



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, October 9, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/84414683039?pwd=1A8keYkKxuXI3igxKigbQAiMawAXtr.1>

Meeting ID: 844 1468 3039 Passcode: 905692

- I. CALL TO ORDER
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL AND APPOINTMENT OF ALTERNATES
 - IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
 - V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
 - VI. Executive Session: Litigation. City of Groton v. Town of Ledyard Planning & Zoning Commission, Et Al.
 - VII. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- None.
- VIII. PUBLIC HEARINGS/APPLICATIONS

- A. Public Hearing: PZ#25-7SUP - 750 (aka "748") Colonel Ledyard Highway (Parcel ID: 67-530-750), Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forrestt, Ryan's Reliable Services, LLC for special use permit approval for commercial services businesses. (Submitted to Land Use Dept. 09/16/25, Date of Receipt 10/9/25, PH Scheduled for 10/9/25, PH must close by 11/12/25, DRD 65 Days after Close PH).

- Attachments:** [EX#1 PZ#25-7SUP ApplicationPZCReview Rec091625](#)
[EX#2 PZ#25-7SUP PermissionToAccessSite Rec 091725](#)
[EX#3 PZ#25-7SUP BusinessActivitiesDescription Rec091625](#)
[EX#4 PZ#25-7SUP PropertyMaps&Deeds Rec091625](#)
[EX#5 PZ#25-7SUP AbuttersMap&List&Notice Rec092525](#)
[EX#6 PZ#25-7SUP NoticePH Rec091725](#)
[EX#7 PZ#25-7SUP TheDayConfirmation Rec091825](#)
[EX#8 PZ#25-7SUP SitePlan Rec091625](#)
[EX#9 PZ#25-7SUP SitePlanCheckSheet Rec091625](#)
[EX#10 PZ#25-7SUP ReferralCommissionerPublicHealth Rec091625](#)
[EX#11 PZ#25-7SUP ReferralGrotonPublicUtilities Rec091625](#)
[EX#12 PZ#25-7SUP 750 Colonel Ledyard Highway LLHDCComments Rec100725](#)
[EX#13 PZ#25-7SUP ReferralTransmittalLtr091025 Rec100825](#)
[EX#14 25-7SUP 750 CLH PlannerComments1 100225](#)
[EX#15 PZ#25-7SUP RqstToTableExtTime Rec100925](#)

B. Discussion & Decision: PZ#25-7SUP - 750 (aka “748”) Colonel Ledyard Highway (Parcel ID: 67-530-750), Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forrestt, Ryan’s Reliable Services, LLC for special use permit approval for commercial services businesses. (Submitted to Land Use Dept. 09/16/25, Date of Receipt 10/9/25, PH Scheduled for 10/9/25, PH must close by 11/12/25, DRD 65 Days after Close PH).

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IX. OLD BUSINESS

A. PZ#25-4SITE - 8, 9 & 11 Colby Drive (Parcel IDs: 68-520-8, 68-520-9, 68-520-11); Colby Drive (Parcel ID: 68/530/680); and 16 Highview Terrace, 5 Colby Drive & 6 Colby Drive (Easement Only) (Parcel ID: 68/960/16), Ledyard, CT, - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT for approval of regulated

activities for construction of 27 multi-family structures for 38 dwelling units and associated site improvements, inc. completion of Colby Drive, inc. utilities, drainage structures, and detention pond. (Submitted 5/20/2025, Date of Receipt 6/12/25, Tabled to 7/10/25 & 8/14/25, Orig. DRD 8/16/25, Tabled to 9/11/25 w 26-day Ext. Time, Tabled to 10/9/25 w 28-day Ext. Time. New DRD 10/09/25).

