



Chairman  
Kenneth DiRico

# TOWN OF LEDYARD CONNECTICUT

## Parks & Recreation Commission

12 Van Tassel Drive  
Gales Ferry, Connecticut 06339

### ~ AGENDA ~

Regular Meeting

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**Tuesday, August 16, 2022**

**7:00 PM**

**Parks & Recreation/Senior Citizens  
Center**

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Ledyard Parks & Rec Department

**I CALL TO ORDER**

**II ROLL CALL**

**III. CITIZENS COMMENTS**

**IV. PRESENTATIONS / INFORMATIONAL ITEMS**

**V. MEMBER COMMENTS**

**VI. REPORTS**

1. August Directors Report

**Attachments:** [August 2022 Directors Report](#)

**VII. APPROVAL OF MINUTES**

1. Motion to approve July 24, 2022 Minutes

**Attachments:** [MeetingMinutes15-Aug-2022-03-03-39](#)

**VIII. OLD BUSINESS**

1. Boy Scout Skate Park Project Proposal
2. Boy Scout Bat House Project Proposal

Any Old Business proper to come before the Committee

**XI. NEW BUSINESS**

1. Discussion on possibly dedicating GFCC basketball court.
2. Discussion and possible motion on location/installation of Boy Scout donated bench.

**Attachments:** [Boy Scout Bench](#)

3. Discussion and possible motion on location/installation of Lions donated bench.

4. Little League Press Box project

**Attachments:** [Press Box Building Permit](#)  
[Press Box Zoning Appeal](#)  
[Press Box Zoning Permit](#)  
[Zoning Variance 926](#)

Any New Business proper to come before the Committee

**X. ADJOURNMENT**

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



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-301

**Agenda Date:** 8/16/2022

**Agenda #:** 1.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

August Directors Report

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# LEDYARD PARKS AND RECREATION

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*Scott Johnson Jr*  
*Director*

12 Van Tassell Drive Gales Ferry CT 06335  
(860) 464-9112

*Monika Verebelyi*  
*Assistant Director*



## *PARKS AND RECREATION COMMISSION* *Director's Report August 2022*

*Please note this update for your review.*

1. **Commission Meeting:**

The regular meeting of the Commission is scheduled for Tuesday, August 16th, 2022, at 7:00 PM, in the Ledyard Senior Center. Please contact the office immediately if you will not be able to attend.

2. **Fields:**

Due to the drought, we are holding off on the second fertilizer application. Doing the application now would harm to the fields and we wouldn't see much benefit because the grass is dormant.

3. **Erickson Park:**

Mike will be spraying weed killer along the walking path so Paul can till the stone dust path.

4. **Christy Hill:**

The parking lot lights have been installed. Everything is installed and we are just waiting for Eversource to make the connection.

5. **Sawmill Park:**

Dangerous trees/ limbs were removed. We were able to save some money by only having the tree company drop the trees to the ground and cut up into 4-foot pieces. This allowed Public Works to chip and remove everything from the property

6. **Judge Crandall:**

-Heater that was hanging off the wall was repaired.  
-A new exit/ emergency light combo was installed. This is required to meet fire code and needed to be replaced because the battery was dead.  
-Stove removed from

7. **Youth Leagues:**

Football: Has started practice, will be holding their first scrimmage this weekend with games starting next weekend.

Soccer: Practices start next week.

Little League: Practices start at the end of this month.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-303

**Agenda Date:** 8/16/2022

**Agenda #:** 1.

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## MINUTES

**Minutes:**

Motion to approve July 24, 2022 Minutes



# TOWN OF LEDYARD

## Parks & Recreation Commission

### Meeting Minutes

12 Van Tassel Drive  
Gales Ferry, Connecticut 06339

Chairman  
Kenneth DiRico

#### Regular Meeting

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Tuesday, July 19, 2022

7:00 PM

Parks & Recreation/Senior Citizens  
Center

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#### I. CALL TO ORDER

Chairman DiRico called the meeting to order at 7:21 p.m. at the Council Chambers, Town Hall Annex Building.

#### II. ROLL CALL

Director Scott Johnson Jr. was in attendance

<b>Present</b>	Commissioner Lucrezia Finegan Commissioner Thomas Olsen Commissioner Loretta Kent Commissioner Shaileen C. English Chairman Kenneth J. DiRico
<b>Excused</b>	Commissioner Jessica Cobb Commissioner Meredith Robinson
<b>Absent</b>	Commissioner Barbara Leandri

#### III. CITIZENS COMMENTS

None

#### IV. INFORMATIONAL ITEMS

1. Caleb Maloney Resignation

**Attachments:** [Caleb Maloney Resignation](#)

#### V. MEMBER COMMENTS

None

#### VI. REPORTS

1. July 2022 Directors Report

**Attachments:** [July 2022 Directors Report](#)

A motion was made by Commissioner Finegan, seconded by Commissioner Olsen, that this Report be Approved and so declared. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Lucrezia Finegan

