



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.