



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman
Tony Capon

Special Meeting

Thursday, September 12, 2024

6:00 PM

**Ledyard Middle School: 1860 CT-12,
Gales Ferry, CT, 06339 - Hybrid Format**

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/87060342347?pwd=KaryKSMM4lmGWV3AmrFsV6PpRF7Upu.1>

Meeting ID: 870 6034 2347 Passcode: 171917

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. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
 - V. CITIZENS COMMENTS (NON-AGENDA ITEMS ONLY)
 - VI. PRE-APPLICATION OR WORKSHOP
- None
- VII. PUBLIC HEARINGS/APPLICATIONS:

- A. Public Hearing: PZ#24-7ZRA - Applicant, Eric Treaster for proposed amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec8.3 (Reserved) to add "Affordable Housing Developments (R.I.G.L. §8-30g Applications)." (Submitted 6/5/24, Date of Receipt 6/13/24, PH must open by 8/17/24, PH Set for 8/8/24, PH must close by 9/11/24, PH cont. to 9/12/24 with one-day ext. of time, DRD 65-days from close PH).

- Attachments:** [PZ#24-7ZRA TreasterApp PropAmendsVariousZonRegs Rec060524.pdf](#)
[EX#2 PZ#24-7ZRA TreasterAppZonRegAmends SCCOGReferral 060924](#)
[EX#3 EmailReferralTwnClrk PZ#24-7ZRA 061024](#)
[24-7ZRA SCCOGResp TwmLedyardReferral 07.02.24](#)
[EX #5.1PZ #24-7ZRA REVISED TextAmendsRec 7.8.2024](#)
[EX #5.2 PZ #24-7RA REVISED Part I - MultifamilyAnalysis 7.8.2024](#)
[EX #5.3 PZ #24-7ZRA PartIIExcavationAnalysis Rec 7.8.2024](#)
[EX. #5 #24-7ZRA EmailTreaster](#)
[REVISEPropRegMultifamilyDvlpntsExcAffHousingRec 7.8.2024](#)
[EX. #6 PZ#24-7ZRA - EmailTownClerk RevApp](#)
[TreasterAmendsVariousSectionsLedyardZoningRegs 7.8.2024](#)
[EX#7 PZ#24-7ZRA NoticePH 072424](#)
[EX#8 PZ#24-7RA DayConfirmationLedyardPZC NoticePH 072424](#)
[EX#10 PZ #24-7ZRA Chapter126aSec8-30g Rec08082024](#)
[EX#11 PZ#24-7ZRA RegsCTStateAgenciesTitle8](#)
[EX#12 24-7ZRA EmailPorazziRe80824PH Rec081224](#)
[EX#13 24-7ZRA EmailTreastor PresentationTranscriptsPZApp#24-07](#)
[ZRA \[REVISED\] Rec081224](#)
[EX#13-1 24-7ZTA ET Part III \(Affordable Housing\) Transcript](#)
[Rec081224](#)
[EX#13-2 24-7ZRA ET Part II \(Excavation\) Transcript Rec081224](#)
[EX#13-3 24-7ZRA ET Part I \(Multifamily\) Transcript Rec081224](#)
[EX#14 EmailMcLaughling RegQuarryOperations Rec081424](#)
[EX#15-1 24-7ZRA EmailTreaster](#)
[RePublicHearingSuggestionstoImproveApp Rec081924](#)
[EX#15-2 24-7ZRA Treaster PHSuggestionsToImproveRevisedApp](#)
[Rec081924](#)
[EX#16 EmailTreasterBurdick RsqtContPHExtGranted 081924](#)
[EX#17 PZ#24-7ZRA Treaster AppZonRegAmends](#)
[PlannerComments2 082224](#)
[EX#18 24-7ZRA Treaster ZoeBlastingComplaint 082724](#)
[EX#19 MCherryRecordDoc JointCntrHousingStudiesHarvard](#)
[Rec090324](#)
[EX#20 PZ#24-7ZRA TychePlanner AnalysisComments ReviewedLB](#)
[091024](#)
[EX#21 24-7ZRA AttyBrianRSmith](#)
[MemoReInconsistencyLedyardPOCD 091124](#)
[EX#22 24-7ZRA AttyHarryHeller](#)
[MemoReInconsistencyLedyardPOCD 091224](#)
[EX#23 PZ#24-7ZRA Treaster AppZonRegAmends](#)
[PlannerComments3 091224](#)
[EX#24 24-7ZRA EricTreasterConclusionTranscript 091624](#)

