



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#27-7SUP

REGULAR MEETING – THURSDAY, NOVEMBER 13, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 11/3/25

Property Address(es): 750 (aka "748") Colonel Ledyard Highway, (Map ID: 67-530-750), Ledyard, CT

Application: **PZ#25-7SUP** – Special Use Permit/Site Plan Approval Application

Applicant(s): Ryan's Reliable Services LLC

Applicant Address(es): 748 Colonel Ledyard Highway, Ledyard, CT 06339

Property Owner(s): Dominick Ceravolo

Owner Address(es): 1348 Baldwin Hill Road, Ledyard, CT 06339

Attorney: N/A.

Land Surveyor: Peter Gardner, L.S., Dieter & Gardner

Engineer: N/A.

Lot Size: .96-acres (41,787SF) per site plan & .46-acres (Single Fam) per Ledyard Assessor records.

Lot Frontage: 281.67+/- on State Road Colonel Ledyard Highway (CT Rte. 117), per assessor record.

Zoning District: Ledyard Center Development District (LCDD).

Wetlands/Watercourses: No.

Flood Hazard Zone: No.

CAM Zone: No.

Utilities: Public Water & individual on-site septic system.

Public Water Supply Watershed: Yes per plan note #5. Referral was made to the City of Groton and to the CT Dept. of Public Health on 8/23/25 and received by both parties as evidenced by return receipts. No comments from either have been returned to date.

Proposed Public Improvements: Proposed concrete walks. STCT approval required. Note that the Town is in the process of constructing sidewalks along the frontage of the property and is currently working with the State for approval of the plan. The Public Works Director stated the Town would install the sidewalk at its own expense as part of its own project.

Legal: (Submitted to the Land Use Dept. on 9/16/25, Official Date of Receipt 10/09/25, PH scheduled for 10/09/25, PH must close by 11/12/25, PH Continued to 11/13/25 with 1-day extension of time granted, DRD 65 days from close of PH).

Notice of Public Hearing: A Notice of Public Hearing was advertised in the Day Legals on 9/26/25 and 10/3/25 and forwarded to the applicant for the required Notice to Abutters.

Notice to Abutters: Notice to abutters of the public hearing was sent via certificates of mailing on 9/24/25 in compliance with ZR Sections 11.3.3.C.2 and 11.6.7 at least 15 days prior to the public hearing.

EXISTING CONDITIONS: Existing commercial building for auto repairs.

PROPOSAL: Landscape Business per EX#13: Full Service Landscape Company that offers a range of services, inc. yard cleanup, lawn mowing & leaf removal and small landscape equipment rentals. The Applicant is proposing minimal site improvements to the existing commercial site.

TOWN ENGINEER: Referred on 7/22/25, No comments received.

ZONING OFFICIAL: Ongoing Enforcement Action resolved.

FIRE MARSHAL: Referred on 7/22/25, No comments received.

BUILDING DEPT.: Referred on 7/22/25, Comments pending.

LLHD: Referred on 7/22/25, LLHD states "if the building is connected to public water or existing well, then a change of use B100A review is required." During the week of 9/29/25, the building was connected to the existing well without the benefit of the required B100a review/approval. **The applicant/property owner needs to submit the application for approval. A B100A application was submitted to LLHD on 10/29/25. Applicant needs to follow up with respect to any review/approval by LLHD.**

STCT DPH: Yes, per plan note #5. Referral was made to the CT Dept. of Public Health on 8/23/25 and received by same as evidenced by return receipts. No comments have been returned to date.

GROTON UTILITIES: Yes, per plan note #5. Referral was made to the City of Groton and received by same as evidenced by return receipts. No comments have been returned to date.

WPCA: Referred on 7/22/25. No return comments have been received.

SCWA: N/A.

IWWC: N/A.

