



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Regular Meeting

Thursday, September 14, 2023

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

TOWN HALL ANNEX - COUNCIL CHAMBERS

Join Zoom Meeting

<https://us06web.zoom.us/j/86506110357?pwd=aktpS2c0SnVnWHExc3BaWXdZc3Vudz09>

Meeting ID: 865 0611 0357

Passcode: 115692

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. PUBLIC COMMENT (NON-AGENDA ITEMS - LIMITED TO THREE MINUTES)
- 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#23-6SUP of Dieter and Gardner, Inc, 1641 Route 12, Gales Ferry, CT 06335, for a special use permit at 1340 Baldwin Hill Road, Gales Ferry, CT 06335, for continued processing of earth materials and removal of ledge material.

- Attachments:** [Exhibit #1 - Application](#)
[Exhibit #2 - Initial Site Plan](#)
[Exhibit #3 - Narrative from Dieter & Gardner](#)
[Exhibit #4 - Revised Site Plan Dated May 11](#)
[Exhibit #5 - Copy of receipt for Legal Ad](#)
[Exhibit #6 - Notice of PH 6-8](#)
[Exhibit #7 PH Notice to Applicant for 5-18-23](#)
[Exhibit #8 - Email to JH from Ed Lynch, WPCA](#)
[Exhibit #9 - Staff Comments](#)
[Exhibit #10 - Updated Plan July 11](#)
[Exhibit #11 - Well Permit for 1347 Baldwin Hill](#)
[Exhibit #12, Revised Plan Set](#)
[Exhibit #13 - Revised Plan to include IWWC - Jul 13](#)
[Exhibit #14 - 100 Scale Map](#)
[Exhibit #15 - PH Notice to Applicant and Instructions](#)
[Exhibit # 16 - Renotice of PH](#)
[Exhibit #17 - Ltr to Groton for PZ#23-6SUP](#)
[Exhibit #18 - Notification to Abutters from Applicant](#)
[Exhibit #19 - Hydro-Geological Report](#)

- B. Application PZ#23-10RA of the Town of Ledyard, 741 Colonel Ledyard, Ledyard CT, 06339, to delete Short Term Rental Regulations (8.31) and add to list of prohibited uses in Section 3.8, table of contents, definition and use table to be modified accordingly.

- Attachments:** [PZ#23-10RA - 741 Colonel Led - STR Reg Changes Application](#)
[Notice of Public Hearing PZ#23-10RA](#)
[SCOGG Notification for PZ#23-10RA](#)
[Exhibit #4 - SCCOG Response](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. OSWA Grant Support Letter

X. APPROVAL OF MINUTES

- A. Draft Meeting Minutes - August 10, 2023

- Attachments:** [August 10 2023 Draft Minutes](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports

Attachments: [Activity report August _Sept 2023 PZC](#)
[Enforcement Officer Activity report August September 2023 PZC](#)

XIII. ADJOURNMENT