



Chairman Marcelle Wood

TOWN OF LEDYARD CONNECTICUT PLANNING & ZONING COMMISSION

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

HYBRID FORMAT
SPECIAL MEETING

~ MINUTES ~

Thursday, July 31, 2025

6:00 PM

Council Chambers, Town Hall Annex

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 APPOINTMENT OF ALTERNATES

Present: Chairman, Marcelle Wood
Secretary, Beth E. Ribe
Commissioner, James Harwood
Alternate Member Rhonda Spaziani (via zoom)
Alternate Member, Nate Woody
Commissioner, Matthew Miello
Vice Chair, Howard Craig

In addition, the following were present:

Land Use Director, Elizabeth Burdick
Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn
Land Use Attorney, Robert Avena

IV. PUBLIC HEARING/ 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 27-day ext. granted., PH opened 6/12/25, PH Cont. to 6/26/25, PH cont. to 7/10/25, PH cont. to 7/31/25 with 16-day ext. granted, PH must close by 7/31/25, DRD 65 Days from close PH).

Chairman Wood stated for the record that he has reviewed the video recording of the previous

meeting of which he was absent. Chairman Wood confirmed that Vice Chairman Howard Craig had reviewed the tapes for the application. Howard Craig stated for the record that he had.

Attorney Avena confirmed that all regular members are voting members on the application, and they have reviewed all tapes and exhibits related to the application. Director Burdick read all new exhibits since the last meeting into the record. Director Burdick summarized her staff report previously marked as exhibit #51.

Attorney Avena stated summarized previous legal opinions he has submitted for the record as exhibit #49. Attorney Avena and the Commission discussed his legal opinions. Commissioner Harwood and Attorney Avena clarified the timeline of pre-application workshops and predetermination.

Deborah Edwards, 30 Bluff Road West, Gales Ferry, read into the record her public comment statement previously marked as exhibit #48. She made additional comments about her concerns with the timeline of effective dates for regulation amendments.

Bruce Edwards, 30 Bluff Road West, Gales Ferry, stated is concerns about appropriate effective dates for regulation amendments. He referenced previous regulation amendment applications submitted by Mr. Eric Treaster. He asked that the Commission make the effective date of PZ#25-2ZRA immediate if the Commission chooses to approve it.

Joanne Kelley, 12 Thamesview Pentway, Gales Ferry, commented on equity and zoning regulations. She commented that she feels its excessive to give developers so much time before establishing new zoning regulations. She commented on application IWWC#25-5SITE and how 6 story multifamily housing buildings were allowed in Ledyard. She commented on school age children in relationship to high density housing and single-family homes. She commented on the impact of school age children on the school district. She stated concerns about increasing traffic causes by multifamily housing.

Ed Murry, 26 Devonshire Drive, Gales Ferry, stated his various reasons for supporting the application including moderating the rate of growth in town.

Commissioner Harwood asked if anyone knew the height of the Trident Square Apartments in Groton CT. Someone responded 5 feet

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, stated that he is wholly against the application. He reviewed the past reasons that the zoning regulations were put in place. He agreed with several sections of the Town Planner's staff report. He discussed heights of 3 story buildings. He stated that before the Commission approve something the Commission needs to think about the unintended consequences.

Elanor Murry, 26 Devonshire, Gales Ferry, attending via zoom, commented on the timeline of Eric Treaster's regulation amendment applications. She commented that the town needs to change.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, discussed district design standards. He commented on the Commission's ability change the zoning regulations. He spoke to the application representing the resident's desires for the town.

Attorney Brian Smith of Robinson & Cole, One State Street, Hartford, CT, representing C.R. Klewin commented on various parts of the application that should not be approved. He

commented on earlier comments regarding lack of communication between town commissions. He read his exhibit #50 into the record. Director Burdick stated that the Commission can view the updated Goman & York Corridor study on the town website.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, stated that he wanted to correct a previous statement made during the meeting. He stated that he originally said there were a 1,000 people who lived in Gales Ferry but there are a total of 5,000 people in Gales Ferry.

Lee Ann Berry, 78 Military Highway, Gales Ferry clarified that there are about 520 homes in the Gales Ferry Taxing District.

Kathryn Conroy, 40 Bluff Road, Gales Ferry, clarified that there is no public transportation in Gales Ferry and that she asks that the Commission review regulations regarding parking. She stated several issues with parking and traffic that the town already has. She commented on the effective date of zoning regulation amendments. She commented on the submittal of complete applications.

Applicant Eric Treaster, 10 Huntington Way, Ledyard, responded to Attorney Avena exhibit #50. He additionally presented his final narrative document. Director Burdick asked Mr. Treaster if he did not agree that the Zoning Board of Appeals is the only entity that can vary zoning regulations. Staff, Attorney Avena and Eric Treaster discussed zoning regulation variances and the legality of applicants using previous zoning regulations for their submittals. They discussed Mr. Treaster's objection to Ms. Burdick adding commentary of his previous application into her staff report.

Eric Treaster handed out a copy of exhibit #52 and a new document that was marked as exhibit #53. He read these into the record for the Commission. Commissioner Craig clarified what the specific survey questions were used in the Goman & York Route 12 Corridor Study. Ms. Burdick clarified the timeline of drafts that are located on the Ledyard Town Website under Economic Development Commission under Route 12 Corridor Study Resources.

Commissioner Woody asked Attorney Avena to talk to the Commission about the ability for the Commission to approve the whole application or parts of the application.

Attorney Avena commented on the Public Hearing process. He commented that the Commission has a pretty broad ability to accept, edit or modify parts of a Zoning Amendment application as long as by the end of the process they have not substantially changed the original content or intent.

MOTION to close the public hearing on application PZ#25-2ZRA.

RESULT: PUBLIC HEARING CLOSED 5-0

MOVER: Harwood

SECONDER: Craig

AYES: 5 Wood, Miello, Harwood, Ribe, Craig

NON-VOTING: 2 Woody, Spaziani

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 6/12/25 PH 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, DRD 65 Days from close PH).

MOTION to table application PZ#25-2ZRA until the PZC Regular Meeting of August 14, 2025

RESULT: 5-0 TABLED
MOVER: Ribe
SECONDER: Harwood
AYES: 5 Wood, Miello, Harwood, Ribe, Craig
NON-VOTING: 2 Woody, Spaziani

VI. ADJOURNMENT

Commissioner Craig moved the meeting be adjourned, seconded by Commissioner Miello

VOTE: 5-0 Approved and so declared, the meeting was adjourned 8:57 p.m.

Respectfully submitted,

Secretary Beth Ribe
Planning & Zoning Commission