



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Special Meeting

Thursday, June 26, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83744114372?pwd=BcYgPdrqTULw4gjXHbfWJAtZdfMU4i.1>

Meeting ID: 837 4411 4372 Passcode: 953078

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 must close by 7/16/25, 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 FranzzonePublicComment 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&ColeLttrChairmanWood Rec062625](#)

[EX#31-2 PZ#25-2ZRA AmericanPlanningAssociationExcerptAttch Rec062625](#)

[EX#32 PZ#25-2ZRA EricTresterResponseCommentsToAttySmith Rec062625](#)

- 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 must close by 7/16/25, DRD 65 Days from close PH).

V. NEW BUSINESS

- A.** 1 Inchcliffe Drive, Gales Ferry - Discussion of site plan requirements for interior renovations to add 2 dwelling units

VI. ADJOURNMENT

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