



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Regular Meeting

Thursday, June 13, 2024

6:00 PM

Council Chambers - Hybrid Format

Join Zoom Meeting

<https://us06web.zoom.us/j/83048386913?pwd=d4eqDVZOIbUNsMeb5MNtRPXixbtvQ3.1>

Meeting ID: 830 4838 6913

Passcode: 636591

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. PUBLIC COMMENT (NON-AGENDA ITEMS - LIMIT 3 MINS)
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. OLD BUSINESS
 - A. PZ#24-1SITE - 59 Kings Highway (Parcel ID: 92-1160-59), Gales Ferry, CT -Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Halloran & Sage - Owner: Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g. (Submitted 03-26-24, Date of Receipt 04-11-24, Tabled to 5/30/24 Spec. Mtng, Tabled to 6/13/24 Reg. Mtng, DRD 6-14-24)

- Attachments:** [PZ#24-1SITE - 59 Kings Hwy - Application](#)
[Water Company Service letter](#)
[59 Kings Hwy - Revised Plan Received 4-8-24](#)
[Sangerfield Ascend Brochure 4-7-2024](#)
[Shed Picture 4-7-2024 8'x10'](#)
[59 KINGS HIGHWAY - IAN COLE SITE EVALUATION LETTER - DONCO LLC - 4-11-24](#)
[Donoco fire protection letter](#)
[Recomendation Letter Mark Coen](#)
[Memo 2 59 Kings Highway](#)
[Staff Memo 1](#)
[EX#25 1 24-2RESUB BranseEmail RqstAddHellerLtrReIWWC RespToStuder051724Ltr 052824](#)
[FD#10 RESPONSE TO STAFF MEMO #2 - SIGNED Rec042924](#)
[FD#11 RESPONSE TO STAFF MEMO #1 - SIGNED Rec042924](#)
[FD#12 PlansRec042424 Pg1](#)
[FD#12 PlansRec042424 Pg2](#)
[FD#12 PlansRec042424 Pg3](#)
[FD#12 PlansRec042424 Pg4](#)
[FD#13 LLHDReview 050224](#)
[FD#14 1 TwnLdyrdNormanMap NotRecorded Rec 050224](#)
[FD#14 2 LBMEng ImpactsBasinRep Rec050224](#)
[FD#14 3 LdyrdOrd300-117Strmwtr Rec050224](#)
[FD#15 EmailAttchmnt AttyBranse LLHDAprvrIPackage Rec050224](#)
[FD#17 EmailBranse ReTreaster050924EmailComments Dated050924 Rec051224](#)
[FD#18 PZ#24-1 EmailBranse&Gardner RespTreaster 051024](#)
[FD#19 PZ#24-1 EmailBrans ConfirmRecordItem 051624](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 1](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 2 Rec051524](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 3 Rec051524](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 4 Rec051524](#)
[FD#21 2 PZ#24-1 LtrBranse-Burdick Dated&Rec051624](#)
[FD#21 3 PZ#24-1 LtrBranse-Burdick AffordabilityPlan0324 Rev051524](#)
[FD#21 4 PZ#24-1 BranseRespTreaster SuggCondApproval Rec051624](#)
[FD#21 5 PZ#24-1 BranseRespTreaster SitePlanCmmnts Rec051624](#)
[FD#21 6 PZ#24-1 BranseRespTreaster AffPlanCmmnts Rec051624](#)
[FD#21 PZ#24-1 EmailBranseW5Attchmnts Rec051624](#)
[FD#22 24-1SITE EmailDeBrodtIWWC ReIWWCReview for 24-1SITE & 24-2RESUB 040524 Rec051624](#)
[FD#23 PZ24-1SITE 59KingsHghwy TransmittalsLtr 051624](#)
[FD#25 2 24-2RESUB LtrEmailHeller ReIWWC RespToStuder051724Ltr 052424](#)

