



TOWN OF LEDYARD CONNECTICUT Planning & Zoning Commission

741 Colonel Ledyard Highway

Ledyard, CT 06339-1551

PHONE (860) 464-3266 FAX (860) 464-1126

www.ledyardct.org

Marty Wood, Chairman

VIA CERTIFIED MAIL #7021 2720 0001 1191 2363 and
EMAIL: bsaofnl-eric@yahoo.com

September 17, 2025

Eric Treaster
10 Huntington Way
Ledyard, CT 06339

RE: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings.

Dear Mr. Treaster,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 Regular Meeting, made the following decision regarding your application PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings (Proposed Changes #1-#23) as follows:

1. APPROVED CHANGE #6 to Zoning Regulations Section Table 6.2.1 (Development, Cluster & Transition Districts) as follows: DELETE “ *Maximum height may be increased to sixty-five (65) feet for multi-family or mixed-use buildings with full sprinkler systems; located in areas with functioning fire hydrants; and where all sides of the structure are accessible by a ladder fire engine,” and DELETE “*” after “50” in Table 6.2.1 (Maximum Building Height Principal Structure (ft)) for LCDD, MFDD, GFDD, RCCD zones in that said changes are consistent with the Ledyard Plan of Conservation and Development and Comprehensive Plan. EFFECTIVE DATE OF APPROVAL: JANUARY 1, 2026.

2. All Other Proposed Changes (#1-#5 and #7-#23) are DENIED in that said changes are inconsistent with the Ledyard Plan of Conservation and Development and Comprehensive Plan.

Please contact me at (860) 464-3215 with any questions or comments. Thank you.

Sincerely,
Liz Burdick

Director of Land Use & Planning
Town of Ledyard

C: Marcelle Wood, Chairman, Ledyard PZC
 Anna Wynn, Assistant to the Director of Land Use & Planning
 Hannah Gienau, Zoning, Wetlands & Blight Enforcement Officer
 Fred B. Allyn III, Mayor
 File - Land Use Dept.