



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Special Meeting

Thursday, May 30, 2024

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/86895912518?pwd=HGjdgUle9JRMWtLvc31jLnle5CruQ.1>

Meeting ID: 868 9591 2518

Passcode: 909318

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. OLD BUSINESS
 - A. PZ#24-1SITE - 59 Kings Highway (Parcel ID: 92-1160-59), Gales Ferry, CT
-Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Halloran & Sage - Owner:
Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in
accordance with CGS §8-30g. (Submitted 03-26-24, Date of Receipt 04-11-24, DRD
6-14-24)

Attachments: [PZ#24-1SITE - 59 Kings Hwy - Application](#)
[Water Company Service letter](#)
[59 Kings Hwy - Revised Plan Received 4-8-24](#)
[Sangerfield Ascend Brochure 4-7-2024](#)
[Shed Picture 4-7-2024 8'x10'](#)
[59 KINGS HIGHWAY - IAN COLE SITE EVALUATION LETTER - DONCO LLC - 4-11-24](#)
[Donoco fire protection letter](#)
[Recomendation Letter Mark Coen](#)
[Memo 2 59 Kings Highway](#)
[Staff Memo 1](#)
[EX#25 1 24-2RESUB BranseEmail RqstAddHellerLtrReIWWC RespToStuder051724Ltr 052824](#)
[FD#10 RESPONSE TO STAFF MEMO #2 - SIGNED Rec042924](#)
[FD#11 RESPONSE TO STAFF MEMO #1 - SIGNED Rec042924](#)
[FD#12 PlansRec042424 Pg1](#)
[FD#12 PlansRec042424 Pg2](#)
[FD#12 PlansRec042424 Pg3](#)
[FD#12 PlansRec042424 Pg4](#)
[FD#13 LLHDReview 050224](#)
[FD#14 1 TwnLdyrdNormanMap NotRecorded Rec 050224](#)
[FD#14 2 LBMEng ImpactsBasinRep Rec050224](#)
[FD#14 3 LdyrdOrd300-117Strmwtr Rec050224](#)
[FD#15 EmailAttchmnt AttyBranse LLHDApprvlPackage Rec050224](#)
[FD#16 1 TreasterEmailAttchmnts Re§8-30gMobileHomePark Rec050624](#)
[FD#16 2 24-1SITE 59KingsHghwy TreasterEmailAttachment1 Rec 050624](#)
[FD#16 3 24-1SITE 59KingsHghwy TreasterEmailAttachment2 ReConflicts Rec 050624](#)
[FD#16 4 24-1SITE 59KingsHghwy TreasterEmailAttachment3 ReAPIssues Rec 050624](#)
[FD#16 5 24-1SITE 59KingsHghwy TreasterEmailAttachment4 ReCondsApproDated& Rec 050624](#)
[FD#17 EmailBranse ReTreaster050924EmailComments Dated050924 Rec051224](#)
[FD#18 PZ#24-1 EmailBranse&Gardner RespTreaster 051024](#)
[FD#19 PZ#24-1 EmailBrans ConfirmRecordItem 051624](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 1](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 2 Rec051524](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 3 Rec051524](#)
[FD#20 24-2RESUB PlanSetRev051524 Sheet 4 Rec051524](#)
[FD#21 2 PZ#24-1 LtrBranse-Burdick Dated&Rec051624](#)
[FD#21 3 PZ#24-1 LtrBranse-Burdick AffordabilityPlan0324 Rev051524](#)

[FD#21 4 PZ#24-1 BranseRespTreasster SuggCondApproval Rec051624](#)
[FD#21 5 PZ#24-1 BranseRespTreasster SitePlanCmmnts Rec051624](#)
[FD#21 6 PZ#24-1 BranseRespTreasster AffPlanCmmnts Rec051624](#)
[FD#21 PZ#24-1 EmailBranseW5Attchmnts Rec051624](#)
[FD#22 24-1SITE EmailDeBrodtIWWC ReIWWCReview for 24-1SITE & 24-2RESUB 040524 Rec051624](#)
[FD#23 PZ24-1SITE 59KingsHghwy TransmittalsLtr 051624](#)
[FD#24 24-1SITE TreasterLtr SuggestedImprovementsKingsHwy8-30gMHPfor053024 Rec 052824](#)
[FD#25 2 24-2RESUB LtrEmailHeller ReIWWC RespToStuder051724Ltr 052424](#)
[FD#26 EmailBransePostingFileDocsEtAl Rec052924](#)
[FD#27 PZ#24-1 LtrAttyBranse-Capon ReRecusalEtAl DatedRec 052824](#)

V. 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 03-28-24, Date of Receipt 04-11-24, PH set for 05-09-24)

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- 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](#)
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[EX#28 24-2RESUB ABH RevDrainageMap Rec 052224 1](#)

[EX#28 24-2RESUB ABH RevDrainageRep Rec052224](#)

[EX#29 24-2resub ABH LLHD Subdivision review 22May24](#)

[EX#29 24-2RESUB ABH LLHDSubdivisionReview May222024](#)

[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](#)

- B. Discussion & Decision: PZ#24-2RESUB - 96, 98 and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Application/Owner: Avery Brook Home, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 03.28-24, Date of Receipt 04-11-24, PH set for 05-9-24).

VI. ADJOURNMENT

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