B. Discussion & Decision: PZ#24-7ZRA - Applicant, Eric Treaster for proposed

amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec8.3 (Reserved) to add “Affordable Housing Developments (R.I.G.L. §8-30g Applications).” (Submitted 6/5/24, Date of Receipt 6/13/24, PH must open by 8/17/24, PH Set for 8/8/24, PH must close by 9/11/24, PH cont. to 9/12/24 with one-day ext. of time, DRD 65 days from close PH).

- C. Public Hearing: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC for Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major. (Submitted 07/9/24, Date of Receipt 7/11/24, PH must open by 9/13/24, PH set for 9-12-24, PH must close by 10-16-24, PH Cont. to 9/26/24, DRD 65-days from close PH).

- Attachments:** [EX#1-1 24-8SUP24-9CAM HellerAppSubmittalLtr Rec070924](#)
[EX#1-2 24-8SUP24-9CAM Application Rec070924](#)
[EX#1-3 24-8SUP24-9CAM AuthorizationLtr Rec070924](#)
[EX#1-4 24-8SUP24-9CAM AppNarrative Rec070924](#)
[EX#1-5 24-8SUP24-9CAM AbuttersList Rec070924](#)
[EX#1-6 24-8SUP24-9CAM AseorsMap Rec070924](#)
[EX#1-7 24-8SUP24-9CAM 1737PropCard Rec070924](#)
[EX#1-8 24-8SUP24-9CAM 1761PropCard Rec070924](#)
[EX#1-9 24-8SUP24-9CAM WarrantyDeed Rec070924](#)
[EX#2 24-8SUP24-9CAM ZoningComplianceManual Dated040824 Rec070924](#)
[EX#3 24-SUP24-9CAM PlanSetDated032824 Rec070924](#)
[EX#4 24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralTownMontville 071024](#)
[EX#5 PZ#24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralDEEPLWRD 071024](#)
[EX#6-1 24-8SUP24-9CAM EmailTreasr RqstExperts Rec071524](#)
[EX#6-2 24-8SUP24-9CAM TreasterRequestExperts Rec071524](#)
[EX#7-1 24-8SUP24-9CAM EmailPierson RequestExperts Rec071624](#)
[EX#7-2 24-8SUP24-9CAM PiersonRequestExperts Rec071624](#)
[EX#8-1 24-8SUP24-9CAM EmailFiore RqstExperts Rec071724](#)
[EX#8-2 24-8SUP24-9CAM FioreRqstExperts Rec071724](#)
[EX#9 24-8SUP24-9CAM Collins RqstExperts Rec072224](#)
[EX#10 24-8SUP24-9CAM Zeronsa RqstExperts Rec072224](#)
[EX#11 24-8SUP24-9CAM TainterRqstExperts Rec072224](#)
[EX#12-1 24-8SUP24-9CAM EmailSamosRqstExperts Rec072324](#)
[EX#12-2 24-8SUP24-9CAM SamosRqstExperts Rec072324](#)
[EX#13 24-8SUP24-9CAM MillarRqstExperts Rec072424](#)
[EX#14 24-8SUP24-9CAM MaciagRqstExperts Rec072424](#)
[EX#15 24-8SUP24-9CAM HazlinRqstExperts Rec072424](#)
[EX#16 24-8SUP24-9CAM LaCasseRqstExperts Rec072424](#)
[EX#17 24-8SUP24-9CAM AtwoodRqstExperts Rec072424](#)
[EX#18 24-8SUP24-9CAM NAtwoodRqstExperts Rec072424](#)
[EX#19 24-8SUP24-9CAM ChrisLaCasseRqstExperts Rec072424](#)
[EX#20 24-8SUP24-9CAM LAndersonRqstExperts Rec072524](#)
[EX#21 24-8SUP24-9CAM SnowbergerRqstExperts 072524](#)
[EX#22 24-8SUP24-9CAM LAnderson RqstIWWCResubmission Rec080524](#)
[EX#23 24-8SUP24-9CAM LWillkinsonRqstExperts Rec080524](#)
[EX#24 24-8SUP24-9CAM LWillkinsonRqstExperts2 Rec080524](#)
[EX#25 24-8SUP24-9CAM KJonesRqstExperts Rec080524](#)
[EX#26 24-8SUP24-9CAM CPorazzi RqstIWWCResubmission Rec080524](#)
[EX#27 24-8SUP24-9CAM ARoberts-Pierson RqstExperts Rec080524](#)

