



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Marty
Wood

Regular Meeting

Thursday, June 12, 2025

6:00 PM

Council Chambers - Hybrid Format

I. CALL TO ORDER

Chairman Wood called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Chairperson Marcelle Wood
Commissioner Beth E. Ribe
Alternate Member James Harwood
Alternate Member Rhonda Spaziani
Alternate Member Nathaniel Woody

Absent Town Council Liaison Howard Craig
Alternate Member Matthew Miello

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Land Use Assistant, Anna Wynn

Chairman Wood seated alternate member Nate Woody and alternate member Rhonda Spaziani for Commissioner Miello and Secretary Craig.

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

Director Burdick stated that she would like the commission to consider adding an agenda item IX. New Business, item B. "Election of officers to fill vacancies". The Commission agreed.

MOTION to add new item to the agenda under New Business, item B. Election of Officers to vacancies

A motion was made by Chairperson Wood, seconded by Alternate Member Harwood, that this be Approved and so declared. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED
MOVER: Marcelle Wood

SECONDER: James Harwood

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

None.

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.)

Staff and the Commission briefly discussed the timeline of the public hearing process.

Eric Treaster, 10 Huntington Way, Ledyard, applicant of PZ#25-2ZRA introduced his application to the Commission. He read from his narrative transcript describing the overview of his application.

Eric Treaster handed out documents to the Commission. Director Burdick stated that the document would be marked as exhibit #23. Eric Treaster continued his presentation to the Commission.

Commissioner Woody asked Eric Treaster how his application lines up with the key goals in Chapter 6 of the Ledyard POCD. They discussed how the goals of the POCD in terms of as of right applications. Commissioner Woody asked if Mr. Treaster had submitted any data to support his claim that the triton square apartment complex located in Groton CT has affected property values. Mr. Treaster said not yet. Mr. Treaster handed out copies of his presentation script to the Commission. Director Burdick stated that it would be marked as exhibit #24 for the record.

Commissioner Woody and Eric Treaster discussed the height requirements proposed in the application. The Commissioner and the applicant discussed the intersection of parking and zoning regulations. Commissioner Woody and the applicant discussed zoning regulations regarding studio apartments. Commissioner Woody and Eric Treaster discussed the proposed regulations on sewage disposal systems. They briefly discussed Mr. Treaster's proposal to reorder sections of the regulations on multifamily housing. They briefly discussed parking.

Commissioner Harwood and Mr. Treaster briefly discussed the proposed housing footprint suggested in the application. Commissioner Ribe and Mr. Treaster discussed the application process for Special Use Permits and Site Plan Approvals. Commissioner Ribe stated several

concerns with the proposed regulation amendments. They briefly discussed the sewage in the proposed regulations.

Director Burdick commented that during the complete rewrite of the Ledyard Zoning Regulations in 2022, Mr. Treaster has proposed similar zoning amendments to the Commission that were not accepted. Chairman Wood asked if Mr. Treaster intended to propose these regulations amendments as an expert.

Chairman Wood opened the hearing up to public comment.

Mobby Larson, 53 Harvard Terrace, Gales Ferry, introduced herself and gave her public comment statement to the Commission in support of the application. She gave a copy of her transcript to staff and it was marked as exhibit #25.

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, gave his public comment statement to the Commission. He spoke to the Commission about the history of the Ledyard Zoning Regulations. He spoke to by right applications in zoning districts that were created by the Commission. Mr. Cherry encouraged the Commission to take a comprehensive review of the Ledyard POCD.

Joanne Kelly, 12 Thamesview Pentway, Gales Ferry, made her public comment statement in support of the application. She spoke to her experience being a realtor. She and Commissioner Woody discussed impacts of school aged children on the town.

Attorney Brian Smith of Robinson & Cole 1 State Street, Hartford, CT, representative of C.R. Klewin, LLC, read his public comment statement into the record which had been marked as exhibit #20-2 and 22-2. He spoke to caselaw regarding over regulation. Commissioner Woody and Attorney Smith discussed zoning regulations on sewer systems.

Bronson Dodge, 52 Harvard Terrace, Gales Ferry, made his public comment statement in favor of the application. He spoke to his experience being a landlord of multifamily housing.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, made a public comment statement in support of the application.

Ed Murray, 26 Devonshire Road, Gales Ferry, attending via zoom, made a public comment statement in favor of the application.

MOTION to continue the public hearing on application PZ#25-2ZRA to the PZC Special Meeting of June 26, 2025

RESULT: CONTINUE

MOVER: Marcelle Wood

SECONDER: Beth E. Ribe

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

- 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.)

RESULT: TABLED

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)

Director Burdick stated that this application has been submitted to the wetlands level and has been determined to be non-significant impact. She stated that the Planning Commission cannot take any action on this application until the wetlands makes a determination.

Sarah Lufler, Executive Director of Habitat for Humanity, and Nancy Leveque of Benesch Engineering, introduced themselves and introduced their application. Ms. Lufler spoke to the ongoing housing crisis in Connecticut and described the work of habitat for humanity to the Commission.

Nancy Leveque of Benesch, reviewed the site plan of the application with the Commission. The Commission and Ms. Leveque discussed several features of the plan including maintenance of the grounds and walking paths.

MOTION to table application PZ#25-4SITE to July 10 2025 Regular Meeting

RESULT: TABLED

MOVER: Beth E. Ribe

SECONDER: Nathaniel Woody

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

- B.** Election of Officers to fill vacancies

Director Burdick stated that due to the resignation of Vice Chairman Paul Whitescarver at the end of last year, the Planning & Zoning Commission needs to elect a new Vice Chairman to fill the vacancies. The Commission briefly discussed the vacancies.

MOTION to elect Commissioner Craig as Vice Chairman of the Planning & Zoning

Commission

RESULT: APPROVED AND SO DECLARED

MOVER: Marcelle Wood

SECONDER: Beth E. Ribe

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

MOTION to elect Commissioner Ribe as Secretary of the Planning & Zoning Commission

A motion was made by Alternate Member Harwood, seconded by Alternate Member Woody, that this be Approved and so declared. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: James Harwood

SECONDER: Nathaniel Woody

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of May 8, 2025

MOTION to approve the PZC Regular Meeting Minutes of May 8, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Nathaniel Woody

SECONDER: Beth E. Ribe

AYE: 5 Wood, Ribe, Harwood, Spaziani, and Woody

ABSENT: 2 Craig, and Miello

XI. CORRESPONDENCE

None.

XII. REPORTS

A. ZEO Staff Report of June 12, 2025

Not present. Staff report in packet for the Commission.

B. Planner's Report of June 12, 2025

Director Burdick commented on the lack of attendance for application PZ#25-4SITE. She spoke about encumbering funds for POCD updates. She stated that she will ask the finance committee to utilize capital funds for the POCD. She would appreciate all support from the Commission to make that transfer.

XIII. ADJOURNMENT

Commissioner Woody moved the meeting be adjourned, seconded by Commissioner Harwood

VOE0 Approved and so declared, the meeting was adjourned 9:03 p.m.

Respectfully submitted,

Secretary Beth Ribe
Planning & Zoning Commission

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