



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**

*Juliet Hodge, Director*

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**Activity Report**

August 12 -Sept. 8, 2022

**1. SITE VISITS:**

None

**2. ENFORCEMENT:**

See ZEO Report

**3. APPLICATION REVIEWS**

**Application #PZ22-7RA** of the Ledyard Planning and Zoning Commission, to consider comprehensive rewrite of the current Zoning Regulations. **PH opened 7/14/22, Continued to 7/28 and again to 8/25/22**

**Application PZ#22-8SUB** of Mr. G. 1 LLC, 55 Trumbull Road, Waterford CT, for a 24 Lot Open Space Subdivision located at 79 Vinegar Hill Road. **Approved 8/11/22 w/ Conditions**

**Application PZ#22-9RA** of Robert Barnett, 51 Church Hill Rd., Ledyard, CT for an amendment to Section 8.28 (Short Term Rentals) of the current Zoning Regulations. **(Public Hearing set for 8/11/22 and continued to 9/8/22)**

**Application #PZ22-10SUP** of Caryn Oresky, 1 West Drive, Gales Ferry, CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations. **Approved 8/11/22**

**Application #PZ22-11SUP** of Stephanie Ma, 15 Autumn Way, Ledyard CT 06339 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations. **Approved 8/11/22**

**Application #PZ22-12SUP** of Jeanne Bryant, 1899 Route 12, Gales Ferry CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations. **Approved 8/11/22**

**Application #PZC22-13SITE and Associated CAM Application #PZC22-14CAM** of Garrett Homes, LLC for a proposed 10,700+ new retail development with associated paved parking, stormwater management, utilities, landscaping and lighting located at 1682 & 1686 Rte. 12, in the GFDD and within the CAM Zone. Owners: Trustee of the Majalian Survivors Trust; 20 Monticello Dr. Gales Ferry CT 06335 and Karen K Majalian & Kathy M. Owens; 166 Centre St. Dover MA 02030. **Approved 8/11/22**

**Application PZC#22 15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section. (Application Submitted 8/9/22 Received by PZC 8/11/22 PH to be set for 9/8/22)**

**4. PRIOR APPLICATION STATUS**

**PZ21-09SUP - 388R Colonel Ledyard Hwy., Ledyard, CT (M128, B530, L388R) - Property Owner: Laveer Properties LLC; Agent: Michael Scanlon for a special permit for a two-family duplex. APPROVED 9/9. Not filed.**

**PZ22-04REUB - 123 Whalehead Rd. – Mylars not filed. Need signed Affordability Plan. Requesting an extension to file the Mylars.**

**MEETINGS:**

<b>8/11/2022</b>	<b>PZC Meeting</b>
<b>8/15/2022</b>	Meeting w/ Maureen Nahornick to file Mortgage Modification
<b>8/17/2022</b>	Remote Hearing for Ledyard V. Feaster
<b>8/18/2022</b>	Granicus-Legistar Q&A Meeting
<b>8/25/2022</b>	<b>PZC Special Meeting</b>
<b>8/29/2022</b>	Meeting w/ Mayor and Don Steinhoff re staffing issues
<b>8/29/2022</b>	Meeting with Granicus re permit software
<b>8/31/2022</b>	Meeting with Chris Gush re: comments submitted during Public hearing for Regulation Changes.
<b>9/6/2022</b>	EDC Meeting
<b>9/6/2022</b>	IWWC Meeting
<b>9/7/2022</b>	Meeting with Mike Cherry and Attorney Heller re: Cashman Project
<b>9/8/2022</b>	PZC Meeting

**ACTIVE GRANT STATUS**

- **HOUSING REHAB:** 2 New Applications. Currently working on #10 on List of 19 waiting. Fund balance: \$35,837.47. 2 RFPs issued. Closing Date 7/28/22. Only 1 response from our current Administrator Peter Testa. Semi-annual report submitted 8/11/2022
- **2020 STEAP: TOWN GREEN** In progress. Sent reimbursement request. **Funds have been reimbursed. Closing Grant.**
- **2020 LOTCIP: MULTI-USE PATH:** Commitment to fund received from DOT 3/29/22. Project is now in the design phase. Quarterly Report Submitted 7/8/22. Wetlands Application Submitted – but no one has appeared to present.
- **LEDYARD CENTER SEWER STUDY:** In progress. Community Challenge Grant denied. Contract w/ W&S extended 400 days. Geotechnical report being drafted.
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Held 1<sup>st</sup> Meeting to discuss tasks. Received initial Demographic & Housing review Document from Consultants. Workshop held 4/14/22. Letter sent to OPM to explain missed June 1 deadline. **Survey needs to be executed.**

- **2020 CDBG GRANT - KING'S CORNER MANOR DEVELOPMENT;** Construction documents finalized. Environmental Review Record in Mayor's office for public review/comment. In permitting phase. Quarterly report submitted 8/11/2022
- **2021 RTP GRANT TRI-TOWN TRAIL:** On March 6, 2022 we received notice of approval of the \$115,000 trails grant for Phase II. Approval received. Meeting being scheduled.

**OTHER ACTIVITY:**

- Final edits to proposed Zoning Regulation amendments and working on Subdivision Regs.
- Plan Reviews
- Agendas, minutes, assisting residents with permits etc. in the absence of staff.