



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, December 11, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://ledyardct.zoom.us/j/84225128899?pwd=HGkQ9kzxYavUXTbQoYh94NRrYhOGQ.1>

Meeting ID: 842 2512 8899 Passcode: 102978

- 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. Consideration and possible vote on proposed settlement language. Pending Litigation City of Groton v. Town of Ledyard Planning & Zoning Commission, Et Al – Docket No. HHD-LND-CV-24-6194782-S.
- VII. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
 - A. Tyche Planning & Policy Group. Discussion of future revisions to Section 9.4 (Parking Requirements and Design Standards) of the Ledyard Zoning Regulations.

Attachments: [Tyche Ledyard Parking Reg Memo 120825](#)
- VIII. PUBLIC HEARINGS/APPLICATIONS

None.
- IX. OLD BUSINESS
 - A. PZ#25-8SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc., Reid Simos for site plan approval for new 2370sf building and associated site improvements (Submitted 11/05/25, Date of Receipt 11/13/25, Tabled to 12/11/25, DRD 01/16/26).

Attachments: [FD#1 PZ#25-8SITE ApplicationForm Rec 110525](#)
[FD#2 PZ#25-8SITE AuthorizationLetterDieterGardner Rec110525](#)
[FD#3 PZ#25-8SITE PermissionToSiteWalk Rec110525](#)
[FD#4 PZ#25-8SITE PropertyCards&Deeds Rec110525](#)
[FD#5 PZ#25-8SITE E&SControlsBondEstimate Rec110525](#)
[FD#6 PZ#25-8SITE A&RAssociatesAccessEasement Rec110525](#)
[FD#7 PZ#25-8SITE LBMEngineeringDrainageAnalysis 110525](#)
[FD#8 PZ#25-8SITE Dieter&GardnerSitePlan Rec110525](#)
[FD#9 PZ#25-8SITE BuildingPlans Rec110525](#)
[FD#10 PZ#25-8SITE GrotonUtilitiesSupplyStatement Rec110525](#)
[FD#11 PZ#25-8SITE 5ALorenzIndPrkwy PlannerComments1 111225](#)
[FD#12 PZ#25-8SITE](#)
[DeclarationOfEasementAgreementDeasy&Moriarty Rec111325](#)
[FD#13 PZ#25-8SITE TransmittalLtr Rec120425](#)
[FD#14 PZ#25-8SITE TownEngineerComments Rec120925](#)
[FD#15 PZ#25-8SITE 5ALorenzIndPrkwy PlannerComments2 121125](#)

X. NEW BUSINESS

- A. PZ#25-9SUB - 939 Long Cove Rd (Map ID:107-1340-939), Gales Ferry - Applicant- Rob Hohlfelder, R+N Holding Co, LLC - Agent, Peter Gardner, L.S. - Property Owners, John H. Almy III & Marcy Z. Almy for approval of 3-Lot Subdivision & Remaining Land Parcel. Submitted 11/25/25, Date of Receipt 12/11/25, DRD 2/14/26)

Attachments: [FD#1 PZ#25-9SUB LedyardSubdivisionApplication Rec112525](#)
[FD#2 PZ#25-9SUB AuthorizationLtrAssignAgent Rec112525](#)
[FD#3 PZ#25-9SUB StatementOfIntendedUse Rec112525](#)
[FD#4 PZ#25-9SUB LLHDApplication Rec112525](#)
[FD#5 PZ#25-9SUB LMBEngineeringReport Rec112525](#)
[FD#6 PZ#25-9SUB PropertyCard&DeedDescriptions Rec112525](#)
[FD#7 PZ#25-9SUB SitePlan Rec112525](#)
[FD#8 PZ#25-9SUB TransmittalLtr Rec120425](#)
[FD#9 PZ#25-9SUB LLHDComments Rec120825](#)
[FD#10 PZ#25-9SUB TownEngineerSteveMaslinComments Rec120925](#)
[FD#11 25-9SUB 939LongCoveRd PlannerComments1 120425](#)

- B. Discussion of proposed revisions to Section 12.1 (Coastal Area Management and Flood Protection - Coastal Area Management) of the Ledyard Zoning Regulations.

- C. Discussion of House Bill 8002

XI. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of October 9, 2025
B. PZC Regular Meeting Minutes of November 13, 2025

XII. CORRESPONDENCE

Eric Treaster letter submitted to Town Council Meeting of December 10, 2025

Attachments: TREASTER-PLANNING ZONING-TC MTG-2025-12-10

Dave Shroeder letter submitted to the Town Council Meeting of December 10, 2025

Attachments: SCHROEDER-PLANNING ZONING-TC MTG-2025-12-10 (

XIII. REPORTS

A. ZEO Staff Report of December 11, 2025

B. Planner's Report of December 11, 2025

XV. ADJOURNMENT

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