



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, June 11, 2026

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://ledyardct.zoom.us/j/89681947362?pwd=aamgokklPoqUR7DkcaaY3PS3m8XMeP.1>

Meeting chat link

<https://ledyardct.zoom.us/launch/jc/89681947362>

Meeting ID: 896 8194 7362 Passcode: 304309

One tap mobile +13052241968,,89681947362#,,,,*304309# US

- 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. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

- A. Public Hearing: PZ#26-2ZRA - Town of Ledyard Planning & Zoning Commission for proposed text amendments to the Ledyard Zoning Regulations regarding Parking sections as follows: Table of Contents, 2.2 (Definitions), 6.5.1 (Technology Park District), 6.5.2 (Conservation and Traffic Mitigation (Overlay) District), 8.1 (Accessory Apartment), 8.6 (Bed and Breakfast (Accessory Use), 8.7 (Campgrounds), 8.8 (Child Care Centers), 8.9 (Commercial Caretaker Apartment, Accessory), 8.10 (Commercial Services), 8.17 (Home Occupation, Accessory Use), 8.18 (Hospital and Emergency Medical Facilities), 8.19 (Hotel), 8.20 (Kennel, Commercial), 8.21.1 (Membership Clubs - Firearms), 8.21.2 (Membership Clubs - No Firearms) 8.22 (Mixed Use - Residential & Commercial Uses), 8.24 (Motor Vehicle, Recreational Vehicle, Boat and/or Equipment

Repair Facilities), 8.25 (Nursing Home & Residential Care Home), 8.26 (Personal Service Establishment), 8.28 (Residence, Multi-Family - Apartments, Condominiums, Townhouses), 8.33 (Temporary Forms of Outdoor Entertainment), 9.0 (Site Development Standards - Applicability), 9.3. (Site Development Standards - Landscape Design Standards and Requirements), 9.4 (Site Development Standards - Parking Requirements and Design Standards), 9.4.1 (Site Development Standards - Parking Requirements and Design Standards - Parking Location and Design Objectives), 9.4.2 (Site Development Standards - Parking Requirements and Design Standards - Parking Ratios) , 9.4.3 (Site Development Standards - Parking Requirements and Design Standards - Off-Street Loading Requirements), 9.4.4 (Site Development Standards - Parking Requirements and Design Standards - Parking Facilities), 9.4.5 (Site Development Standards - Parking Requirements and Design Standards - Parking for Buses and other Large Vehicles) , 9.4.6 (Site Development Standards - Parking Requirements and Design Standards - Parking Lot Landscaping Requirements). (Submitted 3/16/26, Date of Receipt 4/9/26, Set Public Hearing for 5/14/26, DRD N/A - Commission Application)

Attachments: [EX#1 PZ#26-2ZRA ApplicationForm Rec031626](#)
[EX#2 PZ#26-2ZRA PropAmendmentsZR Re Parking FinalDrft Rev04092](#)
[EX#3 PZ#26-2ZRA SCCOGReferral Rec041326](#)
[EX#4 PZ#26-2ZRA NoticePH Rec041326](#)
[EX#5 PZ#26-2ZRA TownClerkReferralEmail Rec041326](#)
[EX#6 PZ#26-2ZRA TheDayPublicationConfirmation Rec041426](#)
[EX#7 PZ#26-2ZRA DEEPReferral Rec041526](#)
[EX#8 PZ#26-2ZRA DEEPConfirmationReciept Rec041526](#)
[EX#9 PZ#26-2ZRA AbuttingTownCurtesyReferralEmail Rec041626](#)
[EX#10 PZ#26-2ZRA EricTreaster PublicComment rec042726](#)
[EX#11 PZ#26-2ZRA SCCOGResponseComments Rec050426](#)
[EX#12 PZ#26-2ZRA LeeAnnBerry PublicComment Rec051226](#)
[EX#13 PZ#26-2ZRA DaveShroeder PublicComment Rec051226](#)
[EX#14 PZ#26-2ZRA CTDEEPLWRDReviewComments Rec051426](#)
[EX#15-1 PZ#26-2ZRA EricTreaster PublicCommentWrittenStatement Rec051426](#)
[EX#15-2 PZ#26-2ZRA EricTreasterPublicCommentAttachedFlowChart Rec051426](#)
[EX#16 PZ#26-2ZRA DaveShroeder PublicCommentWrittenStatement 051426](#)
[EX#17 PZ#26-2ZRA CommHarwoodChanges Rec060126](#)
[EX#18 PZ#26-2ZRA ProposedUseTable Rec060126](#)
[EX#19 PZ#26-2ZRA EricTreaster3rdPublicComment Rec060326](#)

