



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Zoning Board of Appeals ~ AMENDED AGENDA ~

Chairman John
Proctor

Regular and Annual Meeting

Wednesday, December 20, 2023

6:30 PM

Council Chamber - Remote Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/84112632434?pwd=qKKrgiwr9KameEyuAHvp6ds0oJjl0f.1>

Meeting ID: 841 1263 2434

Passcode: 596550

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL / APPOINTMENT OF ALTERNATES
- IV. PUBLIC HEARINGS/APPLICATIONS
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - A. Election of Officers
 - B. Meeting Schedule for 2024
Attachments: [ZBA 2024 Schedule](#)
- VII. APPROVAL OF MINUTES
 - A. Meeting Minutes from November 16, 2022, and March 15, 2023
Attachments: [March 15 ZBA Draft Minutes](#)
[ZBA Revised Meeting Minutes Nov 16](#)
- VIII. CORRESPONDENCE
- IX. REPORTS
- X. ADJOURNMENT



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2230

Agenda Date: 11/15/2023

Agenda #: A.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Election of Officers

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2233

Agenda Date: 11/15/2023

Agenda #: B.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Meeting Schedule for 2024

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



John Proctor, Chairman

TOWN OF LEDYARD CONNECTICUT

ZONING BOARD OF APPEALS

741 Colonel Ledyard Highway

Ledyard, CT 06339-1551

PH: (860) 464-3266 FAX: (860) 464-0098

E-mail: land.use.asst@ledyardct.org

SCHEDULE OF MEETINGS FOR 2024

The Zoning Board of Appeals' meetings will generally begin at 6:30 PM on the third Wednesday of the month. Meetings will be Hybrid - in person at the Town Hall Annex Council Chambers, 741 Colonel Ledyard Highway, Ledyard, CT., and remote via Zoom.

January 17

February 21

March 20

April 17

May 15

June 19

July 17

August 21

September 18

October 16

November 20

December 18

January 15, 2025

Adopted by the Zoning Board of Appeals Board Members at their Annual Meeting on Wednesday, November 15, 2023.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2215

Agenda Date: 11/15/2023

Agenda #: A.

LAND USE APPLICATION

Subject/Application:

Meeting Minutes from November 16, 2022, and March 15, 2023

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)



TOWN OF LEDYARD

Zoning Board of Appeals

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman John
Proctor

Wednesday, March 15, 2023

6:30 PM

Council Chamber - Remote Format

I. CALL TO ORDER

Chairman Proctor called the Zoning Board of Appeals Meeting to order at 6:30 PM.

Present Board Member Eric Treaster
Board Member Sharon Pealer
Vice Chair Richard Murphy
Chairman John Proctor
Board Member Charles Priebe
Excused Alternate Member Marie Boyhan-Pedro
Non-voting Alternate Member John Rodolico

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Staff Present: Juliet Hodge, Director of Planning and Development and Makenna Perry,
Land Use Administrative Asst.

IV. CITIZENS PETITIONS (ILIMITED TO NON-AGENDA ITEMS)

None.

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

None.

VI. PUBLIC HEARINGS/APPLICATIONS

- A. Application ZBA#966 of Casey Campbell, 66 Iron Street, Ledyard, CT 06339, for a variance to Section 5.2 of the Zoning Regulations, to reduce the side yard setback from 15' to 7' to build a detached garage.

Chairman Proctor reviewed the application and summarized the exhibits recieved.
Casey Campbell, 66 Iron Street, presented his application and answered questions the
Commission asked him.

Commissioner Treaster made a motion to deny Application ZBA#966 for the following
reasons:

- The hardship claimed is not exceptional; a lack of a garage does not constitute a hardship.
- The applicant is not being denied reasonable use of his property.

Commissioner Pealer seconded the motion.

Motion failed by the following vote.

RESULT: FAILED
MOVER: Eric Treaster
SECONDER: Sharon Pealer
AYE: 3; Murphy, Pealer, Treaster
NAY: 2; Proctor, Priebe

As four affirmative votes were needed to pass the motion, and a failed motion to deny does not constitute an approval, Commissioner Treaster offered to make a motion to approve.