- Attachments:** [FD#1 PZ#25-4SITE ApplicationForm 052725](#)
[FD#2 PZ#25-4SITE StormWaterManagementReport 052025](#)
[FD#3 PZZ#25-4SITE PlanSetFHFColbyDrive 052725](#)
[FD#4 PZ#25-4SITE DevelopmentNarrative 052725](#)
[FD#5 PZ#25-4SITE PermissionAccessSite 052025](#)
[FD#6 PZ#25-4SITE ArcchitecturalPlans 052725](#)
[FD#7 PZ#25-4SITE TransmittalLtrTownStaff 052925](#)
[FD#8 #25-4SITE EmailLuflerHFH ReAffordabilityPlan 061125](#)
[FD#9 #25-4SITE HFH ReAffordability Plan 061125](#)
[FD#10 PZ#25-4SITEE LUDRqstTableReview Rec07072025](#)
[FD#11 #25-4SITE WaterSewerMainExtAgreement
Ledyard-HabitatForHumanity 12212024](#)
[FD#12 25-4SITE 8,9,&11ColbyDrEtAl PlannerComments1 072125](#)
[FD#13 #25-4SITE EmailWWalter-Masalin ReEngineering Rec
073125](#)
[FD#14 25-4SITE HFH ReqTable091125MtngWithExtTime
Rec081225](#)
[FD#15 PZ#25-4SITE HFHResponseComments Rec090825](#)
[FD#16 PZ#25-4SITE RevisedStormwaterManagementReport
Rec090825](#)
[FD#17 PZ#25-4SITE Deedsa&Maps Rec090825](#)
[FD#18 PZ#25-4SITE RevisedPlanSet Rec090825](#)
[FD#19 25-4SITE RevisedPZCAplicationForm Rec090825](#)
[FD#20 PZ#25-4SITE SitePlanChecklist Rec090825](#)
[FD#21 PZ#25-4SITE 2ndTransmittalLtrTownStaff 090825](#)
[FD#22 25-4SITE HFH ReqTable100925MtngWithExtTime
Rec090925](#)
[FD#23 PZ#25 25-4SITE 8,9,11ColbyDrTEComments1 Rec091725](#)
[FD#24 PZ#25-4SITE 2ndRevisionApplication Rec092925](#)
[FD#25 PZ#25-4SITE ResponseLetterPlanning Rec092925](#)
[FD#26 PZ#25-4SITE 2ndRevStormwaterManagementReport
Rec092925](#)
[FD#27 PZ#25-4SITE 2ndRevPlanSet Rec092925](#)
[FD#28 PZ#25-4SITE ResponseCommentsToTownEngineer
Rec092925](#)
[FD#29 25-4SITE DevelopmentNarrative Revised092925](#)
[FD#30 25-4SITE 8,9,&11ColbyDrEtAl PlannerComments3 092925](#)
[FD#31 PZ#25 25-4SITE 8,9,11ColbyDrTEComments2 100125](#)
[FD#32 PZ#25-4SITE RoadwayBondEstimate Rec100625](#)
[FD#33 PZ#25-4SITE ErosionControlBondEstimate Rec100625](#)
[FD#34 PZ#25-4SITE C2.0SitePlan Rec10625](#)
[FD#35 PZ#25-4SITE ExclusiveUseArea Rec100625](#)
[FD#36 PZ#25-4SITE SightLinePlan Rec100725](#)
[FD#37 PZ#25-4SITE TECommentsEmail Rec100825](#)
[FD#38 25-4SITE 8,9,&11ColbyDrEtAl PlannerComments4 100225](#)

[FD#39-1 PZ#25-4SITE BeneschLightingPlanEmail Rec100925](#)

[FD#39-2 PZ#25-4SITE SternbergSpecSheet Rec100925](#)

[FD#39-3 PZ#25-4SITE BEAVIPERSPEC Rec100925](#)

X. NEW BUSINESS

- A. PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370SF building and associated site improvements. Approved by the PZC on 1/9/25. Mylar Filing Date 4/13/25. Request for 90-day ext. of time to file site plan mylars approved on 4/10/25. New Mylar Filing Date 06/14/25. Mylars not filed to date. Staff request for PZC to void the 1/9/25 site plan approval with conditions.

- Attachments:** [FD#1 PZ#24-12SITE Application&Attatchments 112624](#)
[FD#2-1 PZ#24-12SITEPlanSet1of2102024](#)
[FD#2-2 PZ#24-12SITE PlanSet2of2 102024](#)
[FD#3 PZ#24-12SITE BuildingPlans](#)
[FD#4 PZ#24-12SITE TRANSMITTAL LTR 120224](#)
[FD#5 PZ#24-12SITE EmailTRANSMITTAL LTR 120224](#)
[FD#6 24-12SITE IWWCNoticeDecision 120324](#)
[FD#7 24-12SITE TEComments 120924](#)
[FD#8 24-12SITE RqstToTableToJan92025 PeteGardner 120924](#)
[FD#9 24-12SITE ReferralLLHD 121224](#)
[FD#10 24-12SITE MoralesLLHDComments 120424](#)
[FD#11 24-12SITE ApplicantCommentsLLHD 121224](#)
[FD#12 24-12SITE MoralesLLHDComments2 121724](#)
[FD#13 24-12SITE 5ALorenzIndPrkwy PlannerComments1 121724](#)
[FD#14 24-12SITE AppResponseLUDComments 010625](#)
[FD#15 24-12SITE DeedsMapsReDrainageEasements Rec010625](#)
[FD#16 24-12SITE 5ALorenzIndPkwy GPULLtr3-8-22 Rec010825](#)
[FD#17 24-12SITE SESCBondEstimate Rec010825](#)
[FD#18 24-12SITE MoralesLLHDComments 121724 Rec010825](#)
[FD#19 24-12SITE PlanSheet2of2 Rev121124](#)
[FD#20 PZ#24-12SITE Sheet27LorenzResubAug2021120921 Rec010924](#)
[FD#21 PZ#24-12SITE 5ALorenzIndPrkwy PlannerComments2 Rev 010825](#)
[FD#22 24-12SITE TECommentsBond 010925](#)
[FD#23 24-12SITE FD23-1&FD23-2 010925](#)
[PZ#24-SITE 5A Lorenz Industrial Parkway Applicant90DayExtLtrr 032025](#)

XI. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of September 11, 2025

Attachments: [PZC RegularMeetingMinutes 9-11-2025 FINAL](#)

XII. CORRESPONDENCE

XIII. REPORTS

A. Planner's Report of October 9, 2025

B. ZEO Staff Report of October 9, 2025

XIV. ADJOURNMENT

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