



Chairman Marcelle Wood

TOWN OF LEDYARD CONNECTICUT PLANNING & ZONING COMMISSION

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Thursday, April 10, 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, Howard Craig
Commissioner, Beth E. Ribe
Commissioner, Matthew Miello
Commissioner, James Harwood
Alternate Member Rhonda Spaziani
Alternate Member, Nate Woody

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

Chairman wood stated that at the Town Council Meeting of March 26, 2025 Alternate James Harwood was appointed as a regular member.

IV. APPROVAL OF ADDITONS TO AND/OR CHANGES TO ORDER OF THE AGNEDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

Dave Schroeder, 290 Whalehead Rd, Gals Ferry, spoke to the Commission about the Planning and Zoning Special Meeting of October 10, 2024. He spoke about application PZ#24-7ZRA. He mentioned that immediately denying Mr. Treaster's application, then Chairman Capon stated the Commission would readdress the content of the application concerning excavation and multifamily housing. Dave Shroeder requested that the Commission revisit the contents of that

application as a public workshop in the near future. He asked for clarification on what that process would look like.

Alternate Member Nate Woody defined the difference between a public workshop and a public hearing for Mr. Shroeder. He stated that Mr. Shroeder has the right to write a text amendment and apply for Commissioner review.

Dave Shroeder stated interest in redefining excavation in the Ledyard Zoning Regulations. Staff and the Commission continued discussing different avenues that the Commission could take to make amendments to their regulations. Director Burdick stated that the Commission could begin by having a conversation about what sections of the regulations they would like to change.

The Commission continued to discuss the regulation amendment process. They spoke about regulations amendments in the framework of public hearings.

Dave Shroeder commented again that he would like to see the Commission revisit potential changes to the definition of excavation before the renewal of Baldwin Hill. Director Burdick commented on the renewal process for that application and how regulation changes would not apply.

Director Burdick commented on what the definition of excavation encompasses. She stated that staff could look at surrounding towns and compare regulation regarding excavation. Alternate Nate Woody asked if SECOG could provide guidance on regulations concerning excavation.

Deborah Edwards, 30 Bluff Rd West, Gales Ferry, commented that she would like an amendment to the minutes of the previous meeting PZC Regular Meeting March 13, 2025, for it to reflect the discussion that application PZ#25-1SITE was intended by the applicant to be 55+ housing upon completion. The Commission stated that they would readdress the issue during approval of the minutes.

VI. PRE-APPLICATIONS OR WORKSHOP

None.

VII. PUBLIC HEARING/ APPLICATIONS

None.

VIII. OLD BUSINESS

A. 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. Set PH for 5/8/25)

Chairman Wood stated that this application has been tabled to the PZC Regular Meeting of May 8, 2025, when the Public Hearing would be opened.

IX. NEW BUSINESS

A. PZ#25-3SITE - 750 (aka “748”) Colonel Ledyard Highway, Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forestt, Ryan’s Reliable Services, LLC & Reliable Roadside Assistance, Inc. for site plan approval for two businesses for 1. Light

Duty Towing and Roadside Assistance and 2. Full Service Landscape Company. (Submitted 3/12/25, Date of Receipt 3/13/25, DRD 6/16/25)

Chairman Wood asked Ms. Burdick to introduce the application to the Commission. Director Burdick defined the mailing address for the application stating that the assessors card shows that the parcel states 748 and 750. She read her staff report comments marked as FD#3 into the record for the Commission. She stated that Hannah Gienau, Zoning Enforcement Official, has issued a Notice of Violation to the applicant marked as FD#4. She and the Commission discussed if the application should be tabled to allow more time to correct the site plan and current conditions or if the application should be denied without prejudice.

Nate Woody stated that he agrees with the recommendation and that if the applicant reapplies the Commission can waive the reapplication fee. He stated that the application is incomplete.

Chairman Wood asked that the applicant Ryan Forestt speak to his application. Ryan Forestt spoke to the history of his business and how he came to the property at 750 Colonel Ledyard Highway.

Director Burdick spoke to ongoing violations noted in the Notice of Violation prepared by Hannah Gienau. Commissioner Ribe asked why the applicant refused to comply with the Land Use Office. Ryan Forestt spoke to his time on the property.

