 79 Gallup Hill - Shed  
ZP#5851 **3 Briarwood Ct. - NSFH**  
ZP#5852 1 Ledge wood Dr. - Shed  
ZP#5853 3R Birch St. - Shed  
ZP#5854 46R & 50 Town Farm Rd. - LLA  
ZP#5855 13 Stevens Ave. - Shed  
ZP#5856 3 Aspen - Deck

**4. CERTIFICATES OF ZONING COMPLIANCE ISSUED:**

6/13/23 715 CLH - NSFH

**5. BONDS RECEIVED/RELEASED**

**6. MEETINGS:**

6/08/23 **PZC Meeting**  
6/13/23 Admin Asst position interviews  
6/20/23 Meeting re: Tucker's Run with S. Masalin, Holmbergs and residents at 15A Tucker's Run  
6/20/23 Admin Asst position interviews  
6/22/23 Meeting with Atty Heller and Cashman representatives re: Pending Application  
6/22/23 Meeting w/ Mayor and D. Main re: OSWA Grant  
6/26/23 Meeting w/ D. Harned re: pending Cashman App.  
6/29/23 **PZC Meeting (Special)**  
7/11/23 **seCTer EDC Meeting**  
7/11/23 **EDC Meeting**  
7/11/23 **IWWC Meeting**

**7. CERTIFICATE OF TRADE NAMES**

6/26/23 Rose Hill Bloom Company -9 Rose Hill Rd. - Cassandra Adam  
7/11/23 DB Creations - 31 Saw Mill Dr. - Stephen M. Brown Jr.

**8. ACTIVE GRANT STATUS**

• **HOUSING REHAB:** New Application 6/14/23. Mortgage payoff for 17 Naomi. Financial reports submitted.

- **2020 LOTCIP: MULTI-USE PATH:** CTDOT and GU approved. Bid documents submitted to Tighe Bond for review.
- **2021 RTP GRANT TRI-TOWN TRAIL:** Met with Kent & Frost and Dir. Of Parks and Recreation to review work completed to date. Quarterly Reports due 7/15

**9. OTHER ACTIVITY:**

- Building, Planning and Zoning Deposits and monthly reports
- Censuls Report completed for June
- Working on correcting Town-owned parcel list currently under review by TC
- Property Research
- Meeting transcriptions for Avery Brooks Appeal
- Training new ZEO
- New Building Admin. Started 7/3.
- Dated Advance CT
- Prepared FOIA Response for Mr. Spicer re: 411 CLH
- Reviewed minor changes to Bark n Barley Site Plan