**SECONDER:** Thomas Olsen

**AYE:** 5 Finegan, Olsen, Kent, English, and DiRico

**EXCUSED:** 2 Cobb, and Robinson

**ABSENT:** 1 Leandri

## VII. APPROVAL OF MINUTES

### 1. April 19th Minutes

**Attachments:** [Parks & Recreation Commission - Regular Meeting - 19 Apr 2022 - Minutes](#)

A motion was made by Commissioner Finegan, seconded by Commissioner Olsen, that this Minutes be Approved and so declared. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Lucrezia Finegan

**SECONDER:** Thomas Olsen

**AYE:** 5 Finegan, Olsen, Kent, English, and DiRico

**EXCUSED:** 2 Cobb, and Robinson

**ABSENT:** 1 Leandri

## VIII. OLD BUSINESS

### 1. Boy Scout Skate Park Project Proposal

**RESULT:** CONTINUE

### 2. Boy Scout Bat House Project Proposal

**RESULT:** CONTINUE

### 3. Judge Crandall Scoreboard Update

**Attachments:** [Scoreboard](#)  
[7209 - Ledyard Youth Football Scoreboard - letter](#)

Director updated commission on scoreboard engineering calculation have been acquired and hoping to have installed early football season.

Any Old Business proper to come before the Committee

None

## XI. NEW BUSINESS

Any New Business proper to come before the Committee

None

## X. ADJOURNMENT

A motion was made by Commissioner English, seconded by Commissioner Olsen, that this be Approved and so declared. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Shaileen C. English

**SECONDER:** Thomas Olsen

**AYE:** 5 Finegan, Olsen, Kent, English, and DiRico

**EXCUSED:** 2 Cobb, and Robinson

**ABSENT:** 1 Leandri

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

Respectfully Submitted,

Chairman  
Kenneth DiRico





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-126

**Agenda Date:** 8/16/2022

**Agenda #:** 1.

---

AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Boy Scout Skate Park Project Proposal

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-127

**Agenda Date:** 8/16/2022

**Agenda #:** 2.

---

AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Boy Scout Bat House Project Proposal

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

---

**File #:** 22-297

**Agenda Date:** 8/16/2022

**Agenda #:** 1.

---

AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Discussion on possibly dedicating GFCC basketball court.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-298

**Agenda Date:** 8/16/2022

**Agenda #:** 2.

---

AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Discussion and possible motion on location/installation of Boy Scout donated bench.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



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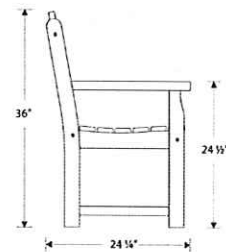
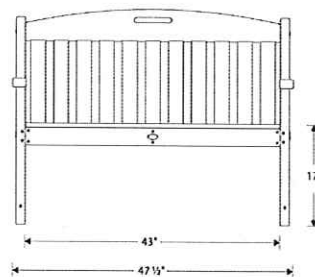
+\$30.00

- 20-year residential warranty; 3-year commercial warranty
- Cleans easily with soap, water, and a soft bristle brush
- Resistant to stains, corrosives substances, salt spray, and other environmental stresses
- UV protectant and color continuously throughout the HDPE material; requires no painting or waterproofing
- Colors coordinate beautifully with Trex® decking and railing
- Marine-grade quality hardware
- Made in the USA
- UV-inhibited colors minimize fading



## Construction

TXB48



SKU	TXB48
Item Weight	57 lbs
Width	47.5
Height	36
Depth	24.25
Dimension - Seat Width	43
Dimension - Seat Depth	18
Dimension - Seat Height	17





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-299

**Agenda Date:** 8/16/2022

**Agenda #:** 3.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Discussion and possible motion on location/installation of Lions donated bench.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-300

