



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman Marty
Wood

Regular Meeting

Thursday, May 8, 2025

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83357866514?pwd=yIpPu9VyR3SwS8oqOjZKeaN0StpIRb.1>

Meeting ID: 833 5786 6514 Passcode: 626333

Dial by your location: +1 646 558 8656 US (New York)

- 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

- A. 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 ext. granted.)

Attachments: [EX#1 PZ#25-2ZRA Application&Narrative 031225](#)
[EX#2 PZ#25-2ZRA TreasterAppZonRegAmends SCCOGReferral 032425](#)
[EX#3 PZ#25-2ZRA SCCOGResponseLtr 033125](#)
[EX#4 PZ#25-2ZRA POCDProtectionCharacterGoals 040225](#)
[EX#5 PZ#25-2ZRA ExampleAsOfRightDevelopmentsExistingRegs 040225](#)
[EX#6 PZ#25-2ZRA TritonSquareRents 040225](#)
[EX#7 PZ#25-2ZRA ExampleMultiFamilyDevelopmentsPermittedProposedRegs 040225](#)
[EX#8 25-2ZRA EmailSCCOG ReTypo 041025](#)
[EX#9 PZ#25-2ZRA LedayrdTownClerkReferral 041625](#)
[EX#10 PZ#25-2ZRA ETreaster Grant27-DayExtTimeToOpenPH 050525](#)

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

None.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. PZC Regular Meeting Minutes of April 10, 2025

Attachments: [PZC RegularMeetingMinutes 4-10-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. ZEO Staff Report of May 8, 2025

B. Planner Report - Affordable Housing & POCD Updates

XIII. ADJOURNMENT

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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-1619

Agenda Date: 3/20/2025

Agenda #: A.

LAND USE APPLICATION

Subject/Application:

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 ext. granted.)

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)

TOWN OF LEDYARD

MAR 12 2025

Land Use Department

APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number: P2#25-22RA Submission Date: 3-12-25 Official Receipt Date: 3-13-25
FEE: \$ 560.00 DATE PAID: 3-12-25 RECEIPT #: 575058

Applicant/Agent: Eric Treaster Phone: 860-536-6240

Signature: 

Address: 10 Huntington Way, Ledyard, CT 06339

Email: BSAOFNL-ERIC@YAHOO.COM

Owner Name (if different): NA

Address of Owner: NA

Location of Work: NA

Tax Assessor's Map: NA Block: NA Lot: NA Zone: NA

Is this property within 500 feet of another municipality? NA CAM Zone: NA

 Special Permit Site Plan Review X Regulation Change Zone Map Change

Details:

This is an application for the adoption of the attached replacement set of text amendments to the Zoning Regulations for the development of multifamily dwellings. Their adoption will help to assure that multifamily developments will be more consistent with the 'protection of character' goals in the POCD than are the current regulations.

The proposed text amendments are introduced and summarized on the first two pages of the enclosed application. The specific replacement regulations are listed on pages 3 - 5.

Approved by: _____

Denied by: _____

Introduction to the Proposed Replacement Multifamily Regulations

Eric Treaster
12 March 2025

Chairman Wood
Planning & Zoning Commission Members

The enclosed proposed amendments to the “Multifamily” regulations will improve the consistency of new multifamily developments with the “*protection of character*” goals in the POCD.

1. The existing regulations require a special permit for multifamily developments in residential districts. The most significant change in this application is requiring a special permit for multifamily developments in non-residential districts. This is because all multifamily developments should be subject to the same regulations in a fair and uniform manner.

Although sometimes overlooked, CGS §8-2(a)(1), zoning's enabling statute for uses allowed by right (or by right with site plan approval), basically limits zoning regulations to the regulation of (a) height, number of stories and size of buildings and other structures; (b) the percentage of the area of the lot that may be occupied; (c) the size of yards, courts, and other open spaces; (d) the density of population and the location and use of buildings, structures, and land for trade, industry, residence or other purposes, including water-dependent uses, as defined in section 22a-93; and (e) the height, size, location, brightness, and illumination of advertising signs and billboards. These are objective simple pass/fail regulations. Zoning regulations generally cannot regulate noise, traffic, dust, screening, the distance to parking spaces, the sufficiency of recreational facilities, the existence or screening of dumpsters, consistency with the POCD, quality of life issues, landscaping, and other characteristics of principal uses allowed by right. With rare exceptions, the PZC cannot impose conditions of approval on by-right uses during site plan reviews.

§8-2(a)(3) – which provides for special permits – allows the Commission to impose “standards” in the regulations, which can be objective and subjective. It also provides for the Commission's imposition of conditions (of approval) when necessary to protect public health, safety, convenience (natural resources), and property values. Multifamily developments should always require a special permit, which allows the Commission to impose and evaluate a much wider range of subject areas than the limited number permitted for uses allowed by right.

2. The proposed regulations provide a maximum footprint of 5,000' for a multifamily structure.

This number may be changed depending on the Commission's preference, but a reasonable number should be specified in the regulations to help ensure a multifamily development is consistent with the protection of character goals in the POCD. At three stories, a 5,000' footprint would allow for about 20-25 500' apartments in a single structure, depending on the size of the elevator, staircases, exits, and hallways.