- [EX#28 24-8SUP24-9CAM ARoberts-Pierson RqstIWWCResubmission Rec080524](#)
- [EX#29 24-8SUP24-9CAM BRussoCLA IndependentWetlands Review Rec080524](#)
- [EX#30 24-8SUP24-9CAM LUDComments1 ReIWWC 080624](#)
- [EX#31 24-8SUP24-9CAM LSmith RqstIWWCResubmission Rec080624](#)
- [EX#32 24-8SUP24-9CAM LUDComments2 ReExperts](#)
- [EX#33 24-8SUP24-9CAM NoticePH](#)
- [EX#34 24-8SUP24-9 NoticePublicHearing ApplicantHeller 082724](#)
- [EX#35 24-8SUP24-9CAM EmailDay ConfirmLegalNoticePH 082724](#)
- [EX#36-1 24-8SUP24-9CAM LtrHellerReNoticeAbutters Rec083024](#)
- [EX#36-2 24-8SUP24-9CAM LtrsNoticeAbutters Rec083024](#)
- [EX#36-3 24-8SUP24-9CAM EnclosureNoticeAbuttersLtrs Rec083024](#)
- [EX#36-4 24-8SUP24-9CAM CertMailinsNoticeAbuttersLtrs Rec083024](#)
- [EX#37 24-8SUP24-9CAM GFILLC RegradingSoundStudy Rec090424](#)
- [EX#38 24-8SUP24-9CAM FortDecatur PhaseIIReport Rec090524](#)
- [EX#39-1 24-8SUP24-9CAM EmailAttyHeller ReAdditionsZonCompMan 090624](#)
- [EX#39-2 24-8SUP24-9CAM RevZonCompManAddResumesPhase2CultResrceAssess 090624](#)
- [EX#40 24-8SUP24-9CAM VerifiedNotIntevention22a-19 GalesFerryFireDistrict 090924](#)
- [EX#41 24-8SUP24-9CAM VerifiedNotIntevention22a-19 LeeAnnBerry 090924](#)
- [EX#42 24-8SUP-9CAM Charles&MaryDuzy PubComments 090924](#)
- [EX#43 24-8SUP-9CAM NoraTaylor PubComment 091024](#)
- [EX#44 24-8SUP-9CAM SandraOnorato PubComment 091024](#)
- [EX#45 24-8SUP-9CAM StefonDanczuk PubComment 091024](#)
- [EX#46 24-8SUP-9CAM EllenAtwood PubComment 091024](#)
- [EX#47 24-8SUP-9CAM NormanAtwood PubComment 091024](#)
- [EX#48 24-8SUP-9CAM KathrynConroy PubComments 091024](#)
- [EX#49 24-8SUP-9CAM AmySidel PubComment 091024](#)
- [EX#51 24-8SUP-9CAM LoriEdwards PubComments 091024](#)
- [EX#52 24-8SUP-9CAM MikeMyers PubComments 091024](#)
- [EX#53 LaCasseStartzRice PubComments 091024](#)
- [EX#54 24-8SUP-9CAM CatherineHill PubComment 091124](#)
- [EX#55 24-8SUP24-9SITE ARobertsPierson RequestRecusals 091124](#)
- [EX#56 24-8SUP-9CAM DougKelley PubComment 091124](#)
- [EX#57 24-8SUP24-9CAM ConceptualProcessingOperationsPlan 091124](#)
- [EX#58 24-8SUP-9CAM Kim&JimMillar PubComment 091124](#)
- [EX#59 24-8SUP-9CAM BruceEdwards PubComment 091124](#)