- [FD#26 EmailBransePostingFileDocsEtAl Rec052924](#)
- [FD#27 PZ#24-1 LtrAttyBranse-Capon ReRecusalEtAl DatedRec 052824](#)
- [FD#28 24-1SITE BranseConditionsApprovalAcceptableToApplicant Rec060724](#)
- [FD#29 GFFDLtrCoen ReFireProtection 04112024](#)
- [FD#30 EmailChiefRichLPD ReBackingOntoPublicStreets 060824](#)
- [FD#32 24-1SITE 59KingsHgwy TEComments Rec061024](#)
- [FD#33 24-1SITE SESC BondEst 061124](#)
- [FD#34 24-1SITE 59KingsHgwy TEApprvlSESCBondEst 061124](#)
- [FD#35 Kings Highway Park Lease Master 2024 - DONCO REV. 6-12-24 REDLINED](#)
- [FD#36 AffordablePlan 59KingsHwy 2024updatenumbersstaffcomments 6-12-24](#)
- [FD#37-1 24-1SITE PlanSetRev061024 Sheet 1](#)
- [FD#37-1 24-1SITE PlanSetRev061024 Sheet 2](#)
- [FD#37-1 24-1SITE PlanSetRev061024 Sheet 3](#)
- [FD#37-1 24-2SITE PlanSetRev061024 Sheet 4](#)
- [FD#38 EmailBranse ReVariousEmailsReStrmwater LBRec061124](#)
- [PZ#24-1SITE-AHD 59 Kings Highway LBPlannerComments1 Rev061024](#)

VII. PRE APPLICATION OR WORKSHOP

VIII. PUBLIC HEARINGS/APPLICATIONS

- A. Public Hearing: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS § 8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, PH set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24, PH Cont. to 6/13/24, PH must close by July 3, 2024, DRD 65 days from Close PH).

- Attachments:** [Exhibit #1 - Application & Supporting Docs](#)
[Exhibit #2 - Plan Set dated 3-25-24](#)
[Exhibit #3 - Affordability Plan](#)
[Exhibit #4 - Ledge Light Letter, dated 11-9-22](#)
[Exhibit #5 - Drainage Easements for Lot 2 + 8, 12, 14, 16 Avery Court](#)
[Exhibit #6 - Driveway Easement for Avery Court](#)
[Exhibit #7 Staff Memo 1 Avery Brooks](#)
[Ex #08 - Notice of Public Hearing to the Day](#)
[Ex #09 Letter Director J. Hodge to Applicant](#)
[Ex #10 - Email Atty Harry Heller to Atty Avena 041724](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 1](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 2](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 3](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 4](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 5](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 6](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 7](#)
[Ex#11-1 24-2RESUB Plan Set Rev 042424 8](#)
[Ex #12 Stormwater Mgmt Report LBM Engr](#)
[Ex #13 PZ#24-2 EmailLLHDBlanchard ReAveryBrookResub Review
May 10, 2024](#)
[Ex #14 CT DPH Drinking Water Receipt Intent to Review and
Testimony](#)
[Ex #15 Eric Treaster Email and Comments 830g](#)
[Ex #16 Atty Steven Suder Berchem and Moses Email and Notice of
Intervention](#)
[Ex #17 PZ24-2RESUB EmailHellerReNoticeAbutters 043024](#)
[Ex #18 Notice of Public Hearing Rec 05_13_24](#)
[Ex #19 PZ24-2RESUB EmailDayNotice of PH 053024](#)
[Ex #20 EmailTwnClerk Post NoticePH 051324](#)
[Ex #21 EmailDayReNoticePH 053024](#)
[Ex #22 Applicant Notice of Public Hearing](#)
[EX#23 PZ24-2RESUB EmailDeBrodT-JH
RESaddleRidgeDevelopersV.EastonPZC Dated 040524](#)
[EX#25 PZ24-2RESUB TransmittalsLtr 051624](#)
[Ex#26 24-2RESUB FOIARqst AveryBrookHomes Dated 051524 Rec
052024](#)
[Ex #27 PlanSetRev 051324 1](#)
[Ex #27 PlanSetRev 051324 2](#)
[Ex #27 PlanSetRev 051324 3](#)
[Ex #27 PlanSetRev 051324 4](#)
[Ex #27 PlanSetRev 051324 5](#)
[Ex #27 PlanSetRev 051324 6](#)
[Ex #27 PlanSetRev 051324 7](#)
[Ex #27 PlanSetRev 051324 8](#)

