



# 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, August 13, 2026**

**6:00 PM**

**Council Chambers - Hybrid Format**

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#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://ledyardct.zoom.us/j/88692498428?pwd=vaG9LOVWLP8Bo1FajDjI3MNUOUajF.1>

**Meeting ID: 886 9249 8428 Passcode: 104631**

**One tap mobile: +16469313860,,88692498428#,,,\*104631# US**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
  - A. Election of Chairman
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PUBLIC HEARINGS/APPLICATIONS
- None.
- VII. OLD 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, Tabled to 7/9/26, Tabled to 8/13/26 w/ 9-day ext. of time Granted, New DRD 8/13/26).

**Attachments:** [FD#1 PZ#26-3SITE Application&SuppotingDocs Rec052126](#)  
[FD#2 PZ#26-3SITE SitePlanCheckSheet Rec052126](#)  
[FD#3 PZ#26-3SITE BLCompaniesRespCommTownTE Rec052126](#)  
[FD#4 PZ#26-3SITE ReferenceMaps Rec052126](#)  
[FD#5 PZ#26-3SITE RespCommTownPlanner Rec052126](#)  
[FD#6 PZ#26-3SITE StormwaterManagementReport Rec052126](#)  
[FD#7 PZ#26-3SITE TrafficStudy Rec052126](#)  
[FD#8 PZ#26-3SITE CivilPlanSet Rec052126](#)  
[FD#9 PZ#26-3SITE ElevationDrawings Rec052126](#)  
[FD#10 PZ#26-3SITE TownTEMemo Rec060126](#)  
[FD#11 PZ#26-3SITE TownPlannerMemo1 Rec060326](#)  
[FD#12 PZ#26-3SITE GPUEmailWPCA Rec060126](#)  
[FD#12-1 PZ#26-3SITE GPUTechnicalComments Rec060126](#)  
[FD#12-2 PZ#26-3SITE EGHomes&GPUEmailThread Rec060126](#)  
[FD#13 PZ#26-3SITE IWWCNODLtrApproval Rec060326](#)  
[FD#14 PZ#26-3SITE TownPlannerRecommendationEmail Rec060326](#)  
[FD#15 PZ#26-3SITE TownTransmittalLtr Rec061126](#)  
[FD#16 PZ#26-3SITE Presentation061126 Rec061126](#)  
[FD#17 PZ#26-3SITE DOTDenialLtr Rec062226](#)  
[FD#18 PZ#26-3SITE GPUComments Rec062526](#)  
[FD#19 PZ#26-3SITE StrmWterOperationsMaintiencePlan Rec070126](#)  
[FD#20 PZ#26-3SITE BLCompaniesRespsCombinedComm Rec070126](#)  
[FD#21 PZ#26-3SITE RevisedStormWterReprt070126 Rec070126](#)  
[FD#22 PZ#26-3SITE RevisedCivilPlanSet070126 Rec070726](#)  
[FD#23 PZ#26-3SITE TwnEngineerComments Rec070226](#)  
[FD#24 PZ#26-3SITE 2ndGPUReferralRevDocs Rec070826](#)  
[FD#25 PZ#26-3SITE 2ndTransmitalTwnDept Rec070926](#)  
[FD#26 PZ#26-3SITE FireMarsalComments Rec070926](#)  
[FD#27 PZ#26-3SITE Water&SewerMainAgreement Rec070926](#)  
[FD#28 PZ#26-3SITE LLHDCComments Rec070926](#)  
[FD#29 PZ#26-3SITE ConsentToTable Rec070926](#)  
[FD#30 PZ#26-3SITE AttySweenyExtTime Rec070926](#)  
[FD#31 PZ#26-3SITE GPUComments072026 Rec072126](#)  
[FD#32 PZ#26-3SITE DPHComments Rec072326](#)  
[FD#33 PZ#26-3SITE DraftMOU GU-EGHRec072326](#)  
[FD#34 PZ#26-3SITE TitleOpinion FormerNilesRdLedyardCT Rec072726](#)  
[FD#35 PZ#26-3SITE LUDComments2 Rec073026](#)  
[FD#36 PZ#26-3SITE StormWaterOperation&ManagementPlan Rec073026](#)  
[FD#37 PZ#26-3SITE ResposeToComments Rec073026](#)  
[FD#38 PZ#26-3SITE PerformanceBondEstimate Rec073026](#)

[FD#39 PZ#26-3SITE StormWaterManagementReportRev072326 Rec073026](#)

[FD#40 PZ#26-3SITE LotLineModificationPlan Rec073026](#)

[FD#41 PZ#26-3SITE CivilPlanSetRev072826 Rec073026](#)

[FD#42 26-3SITE 1947 CGRd EGHome LUDComments3 08112026](#)

[FD#43 PZ#26-3SITE TwnAttyLegalOpinion Rec081326](#)

[FD#44 PZ#26-3SITE EGHomesEmailLightingDetailMatchLights Rec081326](#)

- B.** PZ#26-5SR/SITE - 1 Inchcliffe Dr. (Parcel ID: 121-1080-1), Gales Ferry, CT - Applicant/ Owner, 1 Inchcliffe Property Management, LLC for Summary Review/Site Plan approval for conversion of second floor storage & office break room to two (2) one-bedroom single-family dwelling units above existing optometrist office (In Focus Eyecare). (Submitted 07/07/26, Date of Receipt 7/09/26, Tabled to 8/13/26, DRD 09/09/26).