**Agenda Date:** 8/16/2022

**Agenda #:** 4.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Little League Press Box project

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



Fee Structure: \$10/ first \$1,000 est. cost \$10/ea. add. \$1000 or part of \$0.26/\$1000 est. cost \$10 C.O. Habitable Space/ Accessory Structures		<b>Town of Ledyard</b> <b>Building Permit</b>			Permit #: <b>22-240</b>	
				Check: <input type="checkbox"/> Cash: <input checked="" type="checkbox"/>		
				Receipt #: <b>244064</b>		
Estimated Value:	<b>10000</b>	Application Fee:	<b>\$2.60</b>	<input checked="" type="checkbox"/> Paid	<input type="checkbox"/> Unpaid	
Appl. Date:	<b>Jun 06, 2022</b>	Issue Date:	<b>Jun 08, 2022</b>	Closed Date:		
Use Group:	<b>Commercial</b>	Type Const.	<b>V-B</b>	<input type="checkbox"/> Res	<input checked="" type="checkbox"/> Non-Res	
Location of Job:	<b>1854 ROUTE 12</b>					
<b>Property Ownership</b>						
Owner's Name:	<b>I TOWN OF LEDYARD</b>					
CO Owner's Name:	<b>JULIET LONG + MIDDLE SCHOOLS</b>					
Phone:	<b>860-514-8445</b>	Cell:				
Email:	<b>dirsoftball@ledyardlittleleague.org</b>	Fax:				
Mailing Address:	<b>741 COLONEL LEDYARD HWY LEDYARD, CT 06339</b>					
<b>Contractor Information</b>						
Company Name:	<b>Owner</b>	Licensee:				
Address:			Email #1:			
			Email #2:			
Phone:			Fax:			
Cell:			License No.			
<b>Description of Work</b>						
Category of Work to be Performed:	<b>Other</b>					
Description of Work to be Performed: <b>Construct a press box for softball field.</b>						
<b>For New Buildings Only:</b>						
Sq. Footage:		Length(ft):		Width(ft):		
Num Baths:		Num Bedrms:		Attached Gar:		
				Detached Gar:		
				Under Garage:		
<b>Signature</b>						
Signature of Owner/Agent			<input checked="" type="checkbox"/> I have been authorized by the owner to execute this application as his authorized agent			
Patrick Lajoie						
<b>Town Review/Approval Section</b>						
Building Official:	<b>Thomas E. Weber</b>	Reviewed:	<b>Jun 06, 2022</b>	Approved:	<input checked="" type="checkbox"/> Jun 06, 2022	
		Inspected:		Denied:	<input type="checkbox"/>	
:						
<b>Department</b>		<b>Approval Status</b>		<b>Approval Date</b>		
Tax Collector		Approved		Jun 06, 2022		

PF \_\_\_\_\_ AP \_\_\_\_\_ UD \_\_\_\_\_

LLHD \_\_\_\_\_ WETLANDS \_\_\_\_\_ ZONING \_\_\_\_\_ TAX \_\_\_\_\_ WPCA \_\_\_\_\_

APPLICATION FEES WILL NOT BE REFUNDED AFTER ISSUANCE OF PERMIT.

WPCA	Not Applicable	Jun 06, 2022
Wetlands	Not Applicable	Jun 08, 2022
Zoning	Approved	Jun 08, 2022

PF \_\_\_\_\_ AP \_\_\_\_\_ UD \_\_\_\_\_

LLHD \_\_\_\_\_ WETLANDS \_\_\_\_\_ ZONING \_\_\_\_\_ TAX \_\_\_\_\_ WPCA \_\_\_\_\_  
APPLICATION FEES WILL NOT BE REFUNDED AFTER ISSUANCE OF PERMIT.

FOR OFFICE USE

CAM ZONE? ..... Y (N)  
CAM REVIEW REQUIRED? ..... Y (N)  
CAM REVIEW INCLUDED? ..... Y (N)

IS THIS PROPERTY WITHIN 500 FT. OF ANOTHER MUNICIPALITY OR GOV'T. AGENCY? Y N  
If yes, was notice sent? Y N  
REVERSAL OF ZEO DECISION? ... Y (N)  
VARIANCE? ..... Y (N)

APPLICATION # 926  
SUBMITTED 4-14-14  
RECEIPT DATE 4-16-14  
+ App. Fee = ST Fee Total  
Fee Received: \_\_\_\_\_  
Receipt #: \_\_\_\_\_

EXISTING CONDITIONS: Nonconforming use \_\_\_\_\_ Nonconforming setback \_\_\_\_\_ Street Frontage \_\_\_\_\_  
Nonconforming lot \_\_\_\_\_ Height \_\_\_\_\_ Width \_\_\_\_\_ Area \_\_\_\_\_ Other \_\_\_\_\_

TOWN OF LEDYARD  
APPLICATION TO ZONING BOARD OF APPEALS



Please print in ink or type:

1. Owner: Town of Ledyard, Ledyard Board of Education Phone: \_\_\_\_\_  
Address: 1854 Rt 12 shilpatrick@ledyard.net  
Agent: Okto Ledyard Girls League Ledyard Parks & Rec Dept ZONING DISTRICT: \_\_\_\_\_  
LETTER OF AUTHORIZATION FROM PROPERTY OWNER CERTIFYING AGENT TO ACT ON BEHALF OF OWNER IN THIS APPLICATION IS REQUIRED  
Address: 4 Bloncken Blvd Phone: 860-461-9112

2. Address of affected premises: 1854 RT 12 Year built: \_\_\_\_\_  
Assessor's Map No. 48 Year of approved subdivision, if applicable: \_\_\_\_\_

