



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission

### ~ AGENDA ~

Chairman Marty  
Wood

Regular Meeting

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**Thursday, May 14, 2026**

**6:00 PM**

**Council Chambers - Hybrid Format**

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#### REMOTE MEETING INFORMATION

#### Join Zoom Meeting

<https://ledyardct.zoom.us/j/85693872996?pwd=r4QTJU9xCvREqXZybz5dxsP2jkajt.1>

**Meeting ID: 856 9387 2996 Passcode: 784642**

#### One tap mobile

**+13017158592,,85693872996#,,,,\*784642# US (Washington DC)**

- 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
  - A. Pre-Application/Public Workshop - 30 minutes - regarding the establishment of portions of Gales Ferry as a Village District

**Attachments:** [DaveShroederEmailRequestToPZCMayAgenda Rec050726](#)  
[ReferenceSourcesVillageDistrictsCT Rec050726](#)  
[VillageDistrictsPresentation Rec050726](#)  
[5-12-2026 letter to Ledyard CC - Larson Pierson](#)  
[Distinctive Landscapes of Gales Ferry-compressed](#)  
[Gales Ferry Development 1950s and early 1960s](#)  
[Henry Bisbing House](#)  
[Long Cove Road South -compressed](#)  
[Quickview Historical Houses - GF South-compressed](#)  
[Yale and Harvard Crew Compounds at GF](#)  
[5-14-26 Topics for Discussion - GFVDO](#)  
[CT Gen Stat § 8-2j Village Districts 2024](#)  
[GFVD Implementation Framework v01](#)  
[V5-10-26 GF Design Guidelines Draft - Administrative](#)  
[V5-10-26 GF Design Guidelines Draft - Architectural](#)  
[18-3-26 v0.2 GFVD - Resident Outreach.pptx](#)  
[DaveShroederEmail2ndAttachmentSubmittal Rec051126](#)  
[DaveShroederEmail3rdAttachmentSubmittal Rec051126](#)  
[GF National Historic District #2](#)  
[GF National Historic District #1](#)

## 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 CTDEEPLWRDRReviewComments Rec051426](#)

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

- 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](#)

- 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

None.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of April 9, 2026  
**Attachments:** [PZC RegularMeetingMinutes 4-9-2026 FINAL](#)
- B. Planning & Zoning Subcommittee Special Meeting Minutes of March 12, 2026  
**Attachments:** [PZS SpecialMeetingMinutes 3-12-2026 FINAL](#)

XI. CORRESPONDENCE

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.