**Attachments:** [FD#1 PZ#26-5SR-SITE App&SupportingDocs Rec070726](#)

[FD#2 PZ#26-5SR-SITE Narrative Rec070726](#)

[FD#3 PZ#26-5SR-SITE SitePlan Rec070726](#)

[FD#4 PZ#26-SR-SITE FloorPlans Rec070726](#)

[FD#5 PZ#26-5SR-SITE LLHDDReferralEmail Rec071326](#)

[FD#6 PZ#26-5SR-SITE LLDHB100A Rec071426](#)

[FD#7 PZ#26-5Sr-SITE LLHDRespseComm Rec071626](#)

#### VIII. NEW BUSINESS

- A.** PZ#26-5RESUB - 84 Silas Deane Rd. (Map ID: 42-2200-84), 58 & 59 Seabury Ave. (Map ID: 42-2200-58 & 59), Ledyard CT - Applicant/Owner: 84 Silas Deane, LLC for 23-Lot Open Space Resubdivision with extension of Seabury Ave. (Submitted 8/10/26, Date of Receipt 8/13/26, PH Req. & Must open within 65-days of Date of Receipt. PH must close within 35-days. Commission Action: Receive Application and Set a PH for 9/10/26).

**Attachments:** [EX#1 PZ#26-6RESUB Application Rec081026](#)

[EX#2 PZ#26-6RESUB LBMEngineeringReport Rec081026](#)

[EX#3 PZ#26-6RESUB SCWAApapproval Rec081026](#)

[EX# 4 PZ#26-6RESUB LLLHDComments Rec081026](#)

[EX#5 PZ#26-6RESUB LedyardFireCompanyDist.1Comments Rec081026](#)

[EX#6 PZ#26-6RESUB TrafficImpactStatement Rec081026](#)

[EX#7 PZ#26-6RESUB WetlandsImpactEvaluation Rec081026](#)

[EX#8 PZ#26-6RESUB CulturalREsourcesAssessment Rec081026](#)

[EX#9 PZ#26-6RESUB ArchaeologicalReconnaissanceSurvey Rec081026](#)

[EX#10 PZ#26-6RESUB ResubvisionPlanSet Rec081026](#)

[EX#11 PZ#26-6RESUB WaiverRequest Rec081226](#)

[EX#12 PZ#26-6RESUB IWWCApapprovalLetter Rec081326](#)

#### IX. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

- A. Pre-Application/Public Workshop: 30 minutes. Dave Schroeder for public workshop to discuss the establishment of Gales Ferry Design Guidelines. “Draft” GF Design Guidelines provided.

**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](#)  
[18-3-26 v0.2 GFVD - Resident Outreach.pptx](#)  
[DaveShroederEmail2ndAttachmentSubmittal Rec051126](#)  
[DaveShroederEmail3rdAttachmentSubmittal Rec051126](#)  
[GF National Historic District #2](#)  
[GF National Historic District #1](#)  
[KarenParkinson WrittenStatement Rec051426](#)  
[Preston APPROVED ZONING REGULATIONS August 2025](#)  
[Rec061026](#)  
[Approved Language OGVD\\_202412021135127357 Rec061026](#)  
[EVTZ Design Guidelines updated 04.24.26\\_202604281502156678](#)  
[Rec061026](#)  
[Norwich Village District DESIGN GUIDELINES 4.26.18 Rec061026](#)  
[DaveShroederEmailAdditionalReferences Rec061026](#)  
[PublicComment RMorange VillageDistricts Rec081026](#)  
[PublicComment SMonroe VillageDistricts Rec081026](#)  
[PublicComment MLarson DraftGFDesignGuidelines Rec081226](#)  
[PublicComment LeeAnnBerry DraftGFDesignGuidelines Rec081026](#)  
[V08-06-26 GF Design Guidelines Draft](#)  
[8-12-26 Proposed Village District Overlay Boundary Rec081216](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of July 9, 2026

**Attachments:** [PZC RegularMeetingMinutes 7-9-2026 FINAL](#)

- B. PZC Special Meeting Minutes of June 25, 2026

**Attachments:** [PZC RegularMeetingMinutes 6-25-2026 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report

**Attachments:** [ZEO STAFF REPORT 3-12-26](#)  
[ZEO STAFF REPORT 5-14-26](#)  
[ZEO STAFF REPORT 6-11-26](#)  
[ZEO STAFF REPORT 7-9-26](#)

B. Planner's Report

**Attachments:** [CTCOG GuidanceDocument-SpecialSession PA25-1](#)

XIII. ADJOURNMENT

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