



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Regular Meeting

Thursday, July 11, 2024

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/88300246224?pwd=2BLaJIHRADrpJ8D9bWATbhsUrWd8bP.1>

Meeting ID: 883 0024 6224 Passcode: 570352

• +1 646 558 8656 US (New York)

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

IV. PUBLIC COMMENT (ILIMITED TO NON-AGENDA ITEMS - LIMIT 3 MINS)

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

VI. PRE APPLICATION OR WORKSHOP

VII. 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 originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/2024), PH Cont. to 6/13/24, PH Cont. to 7/11/24 with 35-day extension, PH must Close By 8/8/24, 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 TwnLedyardResWaterUsage2024 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](#)
[EX#38 24-2RESUB LtrHellerNewSubmittalDocs 062724](#)
[EX#39 24-2RESB StormwaterManagementRep 062524 Rec062724](#)
[EX#40 24-2RESUB ResponseLtrLBMEng 062524 Rec062724](#)
[EX#41 24-2 DrainageCalcs Rev0624 Rec062724](#)
[EX#42 24-2RESUB GroundwaterEasement Rec062724](#)
[EX#43 24-2RESUB DeclarationSub imitations Rec062724](#)
[EX#44 24-2RESUB GEIWaterStudy 070622 Rec062724](#)
[EX#45 24-2RESUB SepticSystemEffluentRenovationAnalysis 062024](#)
[Rec062724](#)
[EX#46 24-2RESUB DecJointDriveway 7 9 11 13 Rec062724](#)
[EX#47 24-2RESUB DecJointDriveway 8 12 14 16 Rec062724](#)
[EX#48 24-2RESUB DecJointDriveway 6 8 10 12 Rec062724](#)
[EX#49 24-2RESUB DrainageEasementLot 2 Rec062724](#)
[EX#50 24-RESUB DrainageEasement Lots 8 & 14 Rec062724](#)
[EX#51-1 24-2RESUB PlansRev062724 Sht1](#)
[EX#51-2 24-2RESUB PlansRev062724 Sht2](#)
[EX#51-3 24-2RESUB PlansRev062724 Sht3](#)
[EX#51-4 24-2RESUB PlansRev062724 Sht4](#)
[EX#51-5 24-2RESUB PlansRev062724 Sht5](#)
[EX#51-6 24-2RESUB PlansRev062724 Sht6](#)
[EX#52 PZ#24-2RESUB-AHD 96,98,100StoddardsWharfRd](#)
[PlannerComments1 062024](#)
[EX#53 24-2RESUB RqstContPH35DayExt. 071024](#)
[EX#54 24-2RESUB 96,98,100 Stoddards Wharf Rd TEComments](#)
[072424](#)

- 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).

VIII. OLD BUSINESS

- 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](#)
[EX#3 EmailReferralTwnClrk PZ#24-7ZRA 061024 24-7ZRA SCCOGResp TwnLedyardReferral 07.02.24](#)
[EX #5.1PZ #24-7ZRA REVISED TextAmendsRec 7.8.2024](#)
[EX #5.2 PZ #24-7RA REVISED Part I - MultifamilyAnalysis 7.8.2024](#)
[EX #5.3 PZ #24-7ZRA PartIIExcavationAnalysis Rec 7.8.2024](#)
[EX. #5 #24-7ZRA EmailTreaster REVISEPropRegMultifamilyDvlpntsExcAffHousingRec 7.8.2024](#)
[EX. #6 PZ#24-7ZRA - EmailTownClerk RevApp TreasterAmendsVariousSectionsLedyardZoningRegs 7.8.2024](#)
[EX#7 PZ#24-7ZRA NoticePH 072424](#)
[EX#8 PZ#24-7RA DayConfirmationLedyardPZC NoticePH 072424](#)

IX. NEW BUSINESS

PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry, Intermodal, LLC for a Special Use Permit (SUP) and Coastal Area Management Review to modify an existing SUP/Coastal Site Plan for Mixed-Use (Commerical/Industrial) Development for addition of Excavation Operation, Major. (Submitted 07-09-24, Date of Receipt 07-11-24, PH must open by 9-14-24)

Attachments: [EX#1-1 24-8SUP24-9CAM HellerAppSubmittalLtr Rec070924](#)
[EX#1-2 24-8SUP24-9CAM Application Rec070924](#)
[EX#1-3 24-8SUP24-9CAM AuthorizationLtr Rec070924](#)
[EX#1-4 24-8SUP24-9CAM AppNarrative Rec070924](#)
[EX#1-5 24-8SUP24-9CAM AbuttersList Rec070924](#)
[EX#1-6 24-8SUP24-9CAM AsessorsMap Rec070924](#)
[EX#1-7 24-8SUP24-9CAM 1737PropCard Rec070924](#)
[EX#1-8 24-8SUP24-9CAM 1761PropCard Rec070924](#)
[EX#1-9 24-8SUP24-9CAM WarrantyDeed Rec070924](#)
[EX#2 24-8SUP24-9CAM ZoningComplianceManual Dated040824 Rec070924](#)
[EX#3 24-SUP24-9CAM PlanSetDated032824 Rec070924](#)
[EX#4 24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralTownMontville 071024](#)
[EX#5 PZ#24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralDEEPLWRD 071024](#)
[EX#6-1 24-8SUP24-9CAM EmailTreater RqstExperts Rec071524](#)
[EX#6-2 24-8SUP24-9CAM TreasterRequestExperts Rec071524](#)
[EX#7-1 24-8SUP24-9CAM EmailPierson RequestExperts Rec071624](#)
[EX#7-2 24-8SUP24-9CAM PiersonRequestExperts Rec071624](#)
[EX#8-1 24-8SUP24-9CAM EmailFiore RqstExperts Rec071724](#)
[EX#8-2 24-8SUP24-9CAM FioreRqstExperts Rec071724](#)
[EX#9 24-8SUP24-9CAM Collins RqstExperts Rec072224](#)
[EX#10 24-8SUP24-9CAM Zeronson RqstExperts Rec072224](#)
[EX#11 24-8SUP24-9CAM TainterRqstExperts Rec072224](#)
[EX#12-1 24-8SUP24-9CAM EmailSamosRqstExperts Rec072324](#)
[EX#12-2 24-8SUP24-9CAM SamosRqstExperts Rec072324](#)
[EX#13 24-8SUP24-9CAM MillarRqstExperts Rec072424](#)
[EX#14 24-8SUP24-9CAM MaciagRqstExperts Rec072424](#)
[EX#15 24-8SUP24-9CAM HazlinRqstExperts Rec072424](#)
[EX#16 24-8SUP24-9CAM LaCasseRqstExperts Rec072424](#)
[EX#17 24-8SUP24-9CAM AtwoodRqstExperts Rec072424](#)
[EX#18 24-8SUP24-9CAM NAtwoodRqstExperts Rec072424](#)
[EX#19 24-8SUP24-9CAM ChrisLaCasseRqstExperts Rec072424](#)
[EX#20 24-8SUP24-9CAM LAndersonRqstExperts Rec072524](#)
[EX#21 24-8SUP24-9CAM SnowbergerRqstExperts 072524](#)

X. APPROVAL OF MINUTES

- A. MOTION to approve the Planning and Zoning Commission regular meeting minutes of June 13, 2024

Attachments: [PZC Draft Minutes 6-13-2024](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports

XIII. ADJOURNMENT

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