3. This appeal is for the reversal of the ZEO's decision for the following reason: N/A

4. Variance of the following section(s) of the Zoning Regulations is requested: Sec. 17 Attachment B v.2.2. B a 38ft. reduction of the required 100ft. setback from CL for a 35ft reduction of the required 100ft. setback from CL for  
a) What is the purpose for the variance? Variance for dugouts + shed.

b) What is the orientation of the proposal on the property? \_\_\_\_\_

c) What is hardship claimed? Participate in official Little League games

d) What is unique about the hardship? In order to participate, fencing along w/ dugouts required.

e) How will granting this appeal affect the character of the neighborhood? shall not affect the character

5. Previous appeal(s) made in regard to this property: Application #(s): \_\_\_\_\_ Date(s): \_\_\_\_\_

6. Additional supporting information may be attached.

The undersigned acknowledges that delays may occur in the variance process with the possibility of a public hearing continuance in order to obtain necessary information to reach an equitable decision. The undersigned also acknowledges having read the Hardship information on the reverse and of having received an instruction sheet for calculating setback reductions.

Samuel K. Perdin  
Signature of Applicant: Samuel K. Perdin Date: 4/14/14  
Dir. Buildings & Grounds  
LEDYARD BOE

11

CAM ZONE? ..... Y  N  
CAM REVIEW REQUIRED? ..... Y  N  
CAM REVIEW INCLUDED? ..... Y  N

IS THIS PROPERTY WITHIN 500 FT. OF ANOTHER MUNICIPALITY OR GOV'T. AGENCY? Y  N  
If yes, was notice sent? Y  N

REVERSAL OF ZEO DECISION? ... Y  N  
VARIANCE? ..... Y  N

APPLICATION #	9226			
SUBMITTED	4-14-14			
RECEIPT DATE	4-16-14			
App. Fee	+	ST Fee	=	Total
Fee Received:				
Receipt #:				

EXISTING CONDITIONS: Nonconforming use \_\_\_\_\_ Nonconforming setback \_\_\_\_\_ Street Frontage \_\_\_\_\_  
Nonconforming lot \_\_\_\_\_ Height \_\_\_\_\_ Width \_\_\_\_\_ Area \_\_\_\_\_ Other \_\_\_\_\_

TOWN OF LEDYARD  
APPLICATION TO ZONING BOARD OF APPEALS

Please print in ink or type:

1. Owner: Tom of Ledyard, Ledyard Board of Selectors Phone: \_\_\_\_\_  
Address: 1854 Rt 12 Skippatrick @ Ledyard.net  
ZONING DISTRICT: \_\_\_\_\_

Agent: Alto Fredward & Sons, LLC Fredward Parks & Rec Dept.  
LETTER OF AUTHORIZATION FROM PROPERTY OWNER CERTIFYING AGENT TO ACT ON BEHALF OF OWNER IN THIS APPLICATION IS REQUIRED  
Address: 4 Brimbleton Blvd. Phone: 860-461-9112

2. Address of affected premises: 1854 RT 12 Year of approved subdivision, if applicable: \_\_\_\_\_ Year built: \_\_\_\_\_  
Assessor's Map No. 48

3. This appeal is for the reversal of the ZEO's decision for the following reason: N/A

4. Variance of the following section(s) of the Zoning Regulations is requested: Sec. 17 Attachment B

V2.2.3 a 38ft. reduction of the required 100ft. setback from CLR  
a 35ft reduction of the required 100ft. setback from CLR  
a) What is the purpose for the variance? Convenience for doghouse + shed

b) What is the orientation of the proposal on the property? \_\_\_\_\_  
c) What is hardship claimed? Participate in official Little League games

d) What is unique about the hardship? Owns to participate, fence along w/  
doghouse required.

e) How will granting this appeal affect the character of the neighborhood? shall not affect  
the character

5. Previous appeal(s) made in regard to this property: Application #(s): \_\_\_\_\_ Date(s): \_\_\_\_\_  
6. Additional supporting information may be attached.

The undersigned acknowledges that delays may occur in the variance process with the possibility of a public hearing continuance in order to obtain necessary information to reach an equitable decision. The undersigned also acknowledges having read the Hardship Information on the reverse and of having received an instruction sheet for calculating setback reductions.

Demetrius K. P. Smith Dir. Buildings & Grounds  
Demetrius P. Smith Ledyard BOB  
Signature of Applicant Date 4/14/14

PROCEDURE AND REQUIREMENTS CHECKLIST



# TOWN OF LEDYARD

## Planning & Zoning Commission

# ZONING PERMIT

ZONING PERMIT NO: 5033

NAME OF PROPERTY OWNER: Ledyard Board of Education

LOCATION OF PROPERTY: 1854 Route 12, Gales Ferry, CT 06335

MAP: 48      BLOCK: 2120      LOT: 1854      ZONE: R40

PERMITTED ACTIVITY: Constructing 2 safety dugouts (#1 & 2 on map) in same size/schematics as existing dugouts on 2<sup>nd</sup> field at same address. Adding pressbox/shed (#3 on map).

