



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Marty
Wood

Regular Meeting

Thursday, July 10, 2025

6:00 PM

Council Chambers - Hybrid Format

I. CALL TO ORDER

Vice Chairman Craig called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Town Council Liaison Howard Craig
Alternate Member Matthew Miello
Commissioner Beth E. Ribe
Alternate Member James Harwood
Alternate Member Rhonda Spaziani
Alternate Member Nathaniel Woody

Excused Chairperson Marcelle Wood

Vice Chairman Craig seated Alternate Member Nate Woody in Chairman Wood's absence.

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick (via zoom)
Land Use Attorney, Robert Avena (via zoom)
Land Use Assistant, Anna Wynn

IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA

Land Use Director, Elizabeth Burdick, requested that for the sake of time that the agenda be reordered to take VIII., Old Business, A. PZ#25-4SITE ahead of Public Hearings. The Comm reordered the agenda.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

Dave Shroeder, 290 Whalehead Road, Gales Ferry, spoke to CT Affordable Housing Law. He specifically spoke about PZ#24-2RESUB and PZ#25-1SITE and how he felt they circumvented local zoning laws. He spoke to work previously done by Bill Hass to create building standards in various Ledyard districts. He asked that the Commission hold a public

workshop to establish various village districts.

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, stated that the Town Council is losing its Chairman, Naomi Rodriguez, and asked that the Commission thank her for her good work during her service. Commissioner Woody stated his condolences for losing Chairman Rodriguez.

He additionally talked about water service changing in town and WPCA and SCWA and where they will be able to provide access to various neighborhoods in town.

Joanne Kelley 12 Thamesview Pentway, Gales Ferry, followed up from previous comments made before planning and zoning. She stated that the Board of Education is not responsible for expansion of buildings etc, and they are only responsible for the budget process. She made comments on how the town is responsible for accommodating inflow of students. She commented that she is disappointed that town staff do not reach out more to the board of education more when large housing developments are being proposed for comment. She stated that the school district is at or near capacity for their buildings. She stated that she would like to see more collaboration between town commissions and the board of ed for these housing developments.

VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

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, DRD)

Vice Chairman Craig introduced the application for the Commission. Director Burdick read file document #10 into the record explaining reasoning for tabling the application until August.

Representative of the applicant, Sarah Lufler, Executive Director of Habitat for Humanity, stated that she concurs with Liz and that they are waiting on pending remarks from staff. Director Burdick stated that the decision required date is August 16, 2025 and that no extension of time is not needed to table the application.

MOTION to table application PZ#25-4SITE to the PZC Regular Meeting of August 14, 2025

RESULT: TABLED

MOVER: Howard Craig

SECONDER: James Harwood

AYE: 5 Craig, Miello, Ribe, Harwood, and Woody

EXCUSED: 1 Wood

NON-VOTING 1 Spaziani

VIII. 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 must close by 7/16/25, DRD 65 Days from close PH).

Vice Chairman Craig stated that he is recusing himself from this application due to missing the last two meetings and not having had time to review the video recordings. He appointed Commissioner Ribe as chair for the application. Commissioner Ribe appointed Alternate Member Rhonda Spaziani in Vice Chairman Craig's place.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, stated that he will be reading an amended statement already submitted for the record. His letter was marked as exhibit #44 for the record.

Lee Ann Berry, president of the Gales Ferry District, read her letter into the record for the commission previously marked as exhibit #42.

Mike Cherry, 5 Whippoorwill Drives, Gales Ferry, spoke to the nature of the Ledyard POCD and its compliance or lack of compliance with the Ledyard Zoning Regulations. He spoke to the history of the zoning districts in town as well as the reasoning village districts were removed. He spoke to content contained in Chapter IV. of the POCD titled Housing. He spoke to potential positive impacts of multifamily housing. He spoke to the history of by right applications in town. He spoke to the requirements of open space and buildable area. He stated that it is necessary to read the whole POCD comprehensively. He spoke to the difference between special use permits and site plan reviews.

Mike Cherry stated that he agrees with Eric Treaster that his exhibit #40-2 should not be considered an amendment and should only be considered a discussion item. He commented on various aspects of the application he agreed with and does not agree with.