3. The proposed regulations reduce the maximum height of a multifamily development from 45' in residential districts and 65' in certain commercial districts to 35', the same as for most other uses.

Depending on the roof design, height is measured to the midpoint between the ridge and the eaves, which means the visual height can be greater than 35'. Reducing the maximum height to 35' will also help ensure that new multifamily developments will be consistent with the protection of character goals in the POCD.

4. The proposed regulations require "reasonable" recreational facilities and "parking distances."

The applicant would have the burden of showing that his proposal is reasonable.

5. The proposed regulations clarify that a high-tech "sewer treatment plant" is not an "accessory use" (as defined), which means they are not permitted to support massive multifamily developments in areas with no public sewers.

This change will discourage the development of multi-hundred-unit apartment complexes in conflict with the POCD's "protection of character" goals in areas with no public sewer.

6. The proposed regulations prohibit apartments with no bedrooms (studios and efficiencies).

This is because one-room efficiency and studio apartments tend to attract transient tenants, are more difficult to manage, require more interventions, and often require more government services than one-, two-, three-, and four-bedroom units.

7. The proposed regulations impose a three-story limit.

This change is to help assure consistency with the protection of character goals in the POCD.

8. The proposed regulations prohibit half-story and basement units.

This change helps reduce the risk of humidity, mold, and flooding, which are more common in below-ground and basement apartments.

[Proposed] “Multifamily” Regulations

Prepared by: Eric Treaster
12 March 2025

To Reduce Maximum Multifamily Height to 35' in R20, R40, & R60 Districts

Page 5-1 – DELETE: ~~“Maximum Building Height of Principal Structure (ft)***”~~ [the bottom line in Table 5.2.]

REPLACE WITH: “Maximum Building Height of Principal Structure (ft)”

Page 5-2 – DELETE: ~~“***Maximum Building Height for permitted Non-residential Principal Uses and/or Multifamily Residences in the R20, R40, or R60 Districts is 45ft/3.5 Stories”~~ [the top of page 5-2.]

REPLACE WITH: “***Maximum Building Height for permitted Non-residential Principal Uses and/or Multifamily Residences in the R20, R40 or R60 Districts is 35' and not to exceed 3 Stories.”

To Reduce Maximum Multifamily Height to 35' in LCDD, LCTD, MFDD, GFDD, & RCCD Districts

Page 6-2 – REPLACE: Each “50” and “50*” with “35”. [on the last line in Table 6.2.1 on page 6-2 under the LCDD, LCTD, MFDD, GFDD, and RCCD columns]

Page 6-2 – DELETE: ~~“*Maximum height may be increased to sixty five (65) feet for multifamily and/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.”~~ [Immediately below Table 6.2.1]

To Add A Special Permit Requirement For Multifamily Developments & Residential Mixed Use Developments In LCDD, LCTD, MFDD, GFDD, & RCCD Districts

Page 6-4 – REPLACE: Each “SPL” entry on the “Residence Multifamily (apts, condos) §8.13” line [in Table 6.4] with “SUP”

Page 6-6 – REPLACE: Each “SPL” entry on the “Mixed Use Residential/Commercial §8.22” line [in Table 6.4] with “SUP”

To Avoid Public Health and Safety Risks Associated With Privately Owned Sewer Treatment Plants For Commercial, Multifamily and Mixed Use Developments

Page 2-9 – ADD: (§2.2) **INDIVIDUAL SEWER DISPOSAL SYSTEM:** An Individual Sewage Disposal System (ISDS) is a privately owned and maintained sewage disposal system, commonly referred to as a septic system or on-site wastewater system, consisting of a two-compartment septic tank and disposal field. The septic tank separates and stores solid material, and the disposal field allows wastewater to percolate into the ground.

Page 2-16 – ADD: (§2.2) **SEWER TREATMENT PLANT:** A type of wastewater treatment facility intended to remove contaminants from sewage to produce an effluent that is suitable to discharge to the surrounding environment and prevent water pollution employing one or more of the following technologies: (a) activated sludge system; (b) aerobic treatment system; (c) enhanced biological phosphorus removal; (d) expanded granular sludge bed digestion; (e) filtration; (f) membrane bioreactor; (g) moving bed biofilm reactor; (h) rotating biological contactor; (i) trickling filter, or (j) ultraviolet disinfection.

Page 2-16 – ADD: (§2.2) **SEWER TREATMENT PLANT, PRIVATE:** A sewer treatment plant intended to remove contaminants from sewage generated by a commercial, multifamily, or mixed-use on the same parcel.

Page 2-16 – ADD: (§2.2) **SEWER TREATMENT PLANT, PUBLIC:** A sewer treatment plant owned and operated by a municipality or public utility intended to remove contaminants from sewage generated by commercial, multifamily, or mixed uses on other parcels.

Page 3-3 – ADD: (§3.8.F) Private sewer treatment plants (see definition) are not permitted.

