



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Special Meeting

Thursday, July 31, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/82147977674?pwd=jYat3pwKO88jgRwCv11L3a24X4yoi.1>

Meeting ID: 821 4797 7674 Passcode: 187708

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. 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 cont. to 7/31/25 with 16-day ext. granted, PH must close by 7/31/25, 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 Rec070725](#)
[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](#)
[EX#44 PZ#25-2ZRA DaveShroeder PublicComment2 Rec071025](#)
[EX#45 PZ#25-2ZRA EricTreasterWrapUpPresentationScript Rec071025](#)
[EX#46 PZ#25-2ZRA EricTreasterGrant16DayExtTimeLtr Rec071025](#)
[EX#47 PZ#25-2ZRA EricTreasterRt12CorridorDevelopmentReference Rec073025](#)
[EX#48 PZ#25-2ZRA DeborahEdwards PublicComment Rec073125](#)
[EX#49 PZ#25-2ZRA AttyAvenaLegalOpinion Rec073125](#)
[EX#50 PZ#25-2ZRA AttyBrianSmithGoman&YorkRte12CorridorStudy PublicComment Rec073125](#)
[EX#51 PZ#25-2ZRA PlannersComments2 073125](#)

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 cont. to 7/31/25 with 16-day ext. granted, PH must close by 7/31/25, DRD 65 Days from close PH).

V. ADJOURNMENT

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