



# TOWN OF LEDYARD

## Planning & Zoning Commission

### Meeting Minutes - Final

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman Marty  
Wood

#### Regular Meeting

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Thursday, June 11, 2026

6:00 PM

Council Chambers - Hybrid Format

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I. CALL TO ORDER

Chairman Wood called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

**Present** Chairperson/Market Manager Marcelle Wood  
Alternate Member Matthew Miello  
Chairman Beth E. Ribe  
Alternate Member Nathaniel Woody  
James Harwood

**Excused** Alternate Member Rhonda Spaziani  
Alternate Member Greg Lockhart

In addition, the following were present:

Zoning Enforcement Official, Hannah Gienau  
Assistant to the Director of Land Use & Planning, Anna Wynn

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

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

None.

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)

Chairman Wood opened the public hearing. He stated that all present Commissioners are seated for the public hearing. Commissioners Woody, Ribe and Miello stated for the record that they had reviewed the recordings and all exhibits and are fully informed to make a decision if required.

Eric Treaster, 10 Huntington Way, Ledyard, addressed the Commission and presented his comments to the Commission. He commented that a visual aid included in the regulations could help residents and developers understand parking requirements. He stated his disagreement with the minimum parking requirements for multifamily developments. He stated that the Commission should take advantage of any flexibility in PA25-1. He stated that state legislation is wrong. He stated the Commission should not establish a Conservation and Traffic Mitigation District. He stated his disagreement with parking needs assessments.

Vice Chairman Woody and Mr. Treaster discussed Mr. Treaster's concerns about parking needs assessments. Mr. Treaster stated his distaste for PA25-1. Chairman Wood asked if he had brought his interpretation to state legislators for consideration. Mr. Treaster stated no. Mr. Treaster stated that he would like the Commission to amend their application to include his suggested language as he felt their proposal is too restrictive. Mr. Treaster's comments were marked as exhibit #30.

Dave Schroeder, 290 Whalehead Road, Gales Ferry, understands that the Commission is trying to comply with PA25-1 through their application. He felt that the Commission was

overly restrictive in their application compared to what is required by PA25-1. He concurred with Mr. Treaster's previous public comment. He praised Mr. Treaster. He felt the law can be individually interpreted per town. He noted the dilemma that no other towns have adopted regulation changes required by PA25-1. He thought the Commission should wait to see what other towns do with their parking regulations. He said the Commission should not try to meet the deadline required by PA25-1. He supports managing development size to control parking. He thanked the Commission. His comments were marked as exhibit #31 for the record.

Mary Larson, 53 Harvard Terrace, Gales Ferry, thanked the Commission. She stated she is not an expert on zoning law. She stated her concerns and distaste for on-street parking. She spoke about her concerns for potential overflow parking on small New England streets. She felt on-street parking is unsafe. Her comments were marked as exhibit #32 for the record.

Anne Roberts-Pierson, 4 Anderson Drive, Gales Ferry, thanked the Commission. She stated her concerns for on-street parking in the Gales Ferry District. She listed large vehicles that could be hindered by on street parking. She listed types of pedestrians that could be negatively impacted by on-street parking. She mentioned two boat launches in the Gales Ferry District. She mentioned concerns of new residents potentially parking in front of existing residents' homes or blocking driveways. She supports restricting development size to control parking. She said the Commission should include Mr. Treaster's flowchart in the regulations.

Vice Chairman Woody asked if the Gales Ferry district ever sought an on-street parking ban in the past. Ms. Pierson said no but that was something they could pursue in the future. Commissioner Harwood said they should talk to the police department about parking bans. Commissioner Harwood encouraged the Gales Ferry District to talk to the police department.

Joanne Kelley 12 Thamesview Pentway, Gales Ferry, said that she plans to speak with State Representatives about the impacts of PA25-1. She praised Mr. Treaster. She said Ledyard is different from Hartford and parking and driving needs vary greatly. She encouraged the Commission to take advantage of any flexibility of PA25-1. She commented on changing family structures and how they would impact parking needs.

Ed Murray, 26 Devonshire Drive, Gales Ferry, praised Mr. Treaster and his comments. He referenced Mobby Larson's example of 200 unit multifamily housing complex and concurred with safety concerns brought up by the example. He commented that most Ledyard streets are not straight or wide enough for parking stalls.

Lee Ann Berry, President of the Gales Ferry District, 78 Military Highway, Gales Ferry, concurred with previous statements made by residents and said that checking with the Ledyard Police Department was a good idea.

Brandon Sabbag, 16 Nutmeg Drive, Gales Ferry, thanked the Commission and praised Mr. Treaster. He talked about the development of PA25-1 and said it was badly done. He talked to the Mayor of Norwich who wants housing. He said Ledyard is special. He does not want

the number of housing and residents to increase in Ledyard.

Eric Treaster, 10 Huntington Way, Ledyard, said it should be assumed that the authors of PA25-1 did not want to create health and safety issues. He referenced Commissioner Harwood's document marked as exhibit #17. He said standards are only for Special Use Permits and otherwise not enforceable. He said the Commission should revisit the entire section on parking landscaping design standards.

The Commission discussed if they wanted to continue or close the public hearing. They had concerns about if the application amendments had been posted properly in the Clerk's Office. They discussed the proper process and decided they would continue the public hearing. They agreed to formally make a motion to include exhibit #17 and #18 as an application amendment and to have staff ensure its posted in the Clerk's Office.