**To Assure Consistency With The “Protection Of Character Goals”
in the “POCD” and the “2013-2028 Ledyard Affordable Housing Plan”**

Page 8-25 – RETAIN: 8.28 RESIDENCE, MULTIFAMILY (APARTMENTS, CONDOMINIUMS, TOWNHOUSES)

- A. Apartment/Condominium complexes may consist of single or multiple buildings, and if located within the R20, R40, or R60 districts, shall not be permitted on lots of less than five (5) acres

Page 8-25 – DELETE: ~~B. *Density: The density for an Apartment/Condominium complex shall be limited only by applicable building, fire and public health codes and applicable bulk/dimensional requirements of the particular zone.*~~

REPLACE WITH: B. Density: The following constraints are to help assure consistency of these regulations with the protection of character goals in the “Ledyard Affordable Housing Plan 2023-2028” and the “2020 Plan of Conservation and Development:”

1. The footprint of a multifamily structure shall not exceed 5,000 square feet.
2. Multiple multifamily structures are allowed on a single lot.
3. Apartments with no bedrooms (studio apartments) are not permitted.
4. Partially below-ground and below-ground level apartment units are not permitted.
5. Residents shall be provided with reasonable indoor, outdoor, or a combination of indoor and outdoor recreational facilities.

Page 8-25 – RETAIN C. *Water and Sewer: A community water system, or public water, shall be provided in accordance with the CT Public Health Code.*

D. *Buffers:*

- 1 *A suitable landscaped buffer strip not less than ten (10) feet wide shall be provided along the parcel's side and rear boundary lines.*
2. *All buffer areas shall be planted with a combination of grass, shrubs, flowers, shade trees, evergreen, and other vegetative materials skillfully designed to provide a visual landscaped buffer and shall be maintained in proper order to protect adjacent properties and present a reasonably opaque, natural barrier to a height of ten (10) feet. The Commission will consider existing topography and foliage when determining whether the buffer strips contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, and drainage facilities.*
3. Buffer strips shall contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, and drainage facilities.

Page 8-25 – DELETE:

E. ~~Off-street Parking: Off-street parking shall be provided as required by 59.4.~~

REPLACE WITH:

E. Off-street Parking:

1. Tandem parking spaces shall count as a single parking space.
2. A minimum of one parking space is required per bedroom.
3. The parking requirements shall be increased by 15% if no on-street parking exists.
4. A reasonable number of off-street parking spaces shall be reserved for guest parking.
5. Parking areas must be screened from public roadways.
6. Parking areas must be located between, behind, and/or in closed garages on the first floor of multifamily developments.
7. Parking spaces must be reserved and assigned to individual apartment units @ one space per bedroom. Unassigned parking spaces may be used for guest, handicapped, and overflow parking.
8. Parking spaces must be within a reasonable distance of the multifamily structure(s).
9. Multi-story parking structures (parking garages) are not permitted.
10. Parking must be on the same parcel as the multifamily structure(s).
11. Parking areas must have reasonable lighting.
12. Parking areas must have reasonable landscaping.
13. Parking areas must be designed for reasonable on-site snow banking.
14. Parking spaces shall consist of a hard surface.
15. Parking spaces shall be striped.

To Help Achieve Consistency With the “Protection of Character” Goals in the POCD

Page 8-25 – DELETE:

F. ~~Maximum Building Height for a Multifamily Residence in an R20, R40 or R60 Districts is forty five feet / 3.5 Stories~~

Page 8-25 – ADD:

F. Refuse Management:

1. The design shall ensure that individual refuse containers, if any, are stored or screened so they are out of view on non-pickup days.
2. Dumpsters, if any, shall be screened and located near the apartment units.



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: planner@ledyardct.org

VIA EMAIL: referral@seccog.org

March 24, 2025

Amanda Kennedy, Executive Director
Southeastern CT Council of Governments
5 Connecticut Avenue
Norwich, CT 06360

RE: SECCOG Referral - PZ#25-2ZRA – Application of Eric Treaster for Amendments to Various Sections of the Ledyard Zoning Regulations

Dear Ms. Kennedy:

The Ledyard Planning & Zoning Commission, at its March 13, 2025 Regular Meeting, received the above-referenced application for proposed amendments to the Ledyard Zoning Regulations.

In accordance with C.G.S. §8-3b, attached please find a copy of the application and proposed zoning text regulation amendments for your review and comment. A public hearing is scheduled for May 8, 2025 to allow the statutory time period for any written comments. Comments submitted before the public hearing will be read into the record.

Please contact me with any questions. Thank you for your attention to this matter.

Sincerely,

Liz Burdick

Director of Land Use & Planning for
Ledyard Planning & Zoning Commission

C: Eric Treaster, Applicant
Application File



**SOUTHEASTERN
CONNECTICUT
COUNCIL OF
GOVERNMENTS**

5 Connecticut Avenue
Norwich, CT 06360
(860)889-2324
secogct.gov

Representing 22 towns, cities, and
boroughs in Southeastern
Connecticut.