- [EX#60 24-8SUP-9CAM CatherineMarshall PubComment 091224](#)
- [EX#61 24-8SUP-9CAM PaulSanderson PubComment 091224](#)
- [EX#62 24-8SUP-9CAM Paul&SusanBillings PubComment 091224](#)
- [EX#63 24-8SUP24-9CAM EQuispeDEEPLWRD ReviewComments 091224](#)
- [EX#64 24-8SUP-9CAM GFDistrictRqstRecusal 091224](#)
- [EX#65 24-8SUP24-9CAM CommissionerWhitescarverRecusal 091224](#)
- [EX#66 24-8SUP-9CAM AttyCarollOppositionLettr 091224](#)
- [EX#67 24-8SUP24-9CAM LtrAttyRAvena ReConflicts 091224](#)
- [EX#68 24-8SUP24-9CAM LUDComments3 091224](#)
- [EX#69 24-8SUP-9CAM JonathanHiller PubComment 091224](#)
- [EX#70 24-8SUP-9CAM MJPeterson PubComment 091224](#)
- [EX#71 24-8SUP-9CAM RuthEichelberg PubComment](#)
- [EX#72 24-8SUP-9CAM GF FireDistIncorporation 091224](#)
- [EX#73 24-8SUP-9CAM AttyHeller&AllanPerraultEmail 091224](#)
- [EX#74 24-8SUP-9CAM Section7POCD 091224](#)
- [EX#75 24-8SUP-9CAM CoreGraniteSiteSamples 091224](#)
- [EX#76 24-8SUP-9CAM AcidicRockOffSite 091224](#)
- [EX#77 24-8SUP-9CAM GFIntermodalPresentation 091224](#)
- [EX#78 24-8SUP-9CAM AnneRobertsPierson PubComment 091624](#)
- [EX#79-1 24-8SUP24-9CAM EmailAttyHeller ReAddtionsAddRegradingSoundStudy 091124](#)
- [EX#79-2 24-8SITE24-9CAM RevZonCompManAddTableContentsSoundStudyRep 091124](#)
- [EX#80 Treaster ZoeBlastingComplaint Rec092324](#)
- [EX#81 VirginiaBeall PublicComment Rec092324](#)
- [EX#82 24-8SUP24-9CAM Dodge Public Comments 092424](#)
- [EX#83-1 24-8SITE24-9CAM EmailHeller ReAnalysisBlastingUtilities Rec092524](#)
- [EX#83-2 24-8SITE24-9CAM Dr.AimoneMartin AnalysisBlastingUtilities Rec092524](#)

- D.** Discussion & Decision: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC for Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major. (Submitted 07/9/24, Date of Receipt 7/11/24, PH set for 9-12-24, PH must close by 10-16-24, DRD 65-days from close PH).

VIII. OLD BUSINESS

- A.** Discussion & Decision: 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 3/28/24, Date of Receipt 4/11/24,

PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 (PH must close by 7/3/24), PH Cont. to 6/13/24, PH Cont.to 7/11/24 with 35-day extension, PH Cont. to 8/8/24. PH Must Close By 8/8/24, DRD 65 days from Close PH).

IX. NEW BUSINESS

- A. PZ#24-10SITE & PZ#24-11CAM - 109 Military Highway (Parcel ID: 106-1590-109), Gales Ferry, CT - Applicant: Frank C. Borawski, P.E. - Owners: James & Sandra Onorato for Site Plan & Coastal Site Plan Approval for Bank Stabilization Project on Mill Cove. (Submitted 8/19/24, Date of Receipt 09/12/24, DRD 11/15/24).

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. MOTION to approve PZC Regular Meeting Minutes of August 8, 2024
- B. MOTION to approve PZC Special Meeting Minutes of August 22, 2024

XI. CORRESPONDENCE

XII. REPORTS

- A. Staff Reports

Attachments: [AMIS ActvitiyReportJune-August 2024 PZC](#)

XIII. ADJOURNMENT

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