MOTION to include exhibit #17 and #18 as amendments to application PZ#26-2ZRA

**RESULT: 5-0 APPLICATION AMENDED**

**MOVER:** Woody

**SECONDER:** Harwood

**AYES:** 5 Wood, Woody, Harwood, Miello, Ribe

MOTION to continue public hearing to the Planning & Zoning Commission Special Meeting of June 25, 2026

**RESULT:** CONTINUE

**MOVER:** Nathaniel Woody

**SECONDER:** Matthew Miello

**AYE:** 5 Wood, Miello, Ribe, Woody, and Harwood

**EXCUSED:** 2 Spaziani, and Lockhart

- 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

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**RESULT:** TABLED

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, Rqst. to table to 6/11/26 with 65-day ext. granted).

The Commission noted the request to table the application marked as file document #12. The Commission briefly discussed if they felt they had a full application and how much remaining time they would have to receive a formal presentation and make a decision.

MOTION to table application PZ#26-1SITE to the PZC Regular Meeting of July 9, 2026

**RESULT:** TABLED

**MOVER:** James Harwood

**SECONDER:** Matthew Miello

**AYE:** 5 Wood, Miello, Ribe, Woody, and Harwood

**EXCUSED:** 2 Spaziani, and Lockhart

- 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”

Vice Chairman Woody spoke about the various Sustainable CT Actions. For 3.10.a he requested that the Commission provide a memo to the Sustainable CT AD Hoc Committee.

MOTION that the Commission reviewed the Ledyard Zoning Regulations with an effective date of January 1, 2025 and confirmed that they do not unintendedly promote invasive species but explicitly prohibit them

**RESULT:** 5-0 COMMISSION FINDING

**MOVER:** Woody

**SECONDER:** Harwood

**AYES:** 5 Wood, Woody, Harwood, Miello, Ribe

Commissioner Harwood commented on items of 3.10 that have already been completed by the Conservation Commission. Chairman Woody spoke to the other members of the Commission about item 5.1 and said that its not something they can take action on right now, but its something that can be incorporated later when the Commission updates the POCD. He stated that the Commission should keep this in mind at that time. Vice Chairman Woody and the Commission briefly discussed action 5.3 and which sections of the Zoning Regulations contain language to meet this action.

MOTION that Commission finds existing Zoning Regulations have in place robust regulatory language to reduce barriers and encourage agriculture tourism in existing farm uses

**RESULT: 5-0 COMMISSION FINDING**

**MOVER:** Woody

**SECONDER:** Ribe

**AYES:** 5 Wood, Woody, Harwood, Miello, Ribe

Vice Chairman Woody talked Action 8.3.1 and stated the Commission could schedule a special meeting to hold the training webinar and they could have a half hour discussion afterwards. The Commission concurred with the proposal.

**RESULT:** DISCUSSED

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)

The Commission and Attorney Sweeney of TCORS located in New London CT, agent to the application, confirmed that the application would be presented this evening but would be tabled until the next regularly scheduled meeting. Attorney Sweeney asked if Commission would allow application to be tabled to the PZC Special Meeting of June 25th. Commission said no. Attorney Sweeney presented the application to the Commission. He introduced Chris Bennet of EG Homes, Vice President of Operations, and Aron Shumacher, P.E. of BL Companies.

Mr. Chris Bennet gave a brief presentation about EG Homes LLC. Attorney Sweeney reviewed the site plan with the Commission. The Commission and Attorney Sweeney talked about parking on site.

Mr. Shumacher presented to the Commission about the utilities plan. He talked about the proposed sidewalks. He spoke about the drainage plans. He talked about the site being

serviced by public water and sewer. He and the Commission discussed various details pertaining to fire hydrants. He noted the addition of rain gardens on the plan. Vice Chairman Woody asked about the planting plan on sheet number C5.00. Vice Chairman Woody asked for more details at the next meeting pertaining to this sheet. They discussed the exposure of any riprap on site. They discussed the HOA in relationship to maintenance. They discussed stormwater management. They discussed sewer plan. Vice Chairman Woody asked that the applicant provide GPU and WPCA approvals as part of their application.

MOTION to table application PZ#26-3SITE to the PZC Regular Meeting of July 9, 2026

**RESULT:** TABLED

**MOVER:** Nathaniel Woody

**SECONDER:** Beth E. Ribe

**AYE:** 5 Wood, Miello, Ribe, Woody, and Harwood

**EXCUSED:** 2 Spaziani, and Lockhart

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of May 14, 2026

Commissioner Ribe noted that the online version of the minutes is formatted incorrectly. Staff stated they would check the software and address internal issues. Vice Chairman Woody stated that his name is listed several times for votes although he was absent from the meeting. He asked that the minutes be amended to delete his name from the voting boxes.

MOTION to approve as amended the PZC Regular Meeting Minutes of May 14, 2026 with deletion of Vice Chairman Woody from voting boxes

**RESULT:** APPROVED AS AMENDED

**MOVER:** Beth E. Ribe

**SECONDER:** James Harwood

**AYE:** 5 Wood, Miello, Ribe, Woody, and Harwood

**EXCUSED:** 2 Spaziani, and Lockhart

XI. CORRESPONDENCE

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

The Commission noted the correspondence.

XII. REPORTS

A. ZEO Staff Report

Zoning Enforcement Official, Hannah Gienau, passed copies of her report to the Commission. They discussed no-mow may and several details of the report. Ms. Gienau stated they could call or email her any time with additional questions or comments.

B. Planner's Report

Not present.

XIII. ADJOURNMENT

Chairman Wood stated that he is resigning from the Commission to attend to personal matters. He noted that his anticipated end date will be July 10, 2026. He thanked the other members of the Commission for their support and their time serving together on the Commission.

Commissioner Ribe moved the meeting to be adjourned, seconded by Commissioner Harwood

**VOIE:0 Approved and so declared**, the meeting was adjourned 8:39 p.m.

Respectfully submitted,

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Chairman Marcelle Wood  
Planning & Zoning Commission

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