March 28, 2025

Elizabeth Burdick
Director, Department of Land Use and Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339

Ms. Burdick,

I am writing in response to a request for an intermunicipal referral for the Town of East Lyme. The application was received on March 24th. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendment seeks to modify Ledyard's zoning regulations governing multifamily developments, requiring a special permit for multifamily developments with revised conditions of approval, regardless of zoning district. The amendment would limit multifamily structures to a 5,000 square foot maximum footprint, maximum heights to 35 feet/3 stories, prohibit apartments with no bedrooms (studios and efficiencies), prohibit private sewer treatment plants, and add additional new parking requirements.

The proposed regulatory changes would appear to reduce the overall capacity of Ledyard properties to accommodate additional multifamily development, but based on my review of the material provided, are not likely to have specific negative intermunicipal impacts.

If you have any questions, please contact me at (475) 328-1727.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Robinson', with a stylized flourish at the end.

Dan Robinson
Associate Planner
drobinson@secogct.gov

Land Use Regulations

Conditions and Trends:

A comprehensive revision of the zoning regulations and map (Map 1) was approved in 2018, effective 2/1/19. This followed a multi-year process starting with a Town Council sponsored ad-hoc committee in 2015. The ad-hoc committee was tasked with simplifying the regulations and providing more streamlined application process for commercial and industrial applications. The subdivision regulations have not been updated since 2012. Challenges such as balancing the needs for a variety of housing with watershed and open space protection require a continued evolution in land use regulation to keep with the changing needs and desires of Ledyard's population.

Goals:

Manage Development - Support and manage the growth and development of Ledyard in order to maximize both the environmental and functional quality of life. Regulations must carefully protect the character of Ledyard while providing the flexibility needed to continue to attract new residents and new businesses.

Maintain Regulations - Maintain suitable subdivision and zoning regulations that reflect the development pressures on the town and that maximize compatible uses, maintain property values, minimize the impact of new development on natural resources and manage the growth of public services and maintenance costs.

Support the POCD - Revise zoning, inland wetlands and subdivision regulations as necessary to implement the goals and strategies of the Plan of Conservation and Development and promote consistency between the Plan of Conservation and Development, regulations, and policies of all land use boards.

Implementation:

Zoning Regulations	Accessory dwelling units, changing definitions of families, and the need for alternative and affordable housing will require regulation for the town to evolve.
Subdivision Regulations	The subdivision regulations were last updated in 2012 and need to be updated to improve alignment with the zoning regs and to ensure consistency with the POCD.
Aquifer/Watershed Protection	Updated Zoning regulations and discussions with WPCA will be needed in order to implement effective aquifer and watershed protection.

IV. Housing

Overview

* Ledyard is a predominantly residential community principally comprised of single-family detached houses. Although classified as suburban by the Southeastern Connecticut Council of Governments (SCCOG) large parts of the Town retain a strong rural character. It is this rural nature that has attracted many residents and it is a character many residents wish to retain. Residential land use dominates all other land use categories in Ledyard. Of the approximately 24000 acres in the Town of Ledyard, about 22600 acres are zoned for residential use. *

According to 2018 CERC (CT Economic Resource Center) data, Ledyard has 6297 housing units, 85% of which are single-family residences. With limited land zoned for higher density development, significant building challenges such as wetlands and ledge, and limited infrastructure nearly all the new development in the past 10 years has been in large lot subdivisions or individual, large-lot single family houses. Recovery from the 2008 Recession has been slow in the area, with only 153 housing units built between 2008 and 2018 (139 being single-family units).

Within the Town are large older subdivisions in the Highlands, Avery Hill, Aljen Heights and Gales Ferry area and newer and smaller subdivisions sprinkled throughout the town. There are few apartment complexes, rental units and minimal diversity of housing types. The 22 town SECOG area has a significant problem with access to affordable housing, with 37% of households considered to be cost-burdened (spending >30% of income on housing). However, Ledyard is below this value with only 27% of homeowners considered to be cost-burdened. Housing units are considered affordable if a person earning no more than the AMI (Area Median Income) pays no more than 30% of their annual income for it (CGS 8-39a). The household AMI for New London is \$84000, which corresponds to an affordable threshold of approximately \$2000 per month, or a home purchase cost of approximate 225k.

Goals

- * *
- To guide the residential growth and development of Ledyard and ensure high standards of design and quality of life.
 - To encourage a diversity of housing types and ensure an adequate supply of housing at affordable cost.
 - Encourage and expand on cluster subdivisions on large parcels.

- Adopt regulations that increase the zones where Accessory Dwelling Units (ADU's) are allowed.
- Adopt regulations to allow by-right development of multi-family and infill housing.
- Maintain existing affordable housing already present in older developments through blight control and housing rehabilitation grants.

Issues, Policies and Strategies

1. Quality Residential Development

The Town of Ledyard is predominantly residential. According to surveys done for the 1993 Plan of Development, and a workshop held in April of 1997 to gather input for the Economic Strategies Plan ("Mullin Report") residents desire to maintain the town's low-density residential character. In general, the current existing, residential zoning districts and their bulk requirements support the desired development patterns. Since limited infrastructure is available, homes must rely on private wells and septic systems. Therefore, larger lot sizes (and therefore lower density) are necessary to provide sufficient room for these structures and the requisite separating distances.