STIPULATIONS OR SPECIAL CONDITIONS: As per ZBA Variance #926

 **COPY**

APPROVED BY: Joseph M. Kerbin  
ZONING OFFICIAL

7-17-18  
DATE

Notice of this approval may be published in accordance with C.G.S. 8-3(f).

Fee \$40.00 + \$60.00 State surcharge = \$100

Permit # 5033

Application Date 7-17-18

Check  Cash

TOWN OF LEDYARD

Receipt # EXEMPT - TOWN PROPERTY

**ZONING PERMIT** TO ACCOMPANY BUILDING PERMIT APPLICATION  
PLEASE REFER TO ZONING REGULATIONS FOR ASSISTANCE WITH APPLICATION DETAILS.

Estimated Cost: \$ \_\_\_\_\_  
(Same as for corresponding Building Permit application.)

Location of work (street address) 1854 Route 12, Gales Ferry, CT 06335

Existing use: softball fields

Zoning District: <u>R40</u>		
Map <u>48</u>	Block <u>2120</u>	Lot <u>1854</u>
PZC Permit #: _____		
Variance # _____		
Flood Zone: _____		
CAM ? _____		
IWWC App # _____		

Property owner: BOE - Ledyard

Owner address (if different than above): \_\_\_\_\_

E-Mail address BOE.Ledyard@ledyard.com

Telephone #: 860-514-8435

Contractor: Volunteer (s)

Address: 2 Mull-Berry Dr, Gales Ferry (Kristen Lajoie)

Telephone: 860-514-8435 Fax: \_\_\_\_\_

PLEASE ATTACH A COPY OF SITE PLAN (with actual setbacks of structure to every property line)

PROPOSED STRUCTURE: Square Footage: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_

Description of proposed project: Constructing 2 safety dugouts (#1+2 on map) in same size/schematics as existing dugouts on 2nd field at same address.  
Adding prestbox/Sheel (#3 on map)

- Is land owned by Mashantucket Pequot Tribe? Y  N  If yes, is letter from MPT attached? Y  N
- Are there any restrictions or comments on the deed for this parcel or in this subdivision that may conflict with this proposal? Y  N

Owner/applicant/agent signature \_\_\_\_\_  
• Agent declares permission by owner to make application as owner's authorized agent.

Owner/applicant/agent e-mail address (if different) \_\_\_\_\_

YOU WILL BE CONTACTED AS SOON AS YOUR PERMIT IS APPROVED OR DENIED, AND IF ADDITIONAL INFORMATION IS NEEDED.

Wetlands Screening: OK \_\_\_\_\_ Date 7-17-18

Zoning Approval: Joseph M. Lashin \_\_\_\_\_ Date 7-17-18

Stipulations: Res per ZBA Variance # 926.

