

**LEGAL NOTICE
PLANNING AND ZONING COMMISSION
NOTICE OF DECISION**

The Ledyard Planning & Zoning Commission, at its September 11, 2025 Regular Meeting, rendered the following decisions:

PZ#25-2ZRA- Applicant/Agent: Eric Treaster for Proposed Zoning Regulations Text Amendments for the Development of multifamily dwellings (Proposed Changes #1-23). **APPROVED CHANGE #6 to Zoning Regulations Section Table 6.2.1 (Development, Cluster & Transition Districts) as follows: DELETE “ *Maximum height may be increased to sixty-five (65) feet for multi-family or mixed-use buildings with full sprinkler systems; located in areas with functioning fire hydrants; and where all sides of the structure are accessible by a ladder fire engine,” and DELETE “*” after “50” in Table 6.2.1 (Maximum Building Height Principal Structure (ft)) for LCDD, MFDD, GFDD, RCCD zones. EFFECTIVE DATE OF APPROVAL: JANUARY 1, 2026. ALL OTHER PROPOSED CHANGES (#1-#5 and #7-#23) ARE DENIED.**

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. **FAVORABLE REPORT.**

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. **FAVORABLE REPORT WITH RECOMMENDATION.**

FOR THE COMMISSION,
Marcelle Wood, Chairman

PLEASE PUBLISH ONCE IN THE DAY SEPTEMBER 17, 2025