BOND: A SESC bond estimate shall be submitted for review and approval of the Town Engineer. No SESC bond estimate has been submitted to date. There are no site improvements that will cause soil disturbance conducted without the benefit of required approvals, so a bond estimate is not necessary.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Plan Prepared for Ryan's Reliable Services, LLC, Property of Dominick Ceravolo, 750 Colonel Ledyard Highway, A.K.A. CT Route 17, Ledyard, CT, Prepared by Dieter & Gardner, Dated July 2025, Revised to September 9, 2025":

GENERAL COMMENTS:

1. The previous enforcement action regarding the utilization of the site by the Applicant without the benefit of required approvals has been resolved and the fine levied on the property owner was waived by the Citation Hearing Officer following confirmation of compliance by the Zoning Official. **Applicant acknowledged.**

2. It was brought to my attention that a previous site plan application for the same business was submitted in error. The use of the property for a Commercial Services Business requires a special use permit. Subsequently, the site plan application was withdrawn and the applicant, on 9/16/25, submitted the proper special use permit application. **Applicant acknowledged.**

3. Proposed site improvements include 5 on-site parking spaces for car/truck parking for owner & customers; 3 parking spaces for small equipment to be rented as part of the business; directional pavement markings and entrance/exit only signage; a 6-foot-high white vinyl fence

on the property line adjacent to the (744 Colonel Ledyard Highway(Dime Bank property); a proposed 8-foot-high metal fence with gate for equipment storage and enclosed dumpster; a second connex-type box and removal of a an existing concrete sign base. No details have been provided for proposed fencing and shall be added to the plan. **Applicant acknowledged.**

4. DOT approval is required for the bituminous curbed asphalt island, bituminous curbing and sidewalks that are to be completed by the Town of Ledyard as part of an ongoing sidewalk extension project. **Applicant acknowledged.**

5. Proposed pavement markings, Entrance, Exit, Do Not Enter and Stop signs to be installed by the applicant require a State of CT DOT encroachment permit as they are located in the Town Right of Way. Applicant shall submit the required application to DOT for review/approval prior to issuance of a CZC for CO. **Applicant acknowledged. Note: The applicant cannot occupy the site until all site work is completed or if substantially completed, a site completion cash bond is submitted to the Town. Applicant should apply immediately to DOT for its proposed work in State of CT right of way.**

6. Applicant reconnected a water line the week of 9/29/25 without the benefit of a B100a Change of use review & approval by LLHD. Applicant shall submit said B100a application to LLHD prior to the issuance of a CZC for CO. **Applicant states the site is now connected to the existing well. LLHD approval pending.**

General Site Plan Comments:

1. Applicant states lot area for the entire parcel (residential & commercial uses) is .96-acres (41,787SF).

2. The existing use of the property is Mixed Use Residential & Commercial that is a permitted use in the Zone. This application is for a Special Use Permit due to the proposed Commercial Services at the site. There is a long-standing "division line" so to speak between the commercial use and the residential use. Said division line shall be clearly identified/marked in the field as shown on the proposed plan. Staff recommends the installation of a fence or other method to show the limits of the commercial services use. **Applicant states it will be staked on in the field. How will the "staked out" line be identified during an inspection? Confirm that trees will be planted to identify same.**

3. There is no outside storage shown in the area behind the building where the connex-type boxes are located. There shall be no outside storage in said area unless the plan is revised to show same with adequate screening for the residential use. **Applicant states the storage area will be screened with a fence.**

4. The proposed use of the existing building is for "sales, service, bathroom & storage. Note that the no proposed improvements to the building. It should be noted that there are broken, boarded up windows that are a violation of the Blight Ordinance. The repair of same and any other as identified by the Blight Enforcement Office should made a condition of any favorable approval. **Applicant states the building will be improved , broken windows replaced and any other issues identified by the Blight Officer will be repaired.**

ZONING REGULATIONS COMMENTS:

1. ZR Sec 4.3 (Fences and Walls). Storage area fencing is proposed at 8-feet-high and is subject to setback requirements for the LCCD zone. Applicant states the height of the proposed fence has been reduced to 6-feet high.
2. ZR Sec 8.22 (Mixed Use Residential & Commercial). The proposal complies with this section. **No comment.**
3. ZR Sec 7.8.D.5 (Portable Storage Unit and Containers – Long Term Use). The existing and proposed storage containers shall be screened by vegetation or solid fencing such that is not visible from a public road and adjacent property. **Applicant states storage containers shall be screened by solid fencing.**
4. ZR Sec 7.9 (Signs) no signage is proposed as part of this application. A zoning permit reviewed and approved by the Zoning Official shall be required for any new signage. **Applicant states a separate application will be submitted to the ZO for any future signage.**
5. ZR Sec 8.10 (Commercial Services). The applicant shall address in writing the compliance of his business with sections A-F of this section. **Note staff sent this section to the applicant in Word form, so he could address the sections individually and easily. Applicant submitted general comments but did not address Sec 8.10 A to F individually as requested. Outstanding.**
6. ZR Sec 8.22 (Mixed Use Residential & Commercial). The proposal complies with this section of the regulations. Above are set forth elsewhere. **No comment.**
7. ZR Sec 9.C (Performance Standards). The applicant shall address in writing how the proposed business will comply with this entire section. **Note staff sent this section to the applicant in Word form, so he could address the sections individually and easily. Applicant submitted general comments but did not address Sec 9.C individually as requested.**
8. ZR Sec 9.3 (Landscape Standards and Requirements). No required landscaping is proposed as part of this application. The plan shall be revised to show landscaping. **Applicant states, “proposed trees (year-round screening)” and states Landscaping trees to be installed as shown on the site plan to provide privacy to existing house as shown on site plan,” but does not identify the species of trees. Also, the Applicant does not address 9.3.C (Perimeter Landscape Area Requirements).**
9. ZR Sec 9.4.C (Parking Requirements and Design Standards Change of Use). This section referenced off-street parking requirements. Commercial Services is a “Use Not Listed.” ZR Sec 9.4.2 states “The minimum number of parking spaces required for uses not listed above are set forth elsewhere in these Regulations. If no minimum parking spaces has been established by these regulations for a particular use, the minimum number shall be determined by the Commission based on such evidence as may be provided or available on the record,” et al. The applicant shall advise the Commission at the public hearing the reasons why the proposed parking is adequate for his proposed landscape business, including small equipment rentals. **Applicant states proposed parking is adequate to meet the needs of what the applicant is proposing.**
10. ZR Sec 9.4.6 (Parking Lot Landscaping Requirements). No parking lot landscaping has been proposed as part of this application. **Applicant states “landscaping is shown.”**
11. ZR Sec 9.5.5.C.G (Handicapped Access). No handicap parking space has been proposed as part of this application. Plan shall be revised to show required handicap parking space and detail, including signage. **Handicap parking, sign and pavement details have been added to the plan.**
12. ZR Sec. 9.6 (Refuse Storage). The concrete dumpster pad with stockade fencing is required to be 10-feet from any property line. Revise plan to show same. **Plan has been revised to show dumpster pad 10-feet from property line.**

13. ZR Sec 9.7 (Outdoor Storage). The applicant shall address in writing or on the plan how the proposed business complies with this section of the regulations. **Note staff sent this section to the applicant in Word form, so he could address the sections individually and easily. Applicant provided general comments but did not address Sec 9.7 A.1-3 and B.1-4 individually as requested.**

14. ZR Sec 9.8 (Outdoor Merchandise Display). No outdoor merchandise display, but for the three small equipment rental spaces, subsequently, there shall be no additional outdoor display of merchandise on the site. **Applicant states no outdoor display of merchandise is proposed. I would add that statement exclude small equipment rentals.**

15. ZR Sec 9.9.3 (Development District Design Objectives). The proposal either complies or is not applicable to this section. **Applicant states "Proposal complies with Zoning Regulations section 9.9.3," but does not address individual sections.**

16. ZR Sec 9.10 (Outdoor Illumination). The applicant proposes that the existing building lighting to be replaced with "down facing LED" lighting. No additional lighting is proposed as part of this application. **No comment.**

17. ZR Sec 9.11 (Stormwater Management & SESC Requirements). The applicant may need to revise the plan to accommodate any disturbed soils due to required landscaping. **No comment.**

18. ZR Sec 11.2.1.E (Site Plan Submission Requirements – Site Plan Checklist). 1. The Applicant shall provide all information specified on the Site Plan Checklist. The Site Plan Checklist is incomplete and shall be revised to address all items in detail. 2. A Landscaping plan shall be submitted per ZR Sec 11.2.1.I. **Applicant states "Checklist attached." However, the applicant submitted the wrong checklist (Appendix D for plot plans). Applicant needs to submit Appendix "B" Site Plan Check Sheet" and address all items in detail.**

19. ZR Sec 11.3.4 (Special Permit Criteria). The Commission shall determine that the application satisfies this section and all other applicable provisions of the regulations prior to any approval. The applicant shall address sections A-G in writing to show compliance with this section. **Note staff sent this section to the applicant in Word form, so he could address the sections individually and easily, however the applicant did not address this section at all as requested.**

20. The application and plan is incomplete at this time. The application and plan remain incomplete at this time.

Staff Recommendation: Reserved at this time.

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.
Thank you.