The applicant, staff and the Commission talked about the next steps for the application. Chairman Wood stated that the Commission is looking for a way forward so that the applicant can achieve what his goal within the parameters of the Zoning Regulations.

MOTION to deny application PZ#25-3SITE without prejudice due to an incomplete application and that the site plan does not represent existing conditions and therefore it cannot be reviewed to ascertain if it complies with the Ledyard Zoning Regulations.

The Commission and staff discussed the violation and enforcement process related to the property. She discussed that the application to the Commission and the enforcement action are separate.

RESULT: DENIED WITHOUT PREJUDICE 5-0

MOVER: Harwood

SECONDER: Craig

AYES: Wood, Craig, Ribe, Miello, Harwood

NON-VOTING: 2 Spaziani, Woody

The Commission made the statement on the record that when the applicant resubmits his application to the Commission later, they will waive the associated fee.

B. PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370SF building and associated site improvements. Approved by the PZC on 1/9/25. Mylar Filing Date 4/13/25. REQUEST FOR 90-DAY EXTENSION OF TIME TO FILE STIE PLAN MYLARS.

Director Burdick explained the legal process for filing mylars for approved applications as well as reasons for needed time extension. She stated that the applicant has been out of the country

and has only recently returned. She stated that the applicant is requesting an extension of time in order to file the mylars with the town.

MOTION to grant 90 day extension of time for filing of the mylar plans with the Town of Ledyard for application PZ#24-12SITE

RESULT: 5-0 APPROVED AND SO DECLARED
MOVER: Ribe
SECONDER: Craig
AYES: Wood, Caig, Ribe, Harwood, Miello
NON-VOTING: 2 Woody, Spaziani

X. APPROVAL OF MINUTES

A. MOTION to approve PZC Regular Meeting Minutes of March 13, 2025

The Commission discussed the previous comment made by Deborah Edwards during public comment. Commissioner Harwood stated that he does not feel the minutes need to be amended to include the comment of Director Burdick.

Commissioner Ribe stated that she would like to acknowledge Ms. Edwards concern for transparency but that she does not feel action needs to be made regarding the minutes. Alternate Member Nate Woody stated that he feels that the Commission needs to be careful including that comment into the minutes because it is not relevant to the application discussion. He stated that there are many other comments that are not relevant to the application that were also not reflected in the minutes. Chairman Wood concurred with these statements.

MOTION to approve PZC Regular Meeting Minutes of March 13, 2025 as submitted

RESULT: 5-0 APPROVED AND SO DECLARED
MOVER: Ribe
SECONDER: Craig
AYES: Wood, Caig, Ribe, Harwood, Miello
NON-VOTING: 2 Woody, Spaziani

XI. CORRESPONDENCE

None.

XII. REPORTS

A. ZEO Staff Report of April 10, 2025

Hannah Gienau, Zoning Enforcement Official spoke briefly about her staff report dated April 10, 2025. with the Commission. She spoke to ongoing complaints in town.

B. Planner Report of April 10, 2025

Director Burdick stated that the EDC is holding a Special Meeting on April 15, 2025, at 5:00pm at the Ledyard Senior Center for the Route 12 Corridor Study led by Goman & York. She stated that its an opportunity for the public to give data on what they would want to see on Route 12 in

the future in terms of street scaping, landscaping and so forth. She stated that the last Gales Ferry Corridor Study was done somewhere between 2002-2008. She stated that there are a lot of STEEP grants available but they would need an updated study in order to apply for the grant in the future. She mentioned that numerous ways they have tried to publicize the public workshop.

Chairman Wood stated that the once the report of the Corridor Study is published it would be a good opportunity for the Commission to revisit zoning regulation amendments.

Director Burdick stated that Jessica Buhle of the Town Council would like to initiate a sustainable CT sub-Committee and explained the point system for Connecticut towns.

She asked if the Commission has any questions for staff.

XIII. ADJOURNMENT

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

VOTE: 5- 0 Approved and so declared, the meeting was adjourned 7:06 p.m.

Respectfully submitted,

Secretary Howard Craig
Planning & Zoning Commission