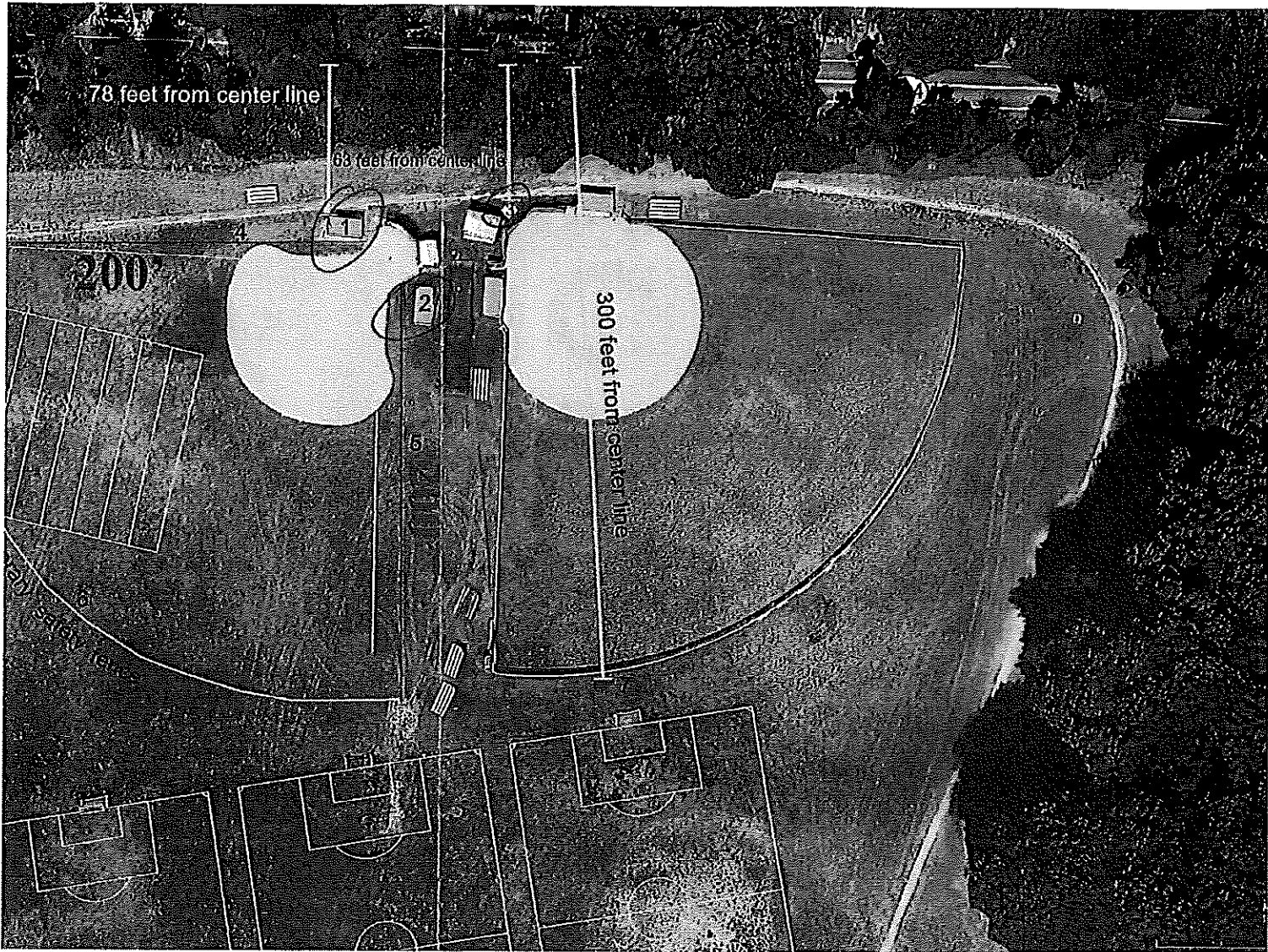
Erosion Control measures required - (ONLY IF CHECKED (✓)).

Anti-tracking pad must be installed at entrance of property prior to any other activities - (ONLY IF CHECKED (✓)).

Certified Improvement Location Survey ("As-Built") for structure, with surveyor's stamp, is required prior to issuance of Certificate of Compliance - (ONLY IF CHECKED (✓)).

Denied by: \_\_\_\_\_ Reason for denial: \_\_\_\_\_ Date: \_\_\_\_\_

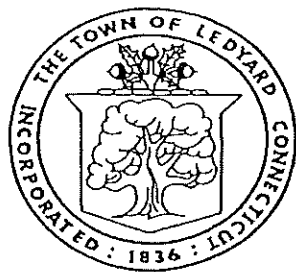
This permit is issued based upon the plot plan submitted. Falsification by misrepresentation, or omission, or failure to comply with the conditions of approval, shall render this permit null and void and may constitute a violation of the Town of Ledyard Zoning Regulations. Any modification or alteration to the approved plans shall require further review and/or approval. The applicant may provide notice of decision in the Legal Notice portion of the "Classified" section of "The Day" newspaper, in accordance with Section 8-3 (f) of the Connecticut General Statutes (CGS). An appeal of this decision may be taken to the Zoning Board of Appeals (ZBA) by either the applicant or an aggrieved party, in accordance with Section 8-7 of the CGS.



Z.T. for  
 # 1 + 2 + 3 = PRESS BOX  
 DUGOUTS

DUGOUTS & PRESS BOX

COMPLIES WITH ZONING
7-17-18
DATE
<i>M</i>
ZONING OFFICAL



TOWN OF LEDYARD  
CONNECTICUT  
ZONING BOARD OF APPEALS

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
860-464-0478

Stuart Uschmann  
Chairman

NOTICE OF GRANTED VARIANCE

RECORDED  
7/29/14  
VOL. 525 Pg 374

This is to certify that on May 21, 2014, the Zoning Board of Appeals of the Town of Ledyard granted a variance as follows:

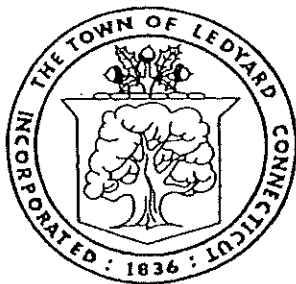
1. Application: #926
2. Owner of Record: Town of Ledyard
3. Description of the Premises: 1854 Route 12  
Assessor's Map: 48  
Deed Recorded: Volume: 34/586
4. Nature of the Variance: Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed.
5. Zoning Regulation which is varied in the application: Section 17, Attachment B, V2.2.B

CERTIFIED THIS 28th day of May, 2014

Zoning Board of Appeals  
*Vincent Godino*  
Vincent Godino  
Vice Chairman

Note: This notice is to be recorded on the land records of the Town of Ledyard, indexed in the grantor's index under the name of the record owner. This notice will be clocked and stamped in the Town Clerk's Office. A copy will be forwarded to the Land Use Office and available when application is made for a building permit and zoning permit.