The Town should continue to support higher density residential development and diverse housing type construction as a component of mixed-use development near Ledyard Center, along the Route 12 corridor and where water and/or sewer is available and continue lower density single family development in other areas.

The water quality in older developments, specifically Aljen Heights and Avery Hill must be addressed. Ledyard should plan to link the Route 12 water line or connect a water tower to the Aljen Heights and Avery Hill Developments. There is the potential for financing part of this work with Federal funds through the Department of Housing and Urban Development.

2. Cluster Development

The cluster development (Conservation and Open Space) regulations have provided a good tool for promoting quality development in large parcels that creates smaller building lots and allowing for more affordable housing while preserving significant open space and hence preserving Ledyard's rural character. These regulations have been heavily used and the recent refinements to the regulations appear to have helped encourage the desired development styles. However, because these regulations can only be utilized on large parcels, this encourages development on larger outlying parcels which tends to create sprawl instead of concentrating development nearer to commercial services. The current cluster regulations don't work on smaller parcels and are still designed for single family homes, not the higher densities desired in

Issues, Policies, and Strategies

1. Expanding and preserving open space for natural resource and habitat protection

Ledyard is rich in natural resources. Wetlands, lakes, vernal pools, forests, coastal areas as well as productive farmland soils contribute to the landscape of the community. The natural environment is a primary influence on the quality of life and character of the Town of Ledyard that must be protected.

The benefits of open space are multifold. Enhanced quality of life for residents is achieved through access to areas set aside for passive and active recreation. Hikers, birdwatchers, photographers and other naturalists can enjoy the ability to observe from within protected parcels, while causing minimal impact to them. Residents can enjoy walking or biking safely away from roads and cars. Connected corridors of open space provide habitat for many species of mammals, birds, reptiles and amphibians. Rare or endangered flora and fauna identified in the Natural Diversity Data Base can be provided undisturbed living space. Furthermore, protecting our open space provides a natural drainage, flood storage and/or erosion control reducing the speed of runoff from developed areas and mitigating the inevitable pollution that accompanies human activities.

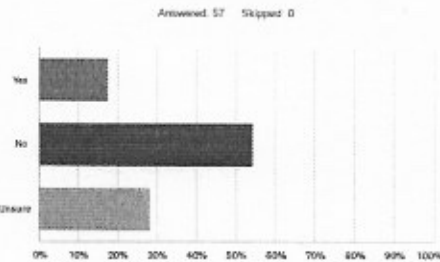
At the beginning of 1999, over sixteen percent of Ledyard's total land area, approximately 4,120 acres, was permanently protected open space. This figure includes over 100 parcels owned by the Town of Ledyard, Groton's extensive reservoir system, lands of the Nature Conservancy, Avalonia Land Conservancy, Department of Environmental Protection, and tracts for which farmland development rights have been acquired.

The continued acquisition of open space for passive recreation and habitat protection is a positive step for the community. However, much of Ledyard's open space, such as the reservoir property, remains off-limits to the general public. Other preserved lands, although considered open to the public, are largely inaccessible due to lack of trails or the presence of thick swamps and wetlands. Further, other open space holdings are small and fragmented between various residential subdivisions. These parcel set-asides were required by regulation, and often located haphazardly following no open space development or linkage plan.

Open space preservation efforts must be targeted to preserve critical and valuable land and natural resources and maximize open space benefits to the community. Efforts should be made to:

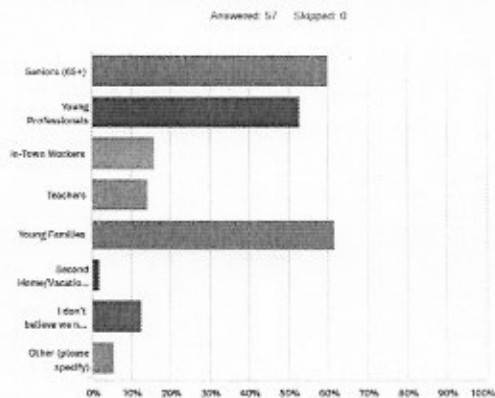
FROM AFFORDABLE HOUSING PLAN

Q9 Are there places for elderly residents to move (downsize) so that they can remain in town?



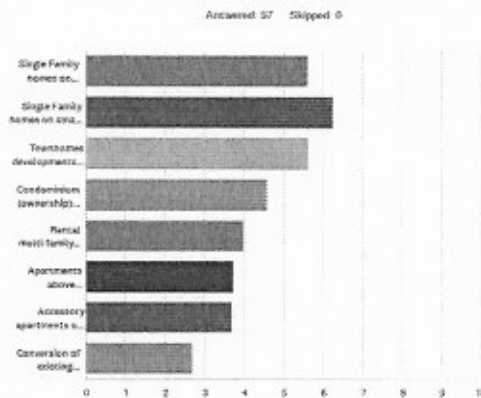
A portion of survey questions asked respondents their opinions on housing types, and for whom housing is most needed. When asked for which groups of people more housing options are most needed, respondents selected Seniors, Young Professionals, and Young Families as their top three choices.

