



TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report

Nov 10 - Dec 8, 2022

1. SITE VISITS:

2. ENFORCEMENT:

See ZEO Report

3. APPLICATION REVIEWS

Application PZ#22-19SUP Application of Daniel Parke, 1591 Rte. 12 Gales Ferry for a Commercial Services Home Occupation. Application received 11/10/2022; Public Hearing set for 12/8/22

Application #PZ22-20RA to revise section 3.9(A) uses subject to a Moratorium, Cannabis Establishments; Section 5.4.1 (open space / conservation subdivision) and 7.5 (interior lots). Application received 12/8/2022

Application PZ#22-18SUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 36-Lot subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on four parcels of land located at 94, 96, 98 and 100 Stoddards Wharf Rd., Ledyard, CT 06339. Application received 9/8/2022; Public Hearing continued to 12/8/22

Application PZ#22-16SUP of Victor O'Laughlen, 10 Cardinal Ln., Gales Ferry, CT 06335 to allow a STR use. Public Hearing opened 11/10/2022 and immediately continued to 12/8/22

Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT. Received 9/6/22; Public Hearing Set for 11/1 (meeting cancelled) Continued to 12/6/22 (Re-noticed).

IWWC#22-19URA for installation of a bridge on Lantern Hill. Received 9/6/22 – delayed for several reasons – will be acted on in December.

Application PZ#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section. Denied 11/10/22

ADMINISTRATIVE PLAN REVIEW

ZP#5764	161 Iron Street	Deck
ZP#5765	26 Christy Hill	Pool
ZP#5766	1550 Rte 12	Change of Use (Mixed use to Multi-family)
ZP#5767	1 Richard Road	Deck Reno
ZP# 5768	4 Powder Horn Lane	Home Occupation (Craft Business)
ZP#5772	1682 Route 12	Retail Signs
ZP#5775	123A Whalehead Rd.	NSFH

Pending Approval

ZP#5761	134 Avery Hill Rd.	NSFH – Waiting on Information
ZP#5770	419/421 Pumpkin Hill Rd.	LLA

4. MEETINGS:

11/10/2022	seCTer Annual Meeting
11/10/2022	PZC Meeting
11/14/2022	Meeting w/ P. Gardner & H. Heller re: Avery Brook Subdivision
11/15/2022	seCTer EDC Meeting
11/16/2022	ZBA Meeting – Annual Mtg.
11/22/2022	CEDS Review - seCTer
11/30/2022	Meeting w/ Groton Utilities re: Avery Brooks Application
11/30/2022	Meeting w/ Tony Capon – Meeting Prep
12/05/2022	Meeting w/ P. Gardner & H. Heller re: Avery Brook Subdivision
12/06/2022	EDC Meeting
12/06/2022	IWWC Meeting
12/07/2022	CAZEO Annual meeting

ACTIVE GRANT STATUS

- **HOUSING REHAB:** 2 New Applications in November – but ineligible. Several on Waiting list were also deemed ineligible. 2 New projects going out to bid in December.
- **2020 LOTCIP: MULTI-USE PATH:** Commitment to fund received from DOT 3/29/22. Currently preparing to go out to bid. Some dispute on whether an archeological study is required even though any digging greater than 10” is associated with the sewer project – not the LOTCIP project.
- **LEDYARD CENTER SEWER STUDY:** In progress. Project at 100% Design. May need Archeological Assessment. Spoke with Marena Wisniewski and Cory Atkinson from SHPO
- **2021 DOH HOUSING PLAN GRANT:** Contract signed with Tyche Planning and Policy Group. Received Draft of Plan for review by Commission. Final payment sent. Requisition for payment from DOH submitted. Payment received. Have draft of Plan for Commission review and comment.

- **2020 CDBG GRANT - KING'S CORNER MANOR DEVELOPMENT;** Construction documents finalized. Quarterly report submitted 8/11/2022. Provided updated resolution and other required paperwork to consultant 12/1/22.
- **2021 RTP GRANT TRI-TOWN TRAIL;** On March 6, 2022 we received notice of approval of the \$115,000 trails grant for Phase II. Approval received. RFP sent. Bid opening 11/3 Only 1 Bidder – Kent & Frost. Quarterly report sent. Bid waiver request submitted to TC Finance Committee (On Agenda for 12/5)

OTHER ACTIVITY:

- Working on Subdivision Regs.
- Research and work on STR regulations
- Plan Reviews and approvals
- Completed Annual Report for Land Use and Building Department
- Working on Budget
- Working with consultants on Housing Plan
- Continuing to fix GIS Map issues
- Continue to update forms and website content
- Plan review – 8-30g subdivision.
- Working with seCTer on CEDS update.