**TOWN OF LEDYARD**  
**CONNECTICUT**  
 ZONING BOARD OF APPEALS

741 Colonel Ledyard Highway  
 Ledyard, CT 06339-1551  
 (860) 464-0478  
 FAX (860) 464-0098

Stuart Uschmann  
 Chairman

May 27, 2014

Town of Ledyard  
 Attn: Board of Education  
 Sam Kilpatrick  
 4 Blonder Blvd.  
 Ledyard, CT 06339

Re: ZBA Variance #926

Dear Mr. Kilpatrick:

At the Regular Meeting of the Ledyard Zoning Board of Appeals held on May 21, 2014, the following action was taken by a unanimous vote:

**GRANTED – Application #926**, Town of Ledyard (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed.

The unique hardship exists because based on limitations of the field being close to state road.

**Please note:** The granting of this variance means only that you do not have to comply with the section of the Zoning Regulations noted above. You are still required to comply with all other sections of the Zoning Regulations, with Building Code, Subdivision Regulations, Inland Wetlands Regulations, Town Ordinance and all other applicable local and state laws. You are required to obtain the necessary permits before you start work. You should consult with the staff in the Building and Zoning offices to obtain the necessary permits.

There is a 15-day appeal period from the date of this decision's publication in "The Day" newspaper which was Thursday, May 29, 2014, during which any aggrieved parties may appeal.

In order for the action of the Zoning Board of Appeals to become effective, the enclosed "Notice of Granted Variance" must be filed in the land records of the Ledyard Town Clerk. There is no filing fee for the Notice of Grant of Variance.

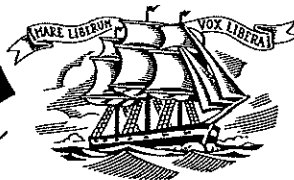
Sincerely,

Vincent Godino  
 Vice Chairman  
 Zoning Board of Appeals

CERTIFIED MAIL RECEIPT: 7013 2630 0000 6877 3115

Enclosure: Notice of Grant of Variance

# The Day



47 Eugene O'Neill Drive  
New London, CT 06320  
860-442-2200  
www.theday.com

## Receipt

Account Number: D49652  
Order Number: d00527637

Salesperson: Donna Cherry | Printed on: 5/28/2014  
Telephone: 860-701-4206 ext 4206 | Fax: (860) 442-5443  
Email: d.cherry@theday.com

DORIS FONNER  
LEDYARD MAYOR  
741 COLONEL LEDYARD HWY  
LEDYARD, CT 06339  
860-464-8740

Title: The Day | Class: Public Notices 010  
Start date: 5/29/2014 | Stop date: 5/29/2014 |  
Insertions: 1 | Lines: 0 ag

Title: Day Website | Class: Public Notices 010  
Start date: 5/29/2014 | Stop date: 5/29/2014 |  
Insertions: 1 | Lines: 0 ag

A preview of your ad will appear between the two solid lines.

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17265

LEGAL NOTICE  
LEDYARD ZONING BOARD OF APPEALS  
NOTICE OF DECISIONS

At the regular meeting of the Ledyard Zoning Board of Appeals on Wednesday, May 21, 2014 the following actions were taken:

GRANTED - Application #925, Steve & Kimberly Andrus (applicants/property owners), 130 Christy Hill Rd., request a variance of Section 17, Attachment B, V2.2.B a 35ft. reduction of the required 75ft. minimum setback from centerline of town road; to enclose existing deck and construct a new 16ft. x 24ft. deck. (GFDD)

GRANTED -Application #926, Town of Ledyard/Ledyard Board of Education (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed. A copy of the subject applications and related materials are on file in the Town Clerk's Office, 741 Colonel Ledyard Highway, Ledyard, CT.

For the Commission  
Stuart Ushmann, Chairman

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## Payment Information



47 Eugene O'Neill Drive  
 New London, CT 06320  
 860-442-2200  
 www.theday.com

## Receipt

Account Number: D49652  
 Order Number: d00523248

Salesperson: Donna Cherry | Printed on: 5/6/2014  
 Telephone: 860-701-4206 ext 4206 | Fax: (860) 442-5443  
 Email: d.cherry@theday.com

DORIS FONNER  
 LEDYARD MAYOR  
 741 COLONEL LEDYARD HWY  
 LEDYARD, CT 06339  
 860-464-8740

Title: The Day | Class: Public Notices 010  
 Start date: 5/7/2014 | Stop date: 5/14/2014 |  
 Insertions: 2 | Lines: 0 ag

Title: Day Website | Class: Public Notices 010  
 Start date: 5/7/2014 | Stop date: 5/14/2014 |  
 Insertions: 2 | Lines: 0 ag

A preview of your ad will appear between the two solid lines.

