



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, September 11, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83794205155?pwd=R0M7KGVV9Ga9D6U7MOqZVfGZcSK6v3.1>

Meeting ID: 837 9420 5155 Passcode: 435606

- 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
- None.
- VII. PUBLIC HEARINGS/APPLICATIONS
- None.
- VIII. OLD BUSINESS

A. Discussion of Reports – Center for Housing Opportunities, Beth Sabilia, Exec. Director:

- 1. New Report: Room at the Table: Increasing participation in local land use decision-making
- 2. Op-Ed: "A seat at the Table for Everyone" (The Day, July 17, 2025)
- 3. Webinar: Making Room at the Table

Attachments: [ASeatAtTheTableForEveryone TheDayArticle Rec080725](#)
[RoomAtTheTableIncreasingCivicParticipationInLocalLandUseDecisionMaking Rec080725](#)

- B. PZ#25-4SITE - 8, 9 & 11 Colby Drive (Parcel IDS: 68-520-8, 68-520-9, 68-520-11); Colby Drive (Parcel ID: 68/530/680); and 16 Highview Terrace (Easement Only)**

(Parcel ID: 68/960/16), Ledyard, CT, - Applicant/Agent, Norm Eccleston - Owner, Habitat for Humanity of Eastern CT for approval of regulated activities for construction of 27 one and two family structures for 38 dwelling units and associated site improvements, inc. completion of Colby Drive, inc. utilities, drainage structures, and detention pond. (Submitted 5/20/2025, Date of Receipt 6/12/25, Tabled to 7/10/25 & 8/14/25, Orig. DRD 8/16/25, Tabled to 9/11/25 w 26-day Ext. Time, New DRD 9/11/25).

Attachments: [FD#1 PZ#25-4SITE ApplicationForm 052725](#)
[FD#2 PZ#25-4SITE StormWaterManagementReport 052025](#)
[FD#3 PZZ#25-4SITE PlanSetFHFColbyDrive 052725](#)
[FD#4 PZ#25-4SITE DevelopmentNarrative 052725](#)
[FD#5 PZ#25-4SITE PermissionAccessSite 052025](#)
[FD#6 PZ#25-4SITE ArcchitecturalPlans 052725](#)
[FD#7 PZ#25-4SITE TransmittalLtrTownStaff 052925](#)
[FD#8 #25-4SITE EmailLuflerHFH ReAffordabilityPlan 061125](#)
[FD#9 #25-4SITE HFH ReAffordability Plan 061125](#)
[FD#10 PZ#25-4SITEE LUDRqstTableReview Rec07072025](#)
[FD#11 #25-4SITE WaterSewerMainExtAgreement](#)
[Ledyard-HabitatForHumanity 12212024](#)
[FD#12 25-4SITE 8,9,&11ColbyDrEtAl PlannerComments1 072125](#)
[FD#13 #25-4SITE EmailWWalter-Masalin ReEngineering Rec](#)
[073125](#)
[FD#14 25-4SITE HFH ReqTable091125MtngWithExtTime](#)
[Rec081225](#)
[FD#15 PZ#25-4SITE HFHResponseComments Rec090825](#)
[FD#16 PZ#25-4SITE RevisedStormwaterManagementReport](#)
[Rec090825](#)
[FD#17 PZ#25-4SITE Deedsa&Maps Rec090825](#)
[FD#18 PZ#25-4SITE RevisedPlanSet Rec090825](#)
[FD#19 25-4SITE RevisedPZCAplicationForm Rec090825](#)
[FD#20 PZ#25-4SITE SitePlanChecklist Rec090825](#)
[FD#21 PZ#25-4SITE 2ndTransmittalLtrTownStaff 090825](#)
[FD#22 25-4SITE HFH ReqTable100925MtngWithExtTime](#)
[Rec090925](#)

- C. PZ#25-5SITE - 750 (aka “748”) Colonel Ledyard Highway (Parcel ID: 67-530-750), Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forrestt, Ryan’s Reliable Services, LLC for site plan approval for commercial businesses. (Submitted to Land Use Dept. 7/09/25, Date of Receipt 7/10/25, tabled to 8/14/25, tabled to 9/11/25, DRD 9/12/25).

Attachments: [FD#1 PZ#25-5SITE ApplicationPZCReview Rec 070925](#)
[FD#2 PZ#25-5SITE SitePlan Rec070925](#)
[FD#3 PZ#25-5SITE Deed&TaxMapPropertyCard Rec072225](#)
[FD#4 PZ#25-5SITE TransmittalLtrTownStaff Rec072225](#)
[FD#5 PZ#25-5SITE - EmailToRyanForresttRqstSiteAccessLetter Rec 080425](#)
[FD#6 PZ#25-5SITE EmailLUDToApplicantIncompleteApp Rec 080425](#)
[FD#7 25-5SITE 750 CLH PlannerComments1 080425](#)
[FD#8 PZ#25-5SITE EmailPeterGardnerRequestToTableForRevision Rec080725](#)
[FD#9 PZ#25-5SITE Rev2SitePlan Rec082625](#)
[FD#10 PZ#25-5SITE PermissionAccessSite&ApplyPZC Rec090925](#)
[FD#11 PZ#25-5SITE DescriptionOfBusinessActivities Rec090925](#)
[FD#12 PZ#25-5SITE NotificationLtrGrotonCity Rec090325](#)
[FD#13 PZ#25-5SITE NotificationLtrCommPublicHealth Rec090325](#)
[FD#14 PZ#25-5SITE Rev3SitePlan Rec091025](#)
[FD#15 PZ#25-5SITE 2ndTransmittalLtrTownStaff Rec091025](#)
[FD#16 PZ#25-5SITE SitePlanCheckList Rec091025](#)

- D. 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 cont. 7/10/25, PH cont. to 7/31/25 with 16-day ext. granted, PH must close by 7/31/25, PH Closed 7/31/25, Tabled to 8/14/25 & 9/11/25, DRD 10/4/25).

IX. NEW BUSINESS

- A. C.G.S. 8-24 Referral – 19 Avery Hill Rd Ext. (Parcel ID: 50/130/19), Ledyard, CT – Transfer of Town-Owned Open Space property (Kettle Hole) to Avalonia Land Conservancy to be combined with property at 173 & 175 Stoddards Wharf Road owned by DDJIM, LLC also to be transferred to Avalonia Land Conservancy.

Attachments: [CGS8-24Referral 19AveryHillRdExt](#)
[TransAvaloniaLandConservWAttachments 091025](#)

- B. C.G.S. 8-24 Referral – 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT – Transfer of Town-Owned Open Space property to Avalonia Land Conservancy to be combined with the Avalonia Pike Marshall Preserve.

Attachments: [CGS8-24Referral 13ApplewoodDrive](#)
[TransAvaloniaLandConservWAttachments 090925](#)

- C. Discussion of alcohol served at existing cafes.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. PZC Regular Meeting Minutes of August 14, 2025

Attachments: [PZC RegularMeetingMinutes 8-14-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report of September 11, 2025

B. Planner's Report of September 11, 2025

XIII. ADJOURNMENT

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