Q14 If you think more housing options are needed in Ledyard, for whom do you think they are most needed? (Select top 3)



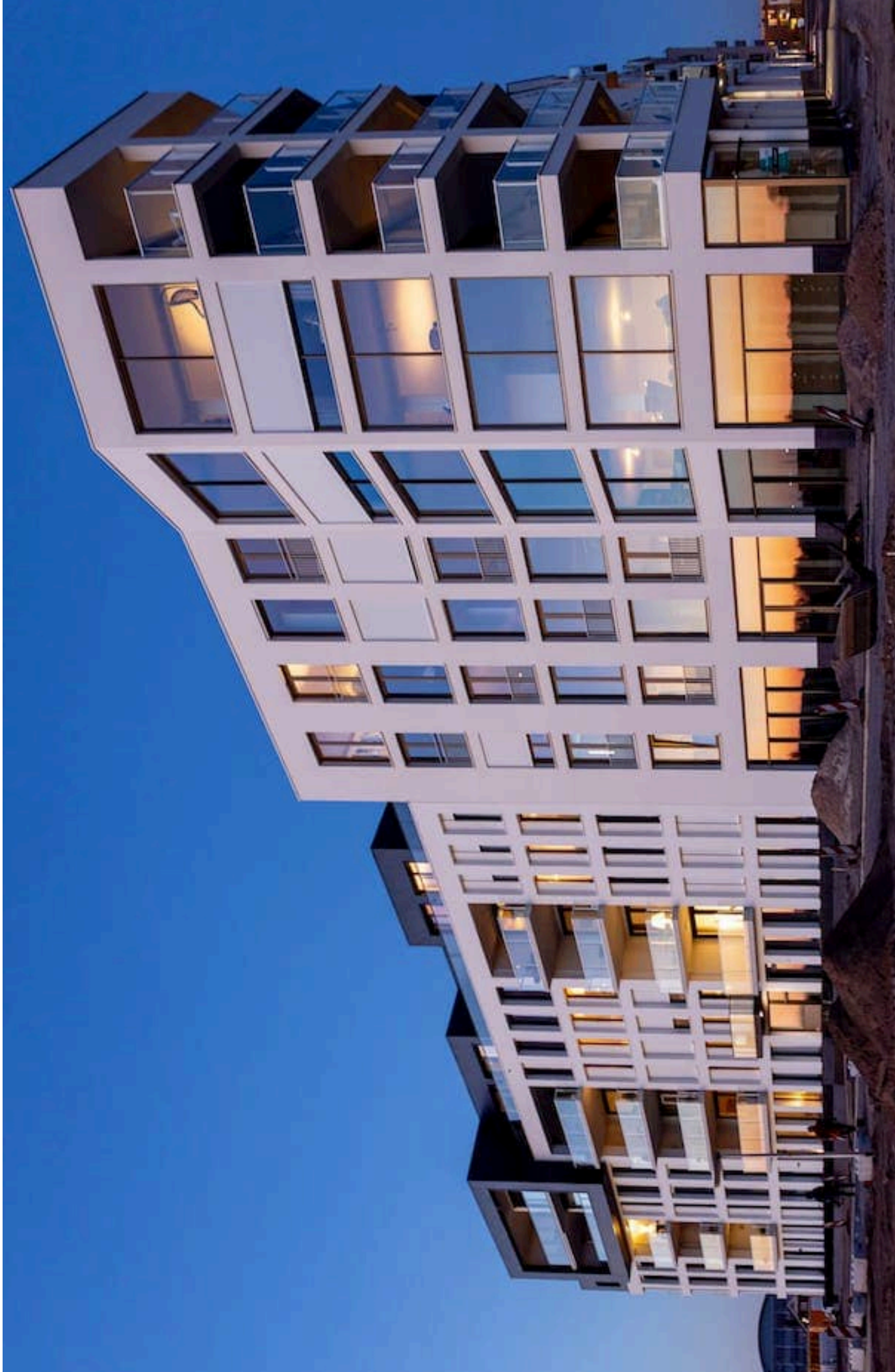
When asked about what specific housing types would be most appropriate to add to Ledyard, respondents provided a diverse range of responses but most selected Single-Family Homes on Large Lots, Single Family Homes on Small Lots, and Townhome Developments of 12-36 units.

Q15 What types of affordable housing would be most appropriate and best suited to add in Ledyard? Please rank your choices (1 being the top priority).



Although we can not empirically claim much about the community from this survey due to the small amount of responses, this survey provided some information to consider recommendations, and reinforced a few of our earlier data points on the need for affordable housing for the elderly, young adults, and families.













Triton Square Apartments

89 Walker Hill Rd, Groton, CT 06340

[Property Website](#)

★★★★★ (0 reviews) ▼



Verified Listing

🕒 Today



Monthly Rent

\$2,071 - \$3,225

Bedrooms

Studio - 2 bd

Bathrooms

1 - 2 ba

Square Feet

583 - 1,229 sq ft



Move-in Special

Up to 2 Months FREE on select brand new one bedroom apartments for immediate occupancy with a 12-13 month lease. Rates reflect amortized discounted rate but concession is given as an upfront credit.* Ask about our brand new two bedroom apartments (opening soon) and their respective specials! *Concessions, pricing, lease terms, and availability subject to change daily. Please call for details and restrictions.