- B.** Discussion & Decision: PZ#26-2ZRA - Town of Ledyard Planning & Zoning Commission for proposed text amendments to the Ledyard Zoning Regulations regarding Parking sections as follows: Table of Contents, 2.2 (Definitions), 6.5.1 (Technology Park District), 6.5.2 (Conservation and Traffic Mitigation (Overlay) District), 8.1 (Accessory Apartment), 8.6 (Bed and Breakfast (Accessory Use), 8.7

(Campgrounds), 8.8 (Child Care Centers), 8.9 (Commercial Caretaker Apartment, Accessory), 8.10 (Commercial Services), 8.17 (Home Occupation, Accessory Use), 8.18 (Hospital and Emergency Medical Facilities), 8.19 (Hotel), 8.20 (Kennel, Commercial), 8.21.1 (Membership Clubs - Firearms), 8.21.2 (Membership Clubs - No Firearms) 8.22 (Mixed Use - Residential & Commercial Uses), 8.24 (Motor Vehicle, Recreational Vehicle, Boat and/or Equipment Repair Facilities), 8.25 (Nursing Home & Residential Care Home), 8.26 (Personal Service Establishment), 8.28 (Residence, Multi-Family - Apartments, Condominiums, Townhouses), 8.33 (Temporary Forms of Outdoor Entertainment), 9.0 (Site Development Standards - Applicability), 9.3. (Site Development Standards - Landscape Design Standards and Requirements), 9.4 (Site Development Standards - Parking Requirements and Design Standards), 9.4.1 (Site Development Standards - Parking Requirements and Design Standards - Parking Location and Design Objectives), 9.4.2 (Site Development Standards - Parking Requirements and Design Standards - Parking Ratios) , 9.4.3 (Site Development Standards - Parking Requirements and Design Standards - Off-Street Loading Requirements), 9.4.4 (Site Development Standards - Parking Requirements and Design Standards - Parking Facilities), 9.4.5 (Site Development Standards - Parking Requirements and Design Standards - Parking for Buses and other Large Vehicles) , 9.4.6 (Site Development Standards - Parking Requirements and Design Standards - Parking Lot Landscaping Requirements). (Submitted 3/16/26, Date of Receipt 4/9/26, Set Public Hearing for 5/14/26, DRD N/A - Commission Application)

VIII. OLD BUSINESS

- A. PZ#26-1SITE - 740 Colonel Ledyard Highway (Parcel ID: 67-530-740), Ledyard, CT - Applicant/Owner, Sal Monarca, Ledyard Center LLC for Site Plan review for construction of a new 36-unit multi-family dwelling and associated site improvements. (Submitted 3/2/26, Date of Receipt 3/12/26, Tabled to 4/9/26, Tabled to 5/14/26, Orig. DRD 5/15/26 Request to Table to 6/11/26 with 65-day extension of time granted to PZC, Tabled to 6/11/26, New DRD 07/19/26, Request to Table to 7/9/26).

