



# TOWN OF LEDYARD

## Planning & Zoning Commission

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman  
J.A. (Tony) Capon

#### SPECIAL MEETING

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Thursday, August 25, 2022

6:00 PM

Council Chambers - Hybrid Format

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Town Council Chambers - Town Hall Annex

#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

[https://us06web.zoom.us/j/81770542315?](https://us06web.zoom.us/j/81770542315?pwd=OVhWTnFwYm16SkVPUEppOU9leVRmUT09)

[pwd=OVhWTnFwYm16SkVPUEppOU9leVRmUT09](https://us06web.zoom.us/j/81770542315?pwd=OVhWTnFwYm16SkVPUEppOU9leVRmUT09)

**Meeting ID: 817 7054 2315**

**Passcode: 656839**

#### I. CALL TO ORDER

Chairmen Capon called the Special Meeting of the Planning and Zoning COMmission to order at 6:00pm.

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL APPOINTMENT OF ALTERNATES

Atty Fahey and Planning Director also present.

Alternate Member Mr. Awrach appointed as a voting member.

Chairman Capon solicited input about meeting times being changed to 6:00pm.

#### IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)

The followng people spoke:

Mr. Cherry. 5 Whippoorwill Dr., stated he put the Affordable Housing Survey on social media but has not had any response. He urged Commission Members to spread the word about the survey.

Mr. Capon asked EDC member Jessica Buhle to "boost" the post or keep it toward the top of the feed.

Bruce Gartska, 6 Pleasant View Dr. appreciated that the Commission is listening to farmers and trying to solicit input. He asked that before the Town sells land to Avalonia, they should determine whether it could be used as a farm.

#### V. PUBLIC HEARINGS/APPLICATIONS

- A. Application PZ#22-7RA of the Ledyard Planning and Zoning Commission, to consider comprehensive revisions to all sections of the Zoning Regulations.

Mr. Capon reviewed the process to date to revise the Regulations and efforts to solicit opinions and public input.

**Public Hearing opened at 6:18pm**

Juliet Hodge went over the major changes outlined in the document she submitted.

The following people spoke:

Karen Parkinson, 55 Rose Hill Rd., Ledyard read her comments into the record. Ledyard is no longer a bedroom community with little else to draw people in. There have been many welcome improvements in commercial areas and many community groups have been forming. Ledyard now has a sense of Community. How do we continue to focus on connectivity. Suggested requiring a trail system around any new development and have pathways from residential uses in the town center areas to commercial areas. Supports accessory apartments.

Mark Thackson, 18 Tanager Lane, Concerned about the rise of non-hosted Airbnbs.

Earl Tyson-Lamb, 95 Lambtown Rd. representing the Historic Commission, and the voice of the older families in Ledyard. Pointed out that there were a lot of family homesteads on shared driveways. Feels there should be less restrictions, not more. Supports supporting farming - doesn't like acreage requirements.

Deborah Schwell, 1707 Center Groton Rd. stated that it was the High School and existing Zoning Regulations at the time that attracted her to Ledyard. She liked that they were very minimal.

Eric Treaster, 10 Huntington Way, presented his comments on chapters 1-6. Mr. Treaster is against allowing accessory structures and Accessory Apartments in the front yard of a property. He is opposed to the proposed increase in building height for Multi-family developments. He urged the Commission to put language back in for Land-leased Communities.

Mike Cherry, 5 Whippoorwill Dr., commented on the proposed changes and clarified the initial objectives for making the changes. Wanted to fix the inconsistencies caused by several past disjointed regulation changes. Some issues need to be addressed in the POCD as well. Spoke in favor of the proposed changes and thanked the Commission for their efforts.

Commission members asked questions of staff and Attorney Fahey throughout the hearing.

No further public comments. Mr. Capon asked Attorney Fahey and staff about the process of incorporating comments received and changes. Attorney Fahey cautioned that the changes cannot be made to things that were not reasonably connected to the original document which was noticed. Nothing new can be introduced during deliberations.

**MOTION to close the public hearing at 8:39pm made by Commissioner Whitescarver and seconded by Commissioner Baudro. Motion Passed Unanimously.**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Paul Whitescarver

**SECONDER:** Thomas Baudro

**VI. OLD BUSINESS**

- A. Discussion and Possible Vote on Application #PZ22-7RA Comprehensive re-write of the Zoning Regulations

Commissioners to deliberate at the September 8, 2022 meeting.

**RESULT:** CONTINUE

## VII. NEW BUSINESS

- A. Application #PZ22-16SUP of Victor O’Laughlen, to allow a hosted short-term rental use at property located at 10 Cardinal Lane , Gales Ferry, CT 06335 (MBL24/370/10).

Application will be formally accepted on September 8, 2022 as that is the next regularly scheduled meeting. Public Hearing likely to be set for the October meeting.

**RESULT:** CONTINUE

- B. Application #PZ22-17RA of the Town of Ledyard Planning and Zoning Commission, 741 Colonel Ledyard Highway, Ledyard CT 06339 to amend the Zoning Regulations to add new Section 3.6(2) (As amended) to establish a six (6) month Moratorium for any new Conventional, Open-space or Conservation Subdivision within the Town of Ledyard/Gales Ferry.

Commission discussed whether the proposed moratorium on all new subdivision applications should be three or six months. Attorney Landolina suggested that the Moratorium should be 6 months as it can always be ended earlier. The Application will technically be received at the September 8, 2022 meeting. Public Hearing will be on October 13, 2022.

- C. Discussion to consider scheduling a Public Hearing to opt out of provisions of CGS 8-2(o) (PA21-29) pertaining to Accessory Apartments.

Commission discussed opting out of the 2 sections of PA21-29 dealing with accessory apartments and parking requirements to give the town some more flexibility in the future should unforeseen circumstances arise. Intent is to hold a public hearing on September 8th.

**RESULT:** DISCUSSED

- D. Executive Session: Pending Claims and Litigation

Discussion regarding proposed revisions to the Stipulated Agreement in the matter of the Town of Ledyard vs Perkins Properties, LLC.

**MOTION to go into Executive Session at 8:56pm to discuss pending claims and litigation inviting Attorney Landolina and J. Hodge to join. Motion passed unanimously.**

Commission came out of executive session at 9:33pm and no actions or votes were taken.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** J.A. (Tony) Capon

**SECONDER:** Thomas Baudro

## VIII. APPROVAL OF MINUTES

- A. Approval of PZC Regular Meeting Minutes August 11, 2022

Minutes of the August 11, 2022 Regular Meeting were accepted as written.

**RESULT:** APPROVED AND SO DECLARED

**IX. CORRESPONDENCE**

Letter received from Mark Coen requesting an extension to file the final mylars for Application PZ#22-4ReSub 123 Whalehead Rd.

**X. ADJOURNMENT**

Chairman Capon adjourned the meeting at 9:34 with no objection.

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