Commissioner Treaster made a motion to approve Application ZBA#966 for the following reasons :

- The ledge on the property deems to be a sufficient hardship.
- The waterline runs up the driveway and in front of the house.
- Significant amount of ledge are in the front yard and rear yard preventing alternative locations for the garage.
- The septic tank is located directly behind the house.
- The yard slopes down immediately behind the deck.

Commissioner Murphy seconded the motion. Discussion followed.

Motion failed by the following vote.

RESULT: FAILED
MOVER: Eric Treaster
SECONDER: Rich Murphy
AYE: 2; Proctor, Priebe
NAY: 3; Murphy, Pealer, Treaster

Commissioners Murphy, Pealer and Treaster denied the application for the following reasons:

- The hardship claimed is not exceptional; a lack of a garage does not constitute a hardship.
- The applicant is not being denied reasonable use of his property.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

IX. APPROVAL OF MINUTES

A. November 16, 2022 - Draft Minutes

The Commission decided to review the meeting minutes from the November 16th, 2022 meeting, at the next scheduled meeting.

X. CORRESPONDENCE

None.

XI. REPORTS

A. Planning Director Report

Planning Director, Juliet Hodge summarized her staff report.

XII. ADJOURNMENT

Without objection, Chairman Proctor adjourned the March 15, 2023 Meeting at 7:38 PM.

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



TOWN OF LEDYARD

Zoning Board of Appeals

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman John
Proctor

Regular Meeting

Wednesday, November 16, 2022

6:30 PM

Hybrid Format

I. CALL TO ORDER

Chairman Proctor called the Zoning Board of Appeals Meeting to order at 6:30pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present:

Board Chairman: John Proctor and Vice-Chair: Rich Murphy

Board Members: Charles Priebe and Sharon Pealer

Board Alternates: John Rodolico (Appointed as Voting Member)

Not Present:

Board Members: Eric Treaster

Board Alternates: Marie-Boyhan-Pedro

IV. APPROVAL OF MINUTES

Approval of December 15, 2021 Draft Minutes

Motion made by John Rodolico and seconded by Sharon Pealer to accept the Meeting Minutes of December 15, 2021 as written.

Motion carried 5-0.

V. CORRESPONDENCE

CT Federation of Planning and Zoning Agencies Quarterly Newsletter

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ANNOUNCEMENTS

None.

IX. ELECTION OF OFFICERS

Chairman Proctor stated that he would be willing to stay as Chairman and asked if any other Board Members were interested in running. Eric Treaster stated via email that he would be willing to be Chairman. Discussion followed.

Motion was made by Charles Priebe to reappoint John Proctor as Chairman of Zoning Board of Appeals, Richard Murphy seconded. All members voted in favor. Motion carried 5-0.

Motion was made by John Proctor to reappoint Rich Murphy as Vice-Chair, John Rodolico seconded. All members voted in favor. Motion carried 5-0.

X. DISCUSSION AND APPROVAL OF 2023 MEETING SCHEDULE

2023 Meeting Schedule

Sharon Pealer suggested moving the meeting time to 7:00pm. Discussion followed. The Board Members decided to keep the meeting time at 6:30pm.

Motion was made by John Rodolico and seconded by Charles Priebe to approve the 2023 Meeting Schedule. John Proctor, Charles Priebe, John Rodolico and Rich Murphy voted in favor. Sharon Pealer voted against. Motion Carried 4-1.

XI. DISCUSSION OF PRELIMINARY BUDGET 2023-2024

YTD Budget

Board Members received a copy of the YTD Budget.

The Board discussed cost of training as well as the CAZEO events.

Motion to approve the 2023-24 budget was made by Rich Murphy, seconded by Charles Priebe. All members voted in favor. Motion Carried 5-0.

XII. ESTABLISHMENT OF GOALS & OBJECTIVES FY 2024

None.

XIV. ADJOURNMENT

Rich Murphy made a Motion to Adjourn the Zoning Board of Appeals Meeting at 6:55pm, John Rodolico seconded, All members voted in Favor, Motion Carried 5-0.

Chairman, John Proctor

Date