



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, July 10, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/88948814433?pwd=UryVR0Bh3SmebsztcqY3YkWCtDqj15.1>

Meeting ID: 889 4881 4433 Passcode: 645073

Dial by your location: +1 646 558 8656 US (New York)

- I. CALL TO ORDER
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL AND APPOINTMENT OF ALTERNATES
 - IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
 - V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
 - VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- None.
- VII. PUBLIC HEARINGS/APPLICATIONS

- A. Public Hearing: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings. (Submitted 3/12/25, Date of Receipt 3/13/25, PH must open within 65 days by 5/16/25. PH orig. set for 5/8/25, Opening of PH postponed to 6/12/25 with 27-day ext. granted., PH opened 6/12/25, PH Cont. to 6/26/25, PH cont. to 7/10/25, PH must close by 7/16/25, DRD 65 Days from close PH).

Attachments: [EX#1 PZ#25-2ZRA Application&Narrative 031225](#)
[EX#2 PZ#25-2ZRA TreasterAppZonRegAmends SCCOGReferral 032425](#)
[EX#3 PZ#25-2ZRA SCCOGResponseLtr 033125](#)
[EX#4 PZ#25-2ZRA POCDProtectionCharacterGoals 040225](#)
[EX#5 PZ#25-2ZRA ExampleAsOfRightDevelopmentsExistingRegs 040225](#)
[EX#6 PZ#25-2ZRA TritonSquareRents 040225](#)
[EX#7 PZ#25-2ZRA ExampleMultiFamilyDevelopmentsPermittedProposedRegs 040225](#)
[EX#8 25-2ZRA EmailSCCOG ReTypo 041025](#)
[EX#9 PZ#25-2ZRA LedayrdTownClerkReferral 041625](#)
[EX#10 PZ#25-2ZRA ETreaster Grant27-DayExtTimeToOpenPH 050525](#)
[EX#11 PZ#25-2ZRA NoticePH 050625](#)
[EX#12 PZ#25-2ZRA TheDayEmailConfirmation 050625](#)
[EX#13 PZ#25-2ZRA AttyAvenaLegalOpinion TreasterPropZRA 060625](#)
[EX#14-1 EmailTreasterReExhibit Robison&Cole DocReSpecia Permits Rec060625](#)
[EX#14-2 TreasterExhibit Robison&Cole DocReSpecia Permits Rec060625](#)
[EX#15 PZ#25-2ZRA EmailTreaster RequestInPersonMtngAttendancePZC 060925](#)
[EX#16 PZ#25-2ZRA TreasterRebuttalToAttyAvenaLegalOpinion Rec061025](#)
[EX#17 #25-2ZRA FranzonePublicComment Rec061225](#)
[EX#18-1 25-2ZRA ReferralTwnAtty TreasterRegAmendsApplication 050225](#)
[EX#18-2 25-2ZRA FllwupReferralTwnAtty TreasterRegAmendsApplication 052725](#)
[EX#19 25-2ZRA TreasterReqReferralAttyAvena - LUDResp 061225](#)
[EX#20-1 25-2ZRA AttySmithLtrOpposition 061225](#)
[EX#20-2 25-2ZRA AttySmithLtrOpposition 061225](#)
[EX#21 25-2ZRA EmailAttyAvenaToPZC 061225](#)
[EX#22-1 25-2ZRA EmailAttySmithPhotosHayesFamPartnershipPropGlastonburyCT Rec061225](#)
[EX#22-2 25-2ZRA AttySmithPhotosHayesFamPartnershipPropGlastonburyCT Rec061225](#)
[EX#23 PZ#25-2ZRA SectionOfRegulationAmendmentsPg3 061225](#)
[EX#24 PZ#25-2ZRA EricTreasterEntirePresentationTranscript 061225](#)
[EX#25 PZ#25-2ZRA MarryLarson PublicComment 061225](#)
[EX#26 PZ#25-2ZRA DaveShroeder PublicComment 061225](#)

[EX#27-1 PZ#25-2ZRA EricTreasterEmail NoticeAmendedApplication Rec062325](#)