Triton Square Apartments

Pricing & Floor Plans

All	Studio	1 Bedroom	2 Bedrooms
-----	--------	-----------	------------



Studio - S1
\$2,150 – \$2,335
Studio • 1 Bath • 593 Sq Ft
[Floor Plan Details](#) • [Tour Floor Plan](#)

7 Available Units

Unit	Base Price	Sq Ft	Availability	Unit Details	
2121	\$2,200	593	Now	View More	Send Message
2106	\$2,275	593	Now	View More	Send Message
2206	\$2,225	593	Jun 1	View More	Send Message
Show More Units (4)					

Triton Square Apartments

[Pricing](#) [About](#) [Contact](#) [Amenities](#) [Fees and Policies](#) [Location](#) [Education](#) [Transportation](#) [Points of Interest](#) [Reviews](#)



One Bed - A7
\$2,029 - \$2,620
1 Bed • 1 Bath • 835 Sq Ft
[Floor Plan Details](#) • [Tour Floor Plan](#)

7 Available Units

Unit	Base Price	Sq Ft	Availability	Unit Details	
1305	\$2,071	835	Now	View More	Send Message
1309	\$2,071	835	Now	View More	Send Message
1405	\$2,113	835	Now	View More	Send Message
Show More Units (4)					



One Bed - A5
\$2,092 - \$2,620
1 Bed • 1 Bath • 782 Sq Ft
[Floor Plan Details](#) • [Tour Floor Plan](#)

7 Available Units

Unit	Base Price	Sq Ft	Availability	Unit Details	
1206	\$2,092	782	Now	View More	Send Message
1208	\$2,092	782	Now	View More	Send Message
1306	\$2,133	782	Now	View More	Send Message
Show More Units (4)					

Triton Square Apartments



Two Bed - B1
\$2,800 – \$2,985
2 Beds • 2 Baths • 1,131 Sq Ft
[Floor Plan Details](#) • [Tour Floor Plan](#)

7 Available Units

Unit	Base Price	Sq Ft	Availability	Unit Details	
2007	\$2,800	1,131	Jun 1	View More	Send Message
2107	\$2,850	1,131	Jun 1	View More	Send Message
2115	\$2,850	1,131	Jun 1	View More	Send Message
Show More Units (4)					



Two Bed - B2
\$2,900 – \$3,085
2 Beds • 2 Baths • 1,229 Sq Ft
[Floor Plan Details](#) • [Tour Floor Plan](#)

7 Available Units

Unit	Base Price	Sq Ft	Availability	Unit Details	
2234	\$2,900	1,229	Jun 1	View More	Send Message
2235	\$2,900	1,229	Jun 1	View More	Send Message
2334	\$2,950	1,229	Jun 1	View More	Send Message









From: [Daniel Robinson](#)
To: [Elizabeth Burdick](#)
Subject: Re: Application PZ#25-2ZRA: Referral
Date: Thursday, April 10, 2025 3:27:56 PM
Attachments: [image001.png](#)
[Outlook-Blue text .png](#)

Afternoon Liz,

Oops — my apologies for the mindless error! It is a typo, should definitely be "Ledyard". Hopefully there aren't any more issues, but let me know if you need anything else.

Best,

Daniel Robinson (he/him) | Associate Planner

drobinson@secogct.gov | [\(475\) 328-1727](tel:(475)328-1727) direct | [\(860\) 889-2324](tel:(860)889-2324) main

Southeastern Connecticut Council of Governments

5 Connecticut Avenue, Norwich, CT 06360



[Website](#) | [Facebook](#) | [LinkedIn](#)

From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Thursday, April 10, 2025 3:24 PM
To: Daniel Robinson <drobinson@secogct.gov>
Cc: Anna Wynn <land.use.asst@ledyardct.org>
Subject: FW: Application PZ#25-2ZRA: Referral

4/10/25 Good afternoon, Daniel, Please kindly confirm the reference to the Town of East Lyme in your attached letter is a typo and meant to state "Ledyard." Thanks!

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Anna Wynn <land.use.asst@ledyardct.org>
Sent: Thursday, April 10, 2025 3:17 PM
To: Elizabeth Burdick <planner@ledyardct.org>
Subject: FW: Application PZ#25-2ZRA: Referral

From: Daniel Robinson <d robinson@secogct.gov>

Sent: Friday, March 28, 2025 9:54 AM

To: Anna Wynn <land.use.asst@ledyardct.org>

Subject: RE: Application PZ#25-2ZRA: Referral

Good morning,

Please see the attached memo for SECOG's response. Thanks!

