



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman
J.A. (Tony) Capon

Thursday, November 10, 2022

7:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

[https://us06web.zoom.us/j/81032171952?](https://us06web.zoom.us/j/81032171952?pwd=cnRQUUdSQlQ1alMxYUJJMEVCZWRCUT09)

[pwd=cnRQUUdSQlQ1alMxYUJJMEVCZWRCUT09](https://us06web.zoom.us/j/81032171952?pwd=cnRQUUdSQlQ1alMxYUJJMEVCZWRCUT09)

Meeting ID: 810 3217 1952

Passcode: 248471

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. PRE APPLICATION OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS

- A. Application PZ#22-16SUP of Victor O’Laughlen, 10 Cardinal Lane, Gales Ferry, CT 06335, to allow a Short-term Rental use.

Attachments: [PZ22-16SUP STR 10 Cardinal Lane](#)

[Miello Letter](#)

[Supplemental info for PZC 11 01 22\[16189\]](#)

[PH Notice to Applicant](#)

[LEGAL NOTICE PH 10_27 and 11_3](#)

[10 Cardinal Lane - Aaron and Livia Baldwin email](#)

- B. Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

Attachments: [GEI Report Water](#)
[Ledge Light Report](#)
[List of Members](#)
[ltr.City of Groton](#)
[ltr.CT DPH](#)
[ltr.Town re submission](#)
[Plans - Submission Set](#)
[Traffic Study](#)
[Warranty Deed](#)
[Affordability Plan.2](#)
[Application](#)
[Authorization](#)
[Checklist](#)
[Declaration](#)
[Traffic Study](#)
[Notice to abutters](#)
[Staff report on 8-30g](#)
[Avery Brook Homes - FINAL Comments](#)
[Hodge, Juliet ltr - Town of Ledyard - 10-04-22](#)
[Avery Brook Homes - Preliminary Review Comments - Letter to TOL Planner](#)
[DPH Exhibit from M. Cherry](#)
[SA-P Env Review Avery Brook LLC Ledyard \(002\)DPH](#)
[830G Memo from Juliet](#)
[Revised Site Plan](#)
[LedgeLight Doc for Avery Brook - 94,96,98,100 stoddards](#)
[Engineering Report for Avery Brook Homes](#)

VIII. OLD BUSINESS

- A. Application PZC#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section 8.28 (Short-term Rentals) of the Ledyard Zoning Regulations.

Attachments: [Exhibit 1 Application and proposed text](#)
[Exhibit 10 - Letter from Thomas Hepburn](#)
[Exhibit 11 - Letter from Paul & Susan Billing](#)
[Exhibit 12 - Letter from Stephen Brandon](#)
[Exhibit 13 - Letter from Pamela Bartlett](#)
[Exhibit 14 - Letter from Chris Willis](#)
[Exhibit 15 - Letter from Andrea Person-Mish](#)
[Exhibit 3 - PH Notice to Applicant](#)
[Exhibit 4 SECOG Letter PZ22-15RA](#)
[Exhibit 5 Letter from Michelle & Craig Nelson](#)
[Exhibit 6 - Miello Non-Hosted STR Writeup](#)
[Exhibit 7 - Economic Policy Institute AirBnB Analysis](#)
[Exhibit 8 - Community Consequences of Airbnb \(1\)](#)
[Exhibit 9 - Forbes AirBnB Article](#)
[PZ#22-15RA- Exhibit List](#)
[STRs-Reg_Proposed_Revisions J.Sarita 8SEP2022\[14028\]](#)
[Exhibit 16 - Letter from Touhidul Chowdhury](#)
[Exhibit 17- Letter from Steven Martie](#)
[Exhibit 18 - Letter from Ted Mish](#)
[Exhibit 19 - Letter from Marilyn Pullen](#)
[2022.08.22 5th Cir Opinion Hignell](#)
[Pamela Bartlett exhibits from 9_8_22](#)
[Hollister and Treaster exhibits from 9_8_22](#)
[STR regulations redlined J.Sarita 4OCT2022](#)
[PZ 22_15RA Staff Review 10_13_22](#)
[Oct 13, 2022 letters and exhibits](#)

IX. NEW BUSINESS

- A. PZ22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation.

Attachments: [PZ#22-19 - 1591 Route 12](#)
[PZ#22-19 - Route 12 - Property Map](#)
[Notice of PH](#)

- B. ZP#5766 Application of Tom Drill, 1550 Rte. 12, Gales Ferry CT for a Change of Use from Mixed-use to multi-family in the GFDD.

Attachments: [Binder1](#)

- C. Conduct an 8-24 Review to “Lease Agreement between Robert and Mary Graham and the Town of Ledyard” for the lease of approximately .75-acre +/- parcel on Bush Pond (Lantern Hill Valley Park) to be used as a waterfront park for non-motorized activities.

Attachments: [Bush Pond-Conservation ltr-Support -Latern Hill Road-2022-06-22 Park.pdf](#)
[LHVA Parcel -Graham Property Park-map.png](#)
[LHVA Park -Bush Pond-aerial.jpg](#)
[CGS 8-24 Planning & Zoning Review Required.docx](#)
[CGS-7-163e- Sale of Town Property- Public Hearing.docx](#)
[ORD-#200-009-Ordinance Transfer Revenue Estate Conveyance Tax to Town Funds -2019-09-25.doc](#)
[Leased land map](#)

D. Schedule of Meetings and Election of Officers

Attachments: [2023 PZC Meeting Schedule - Hand Out](#)

E. Preliminary Budget Discussion

Attachments: [10114301 land use budget narratives](#)

X. APPROVAL OF MINUTES

A. October 13, 2022 Draft Minutes

Attachments: [PZC DRAFT Minutes 10-13-22](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports - Oct - November

Attachments: [ZEO Activity Report 10 November 2022](#)
[Activity report OCT NOV2022 PZC](#)
[Cannabis info](#)

XIII. ADJOURNMENT

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