[EX#27-2 PZ#25-2ZRA EricTreaster AmendedApplication Rec062325](#)

[EX#28 PZ#25-2ZRA EricTreaster RequestRecusal CommNWoody Rec062325](#)

[EX#29 PZ#25-2ZRA EmailsTreasterBurdickReLegalTimeFrames Rec062325](#)

[EX#30 PZ#25-2ZRA Referral AmendedAppTownClerk 062325](#)

[EX#31-1 PZ#25-2ZRA Robinson&ColeLtrChairmanWood Rec062625](#)

[EX#31-2 PZ#25-2ZRA AmericanPlanningAssociationExcerptAttch Rec062625](#)

[EX#32 PZ#25-2ZRA EricTresterResponseCommentsToAttySmith Rec062625](#)

[EX#33 PZ#25-2ZRA LUDEmailRequestContinuance Rec062625](#)

[EX#34 PZ#25-2ZRA ImpactMultifamilyHousingPropertyValues Rec062625](#)

[EX#35 PZ#25-2ZRA HighRiseMultifamilyHousingPhotos Rec062625](#)

[EX#36 PZ#25-2ZRA AppearanceOfBias&Predisposition Rec062625](#)

[EX#37 PZ#25-2ZRA EricTreasterPresentationScriptPZC062625 Rec062625](#)

[EX#38 PZ#25-2ZRA EricTreasterGrantExt071025Meeting Rec070225](#)

[EX#39 PZ#25-2ZRA CarynOresky PublicComment Rec062725](#)

[EX#40-1 PZ#25-2ZRA EricTreasterEmailAmendmentRev3 Rec 070725](#)

[EX#40-2 PZ#25-2ZRA EricTreasterAmendmentRev3 Rec070725](#)

[EX#41 PZ#25-2ZRA RefferalTwnClerk EricTreasterAmendmentRev3 Rec07072025](#)

[EX#42 PZ#25-2ZRA GFDistrict PublicComment Rec071025](#)

[EX#43 PZ#25-2ZRA AttyBrianSmithLtrObjections PublicComment Rec071025](#)

- B.** Discussion & Decision: PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings. (Submitted 3/12/25, Date of Receipt 3/13/25, PH must open within 65 days by 5/16/25. PH orig. set for 5/8/25, Opening of PH postponed to 6/12/25 with 27-day ext. granted., PH opened 6/12/25PH Cont. to 6/26/25, PH cont. 7/10/25, PH must close by 7/16/25, DRD 65 Days from close PH).

VIII. OLD BUSINESS

- A.** PZ#25-4SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 68-520-9, 68-520-11) - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT, for approval of regulated activities for construction of 27 single and multifamily houses and associated site improvements and completion of the ext. of Colby Drive including utilities drainage structures, and detention pond (Submitted

5/20/2025, Date of Receipt 6/12/25, Tabled to 7/10/25, DRD 8/16/25)

Attachments: [FD#1 PZ#25-4SITE ApplicationForm 052725](#)
[FD#2 PZ#25-4SITE StormWaterManagementReport 052025](#)
[FD#3 PZ#25-4SITE PlanSetFHFColbyDrive 052725](#)
[FD#4 PZ#25-4SITE DevelopmentNarrative 052725](#)
[FD#5 PZ#25-4SITE PermissionAccessSite 052025](#)
[FD#6 PZ#25-4SITE ArcchitecturalPlans 052725](#)
[FD#7 PZ#25-4SITE TransmittalLtrTownStaff 052925](#)
[FD#8 #25-4SITE EmailLuflerHFH ReAffordabilityPlan 061125](#)
[FD#9 #25-4SITE HFH ReAffordability Plan 061125](#)
[FD#10 PZ#25-4SITEE LUDRqstTableReview Rec07072025](#)

IX. NEW BUSINESS

None.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of June 12, 2025

Attachments: [PZC RegularMeetingMinutes 6-12-2025 FINAL](#)

B. PZC Special Meeting Minutes of June 26, 2025

Attachments: [PZC SpecialMeetingMinutes 6-26-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report of July 10, 2025

B. Planner Report of July 10, 2025

XIII. ADJOURNMENT

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