Angela Cassidy, 52 Hurlbutt Road, Gales Ferry, attending via zoom, stated that she concurs with some statements made by Mr. Cherry. She made comments about the housing market in availability of housing. She does not feel large multifamily housing will help the current housing crisis.

Attorney Brian Smith of Robinson & Cole, One State Street, Hartford, CT, read his letter previously marked as exhibit #43 into the record. Law Student Associate Nayeli Contreras, summer intern with Robinson & Cole spoke to the information she gathered concerning fire safety additionally included exhibit #43. Attorney Brian Smith continued to read his letter into the record.

Atty Smith commented that the Commission has no jurisdiction to regulate water systems. Commissioner Harwood and Attorney Brian Smith discussed how do you measure the height of roofs.

Director Burdick stated that she has met all the notification requirements for text amendment application. She additionally stated that when talking about height you need to look to the definition in each district. She spoke to the height limitations listed in the Zoning Regulations. She stated that she has a concern that if you lower the height from 35 feet that you may not be able to approve even 3 story buildings. She stated that building height is a little different when you're looking at multifamily buildings. Staff and the Commission discussed the various ways to measure building heights.

Mobby Larson, 53 Harvard Terrace, Gales Ferry, asked the Commission whose responsibility it is to regulate septic systems.

Director Burdick stated that all sewer treatment systems whether approved by DEEP or LLDH fall under public health code. She stated that who approves it is based on the size of the system.

Mobby Larson clarified that parking requirements are moderated by the Planning & Zoning Commission. She stated some concerns about parking associated with multifamily housing. She clarified that in the case of a large multifamily housing.

Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, stated that Ms. Burdick was correct about meeting all notice requirements. He made comments about previous roof height issues raised during the construction of the Ledyard Middle School.

Attorney Avena of Suisman & Shaprio, 75 State Street, New London, CT, stated that he is recommending that the Commission continue the hearing until August because the most recent submission from Eric Treaster is an amendment to his application. He stated that this means they were filed less than 10 days in advance of the meeting. He stated various other reasons the public hearing should be continued.

Eric Treaster, staff and the Commission discussed what dates work for the continuance of the public hearing.

Eric Treaster, 10 Huntington Way, Ledyard CT, application of application PZ#25-2ZRA handed out exhibit #40-2 and began his concluding presentation.

Staff, the Commission and the applicant discussed which date they would like to continue the public hearing.

MOTION to continue the public hearing with a 16-day ext. to the PZC Special Meeting to July 31, 2025

RESULT: CONTINUE

AYE: 5 Miello, Ribe, Harwood, Spaziani, and Woody

EXCUSED: 1 Wood

RECUSED: 1 Craig

- 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 6/12/25 PH Cont. to 6/26/25. PH must close by 7/16/25, DRD 65 Days from close PH).*

RESULT: TABLED

IX. NEW BUSINESS

None.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of June 12, 2025

MOTION to approve the PZC Regular Meeting Minutes of June 12, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: James Harwood

SECONDER: Matthew Miello

AYE: 4 Miello, Ribe, Harwood, and Woody

EXCUSED: 1 Wood

ABSTAIN: 1 Craig

NON-VOTING 1 Spaziani

B. PZC Special Meeting Minutes of June 26, 2025

MOTION to approve the PZC Special Meeting Minutes of June 26, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Nathaniel Woody

SECONDER: Matthew Miello

AYE: 4 Miello, Ribe, Harwood, and Woody

EXCUSED: 1 Wood

ABSTAIN: 1 Craig

NON-VOTING 1 Spaziani

XI. CORRESPONDENCE

None.

XII. REPORTS**A. ZEO Staff Report of July 10, 2025**

Not Present.

B. Planner Report of July 10, 2025

Land Use Director, Elizabeth Burdick stated that she has no report at this time. She asked if the Commission had any questions at this time. They said no.

XIII. ADJOURNMENT

Commissioner Harwood moved the meeting be adjourned, seconded by Commissioner Miello

The meeting adjourned at 7:46 p.m.

VOTE: 5-0 Approved and so declared

Respectively Submitted,

Secretary Beth Ribe
Planning & Zoning Commission

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