- [EX#28 24-2RESUB ABH RevDrainageMap Rec 052224 1](#)
- [EX#28 24-2RESUB ABH RevDrainageRep Rec052224](#)
- [EX#29 24-2RESUB ABH LLHDSubdivisionReview May222024](#)
- [EX#29 24-2resub ABH LLHD Subdivision review 22May24](#)
- [EX#30 24-2RESUB ABH OverallSubPlan DatedMay2024 Rec052324](#)
- [EX#31 24-2RESUB EmailsDPH ReABHPlanReview 052324](#)
- [EX#32 24-2RESUB EmailHeller-DPH RePendingInfo 052324](#)
- [EX#33 24-2RESUB LtrEmailHeller ReIWWC](#)
- [RespToStuder051724Ltr 052424](#)
- [EX#34 24-2RESUB TwmLedyardResWaterUsage2024 Rec](#)
- [053024.pdf](#)
- [EX#35 24-2RESUB GPU WaterSystemMasterPlan LandUseWtrshds](#)
- [Rec 053024.pdf](#)
- [EX#36 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments](#)
- [061124](#)
- [EX#37 24-2RESUB RqstContPH35DayExt. 061224](#)

- B.** Discussion & Decision: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, DRD 65 days from Close PH).

IX. NEW BUSINESS

- A.** PZ#24-5SITE & PZ#24-6COASTALSITE - 1761 Connecticut Route 12 (Parcel ID: 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC for site plan modification and coastal site plan modification approval for relocation of 6,000SF building preciously approved under Applications PZ#23-4SUP and PZ#23-5CAM. (Submitted 5/7/24, Date of Receipt 5/9/24, DRD 7/12/24).

- Attachments:** [24-5 SITE CAM MOD ApplicationNarrativeSite&CAM Rec050724.pdf](#)
[24-5 SITE CAM MOD AssessorsMap Rec050724.pdf](#)
[24-5 SITE CAM MOD BldngPlans Rec050724.pdf](#)
[24-5 SITE CAM MOD GFI AttyAuth Rec 050724.pdf](#)
[24-5 SITE CAM MOD PlanSet Dated042524 Rec050724.pdf](#)
[24-5 SITE CAM MOD PropCard Rec050724.pdf](#)
[24-5 SITE CAM MOD StrmwtrMngmntRep Rec050724.pdf](#)
[24-5 SITE CAM MOD WarrantyDeed Rec050724.pdf](#)
[FD#1 24-5 SITE CAM MOD 1762Rte12 Application Rec 050724.pdf](#)
[FD#2 24-5 SITE CAM MOD AppCoverLtr Rec050724.pdf](#)
[FD#3 PZ#24-5 SITE & CAM MOD 1762CTRte12 GFI, LLC ReferralDEEPLWRD 052424](#)
[FD#4-1 PZ#24-5 SITE & CAM MOD 1762CTRte12 GFI, LLC ReferralTownMontville 052424](#)
[FD#4-2 PZ24-5SITE & 24-6CAM MOD 1761 Route 12 GFI, LLC MontvilleReferral](#)
[FD#5 #24-5SITE & 24-6CAM 2024-06-11 Sterling Building Location Exhibit Rec061124](#)

- B.** PZ#24-7ZRA - Applicant, Eric Treaster for proposed amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec8.3 (Reserved) to add “Affordable Housing Developments (R.I.G.L. §8-30g Applications).” (Submitted 6/5/24, Date of Receipt 6/13/24, PH must open by 8/17/24).

- Attachments:** [PZ#24-7ZRA TreasterApp PropAmendsVariousZonRegs Rec060524.pdf](#)
[EX#2 PZ#24-7ZRA TreasterAppZonRegAmends SCCOGReferral 060924](#)

X. APPROVAL OF MINUTES

- A. Draft Regular Meeting Minutes - May 9, 2024
- B. Draft Special Meeting Minutes - May 30, 2024

- Attachments:** [PZC Draft Minutes 5.9.2024 Final](#)
[PCZ Draft Minutes Special Meeting 5.30.2024](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. Staff Reports

Attachments: [AMS Activity report April May 2024 PZC](#)

XIII. ADJOURNMENT

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