17122

ZONING BOARD OF APPEALS  
 NOTICE OF PUBLIC HEARING  
 MAY 21, 2014

The Ledyard Zoning Board of Appeals will conduct two public hearings beginning at 6:30 P.M., Wednesday, May 21, 2014 at the Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, CT to request a variance of the following:

Application #925, Steve & Kimberly Andrus (applicants/property owners), 130 Christy Hill Rd, request a variance of Section 17, Attachment B, V2.2.B a 35ft. reduction of the required 75ft. minimum setback from centerline of town road; to enclose existing deck and construct a new 16ft. x 24ft. deck. (GFDD)

Application #926, Town of Ledyard/Ledyard Board of Education (applicant/property owner), 1854 Route 12, request a variance of Section 17, Attachment B, V2.2.B a 38 ft. reduction of the required 100ft. setback from centerline of State Highway for a dugout, and a 35ft. reduction of the required 100ft. setback from centerline of State Highway for a shed. At this hearing, interested persons may appear and be heard and written communications received. Stated application is on file in the Zoning Office, 741 Colonel Ledyard Highway, Ledyard, CT.

Stuart Uschmann, Chairman

## Payment Information

Total Order Price: \$342.20



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Ad

**YAHOO!**  
MAPS

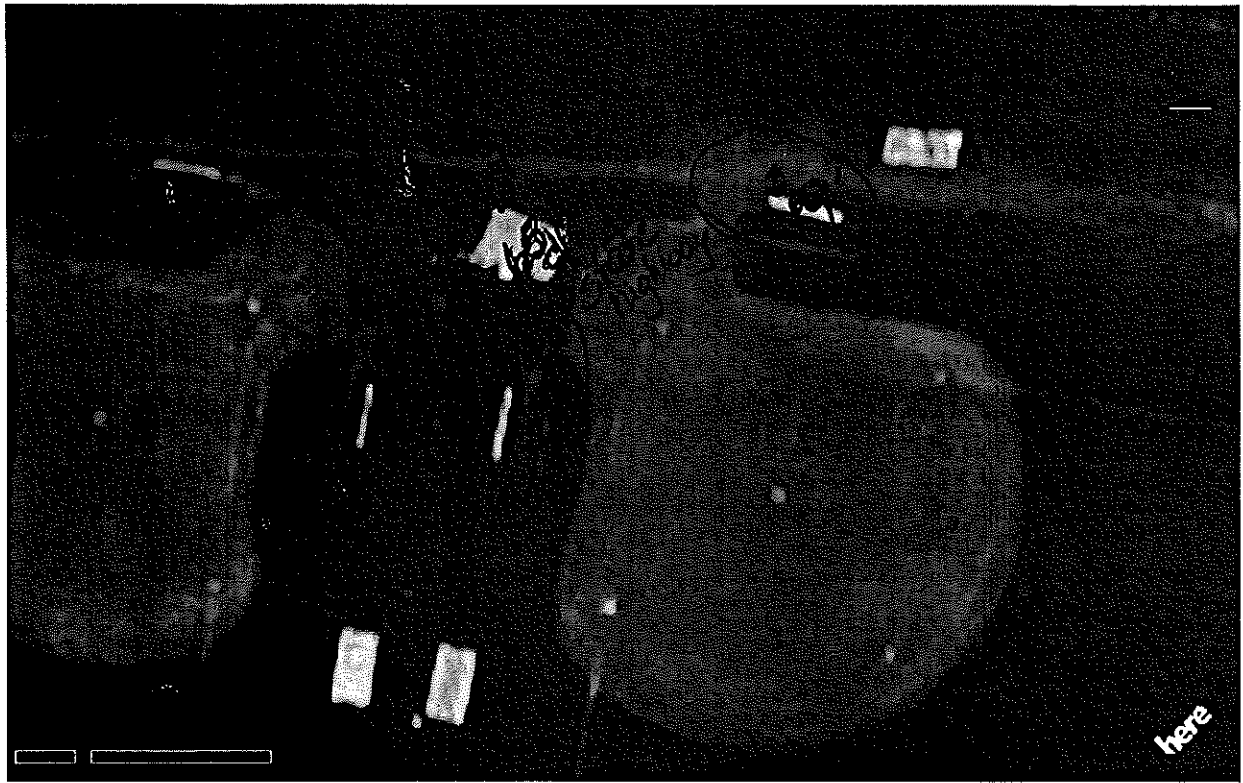
Gales Ferry, CT 06335

1854 Rt 12

Enter notes here

Dugouts for Scottball  
62 FT from Center Line  
Rt 214

255



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

