



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, June 12, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/85355914508?pwd=QSDuVxog26fC0aK47VFAfLc9otKN9u.1>

Meeting ID: 853 5591 4508 Passcode: 591101

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

- A. Public Hearing: 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 ext. granted.)

Attachments: [EX#1 PZ#25-2ZRA Application&Narrative 031225](#)
[EX#2 PZ#25-2ZRA TreasterAppZonRegAmends SCCOGReferral 032425](#)
[EX#3 PZ#25-2ZRA SCCOGResponseLtr 033125](#)
[EX#4 PZ#25-2ZRA POCDProtectionCharacterGoals 040225](#)
[EX#5 PZ#25-2ZRA ExampleAsOfRightDevelopmentsExistingRegs 040225](#)
[EX#6 PZ#25-2ZRA TritonSquareRents 040225](#)
[EX#7 PZ#25-2ZRA ExampleMultiFamilyDevelopmentsPermittedProposedRegs 040225](#)
[EX#8 25-2ZRA EmailSCCOG ReTypo 041025](#)
[EX#9 PZ#25-2ZRA LedayrdTownClerkReferral 041625](#)
[EX#10 PZ#25-2ZRA ETreaster Grant27-DayExtTimeToOpenPH 050525](#)
[EX#11 PZ#25-2ZRA NoticePH 050625](#)
[EX#12 PZ#25-2ZRA TheDayEmailConfirmation 050625](#)
[EX#13 PZ#25-2ZRA AttyAvenaLegalOpinion TreasterPropZRA 060625](#)
[EX#14-1 EmailTreasterReExhibit Robison&Cole DocReSpecia Permits Rec060625](#)
[EX#14-2 TreasterExhibit Robison&Cole DocReSpecia Permits Rec060625](#)
[EX#15 PZ#25-2ZRA EmailTreaster RequestInPersonMtngAttendancePZC 060925](#)
[EX#16 PZ#25-2ZRA TreasterRebuttalToAttyAvenaLegalOpinion Rec061025](#)
[EX#17 #25-2ZRA FranzonePublicComment Rec061225](#)
[EX#18-1 25-2ZRA ReferralTwnAtty TreasterRegAmendsApplication 050225](#)
[EX#18-2 25-2ZRA FllwupReferralTwnAtty TreasterRegAmendsApplication 052725](#)
[EX#19 25-2ZRA TreasterReqReferralAttyAvena - LUDResp 061225](#)
[EX#20-1 25-2ZRA AttySmithLtrOpposition 061225](#)
[EX#20-2 25-2ZRA AttySmithLtrOpposition 061225](#)
[EX#21 25-2ZRA EmailAttyAvenaToPZC 061225](#)
[EX#22-1 25-2ZRA EmailAttySmithPhotosHayesFamPartnershipPropGlastonburyCT Rec061225](#)
[EX#22-2 25-2ZRA AttySmithPhotosHayesFamPartnershipPropGlastonburyCT Rec061225](#)

- 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 ext. granted.)

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. PZ#25-4SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 68-520-9, 68-520-11) - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT, for approval of regulated activities for construction of 27 single and multifamily houses and associated site improvements and completion of the ext. of Colby Drive including utilities drainage structures, and detention pond (Submitted 5/20/2025, Date of Receipt 6/12/25, DRD)

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](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of May 8, 2025

Attachments: [PZC RegularMeetingMinutes 5-8-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. ZEO Staff Report of June 12, 2025

Attachments: [ZEO STAFF REPORT 06-12-25 UPDATED](#)

- B. Planner’s Report of June 12, 2025

XIII. ADJOURNMENT

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