Attachments: [FD#1 PZ#26-1SITE Application&Narrative Rec030226](#)

[FD#2 PZ#26-1SITE AbuttersMap&List Rec030226](#)

[FD#3 PZ#26-1SITE AcranomDrainageReport Rec 030226](#)

[FD#4 PZ#26-1SITE ArchitecturalPlans Rec030226](#)

[FD#5 PZ#26-1SITE SitePlan Rec030226](#)

[FD#6 PZ#26-1SITE TransmittalLetter Rec030426](#)

[FD#7 PZ#26-1SITE TownEngineerComments Rec040626](#)

[FD#8 PZ#26-1SITE ApplicantReqTable Rec040926](#)

[FD#9 PZ#26-1SITE LedyardTownReferralEmailToGPU Rec041426](#)

[FD#10 PZ#26-1SITE GPUComments Rec042326](#)

[FD#11 PZ#26-1SITE RequestToTable65-DayExt Rec051126](#)

[FD#12 PZ#26-1SITE RequestToTableTo070926Mtnng Rec060226](#)

- B. Discussion of Sustainable CT: Action 3.10.1.a “Facilitate Invasive Species Education and Management”, Action 5.1 “Integrate Sustainability into Plan of Conservation & Development”, Action 5.3 “Develop Agricultural Friendly Practices” and Action 8.3.1 “Train Municipal Representatives”

- Attachments:** [3.10 Facilltate Invasive Species Education and Management](#)
[5.1 Intergrate Sustainability into Plan of Conservation and Development](#)
[5.3 Develop Agricultural-Friendly Practices](#)
[8.3 Train Municipal Representatives](#)

IX. NEW BUSINESS

- A. PZ#26-3SITE - 1947 Center Groton Road (Map ID:67-430-1947), Ledyard CT - Applicant, EG Home LLC - Agent, William Sweeney, Esq. - Property Owner, 1947 Center Groton Road LLC, for Construction of 17 residential multi-family buildings for a 72-Unit (Townhouse-Style) Multi-Family Housing Development and associated site improvements to be served by public water and sewer. (Submitted 5/21/26, Date of receipt 6/2/26, DRD 8/5/26)

- Attachments:** [FD#1 PZ#26-3SITE Application&SuppotingDocs Rec052126](#)
[FD#2 PZ#26-3SITE SitePlanCheckSheet Rec052126](#)
[FD#3 PZ#26-3SITE BLCompaniesRespCommTownTE Rec052126](#)
[FD#4 PZ#26-3SITE ReferenceMaps Rec052126](#)
[FD#5 PZ#26-3SITE RespCommTownPlanner Rec052126](#)
[FD#6 PZ#26-3SITE StormwaterManagementReport Rec052126](#)
[FD#7 PZ#26-3SITE TrafficStudy Rec052126](#)
[FD#8 PZ#26-3SITE CivilPlanSet Rec052126](#)
[FD#9 PZ#26-3SITE ElevationDrawings Rec052126](#)
[FD#10 PZ#26-3SITE TownTEMemo Rec060126](#)
[FD#11 PZ#26-3SITE TownPlannerMemo1 Rec060326](#)
[FD#12 PZ#26-3SITE GPUEmailWPCA Rec060126](#)
[FD#12-1 PZ#26-3SITE GPUTechnicalComments Rec060126](#)
[FD#12-2 PZ#26-3SITE EGhomes&GPUEmailThread Rec060126](#)
[FD#13 PZ#26-3SITE IWWCNODLtrApproval Rec060326](#)
[FD#14 PZ#26-3SITE TownPlannerRecommendationEmail Rec060326](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of May 14, 2026

- Attachments:** [PZC RegularMeetingMinutes 5-14-2026 FINAL](#)

XI. CORRESPONDENCE

- A. Correspondence - email from Vivian F. Zoe, 46 Pinelock Drive, Gales Ferry

- Attachments:** [CorrespondenceEmailVivianZoe Rec052126](#)

XII. REPORTS

- A. ZEO Staff Report

Attachments: [ZEO STAFF REPORT 3-12-26](#)
[ZEO STAFF REPORT 5-14-26](#)

B. Planner's Report

Attachments: [CTCOG Guidance Document-Special Session PA25-1](#)

XIII. ADJOURNMENT

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