



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular & Annual Meeting

Thursday, November 13, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83458207978?pwd=vGIqDKaZgbg5NsHsD2fKVSG2R7UMZN.1>

Meeting ID: 834 5820 7978 Passcode: 865389

- 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)
- VII. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
 - A. 84 Silas Deane Rd, (MAP ID: 42/2230/84) and 58 & 59 Seabury Ave (MAP IDs: 42/2200/58 & 59), Ledyard, CT - Preliminary Review of 24-Lot Subdivision per Ledyard Subdivision Regulations Section 3.1.2 - Agent, Attorney William R. Sweeney, TCORS, PC - Land Surveyor, Peter Gardner, Dieter & Gardner - Applicant/Property Owners, 84 Silas Deane LLC, Steven & Nicholas Rice.
- VI. PUBLIC HEARINGS/APPLICATIONS
 - A. Public Hearing: PZ#25-7SUP - 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. 09/16/25, Date of Receipt 10/9/25, PH Scheduled for 10/9/25, PH must close by 11/12/25, PH cont. to 11/13/25 with 1-day ext. time to close PH, PH must close by 11/13/25, DRD 65 Days after Close PH).
 - B. Discussion & Decision: PZ#25-7SUP - 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. 09/16/25, Date of Receipt 10/9/25, PH Scheduled for 10/9/25, PH must close by 11/12/25, PH cont. to 11/13/25

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VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

A. PZ#25-8SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc., Reid Simos for site plan approval for new 2370sf building and associated site improvements (Submitted 11/05/25, Date of Receipt 11/13/25, Tabled to 12/11/25, DRD 01/16/26).

B. Approval of PZC 2026 Regular Meeting Schedule

C. Election of Officers

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of October 9, 2025

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report of November 13, 2025

B. Planner's Report of November 13, 2025

XIII. Executive Session: Pending Litigation - City of Groton v. Town of Ledyard Planning & Zoning Commission, Et Al - Docket No. HHD-LND-CV-24-6194782-S.

XIV. Consideration and possible vote on proposed settlement language. Pending Litigation City of Groton v. Town of Ledyard Planning & Zoning Commission, Et Al – Docket No. HHD-LND-CV-24-6194782-S

XV. ADJOURNMENT

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