Best,

Daniel Robinson (he/him) | Associate Planner

d robinson@secogct.gov | [\(475\) 328-1727](tel:(475)328-1727) direct | [\(860\) 889-2324](tel:(860)889-2324) main

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Anna Wynn

From: Anna Wynn
Sent: Wednesday, April 16, 2025 10:47 AM
To: Patricia A. Riley
Cc: Elizabeth Burdick; Hannah Gienau
Subject: PZ#25-2ZRA - Treaster Proposed Amendments to various sections of the Ledyard Zoning Regulations
Attachments: EX#1 PZ#25-2ZRA Application&Narrative 031225.pdf

Good Morning Patty,

See attached copy of the above referenced application for filing in the Town Clerk's Office. Please contact me with any questions, thank you.

Regards,
Anna Wynn

Land Use Assistant
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3266~ Email: land.use.asst@ledyardct.org
TOWN HALL HOURS: MON-THURS, 7:30AM – 4:45PM

From: [Eric](#)
To: [Elizabeth Burdick](#)
Subject: Grant of 27 Day Extension to Open Public Hearing - Application #25-2 ZRA
Date: Monday, May 5, 2025 9:04:49 AM

To: Elizabeth Burdick, Director of Land Use and Planning

This email is confirmation that today, per request, I granted a 27 day extension, to June 12, 2025, for the Planning and Zoning Commission to open the public hearing on my proposed text amendments to the Ledyard Zoning Regulations, Application #25-2 ZRA.

Please do not hesitate to contact me regarding this matter, or if additional information is necessary.

Please confirm receipt.

Respectfully,

Eric Treaster
(Applicant)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-1863

Agenda Date: 5/8/2025

Agenda #: A.

MINUTES

Minutes:

PZC Regular Meeting Minutes of April 10, 2025



Chairman Marcelle Wood

TOWN OF LEDYARD CONNECTICUT PLANNING & ZONING COMMISSION

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Thursday, April 10, 2025

6:00 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER

Chairman Wood called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Marcelle Wood
Secretary, Howard Craig
Commissioner, Beth E. Ribe
Commissioner, Matthew Miello
Commissioner, James Harwood
Alternate Member Rhonda Spaziani
Alternate Member, Nate Woody

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

Chairman wood stated that at the Town Council Meeting of March 26, 2025 Alternate James Harwood was appointed as a regular member.

IV. APPROVAL OF ADDITONS TO AND/OR CHANGES TO ORDER OF THE AGNEDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

Dave Schroeder, 290 Whalehead Rd, Gals Ferry, spoke to the Commission about the Planning and Zoning Special Meeting of October 10, 2024. He spoke about application PZ#24-7ZRA. He mentioned that immediately denying Mr. Treaster's application, then Chairman Capon stated the Commission would readdress the content of the application concerning excavation and multifamily housing. Dave Shroeder requested that the Commission revisit the contents of that

application as a public workshop in the near future. He asked for clarification on what that process would look like.

Alternate Member Nate Woody defined the difference between a public workshop and a public hearing for Mr. Shroeder. He stated that Mr. Shroeder has the right to write a text amendment and apply for Commissioner review.

Dave Shroeder stated interest in redefining excavation in the Ledyard Zoning Regulations. Staff and the Commission continued discussing different avenues that the Commission could take to make amendments to their regulations. Director Burdick stated that the Commission could begin by having a conversation about what sections of the regulations they would like to change.

The Commission continued to discuss the regulation amendment process. They spoke about regulations amendments in the framework of public hearings.

Dave Shroeder commented again that he would like to see the Commission revisit potential changes to the definition of excavation before the renewal of Baldwin Hill. Director Burdick commented on the renewal process for that application and how regulation changes would not apply.

Director Burdick commented on what the definition of excavation encompasses. She stated that staff could look at surrounding towns and compare regulation regarding excavation. Alternate Nate Woody asked if SECOG could provide guidance on regulations concerning excavation.

Deborah Edwards, 30 Bluff Rd West, Gales Ferry, commented that she would like an amendment to the minutes of the previous meeting PZC Regular Meeting March 13, 2025, for it to reflect the discussion that application PZ#25-1SITE was intended by the applicant to be 55+ housing upon completion. The Commission stated that they would readdress the issue during approval of the minutes.

VI. PRE-APPLICATIONS OR WORKSHOP

None.

VII. PUBLIC HEARING/ APPLICATIONS

None.

VIII. OLD BUSINESS

A. 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. Set PH for 5/8/25)

Chairman Wood stated that this application has been tabled to the PZC Regular Meeting of May 8, 2025, when the Public Hearing would be opened.

IX. NEW BUSINESS

A. PZ#25-3SITE - 750 (aka "748") Colonel Ledyard Highway, Ledyard, CT - Property Owner, Dominick Ceravolo - Applicant, Ryan Forestt, Ryan's Reliable Services, LLC & Reliable Roadside Assistance, Inc. for site plan approval for two businesses for 1. Light

Chairman Wood asked Ms. Burdick to introduce the application to the Commission. Director Burdick defined the mailing address for the application stating that the assessors card shows that the parcel states 748 and 750. She read her staff report comments marked as FD#3 into the record for the Commission. She stated that Hannah Gienau, Zoning Enforcement Official, has issued a Notice of Violation to the applicant marked as FD#4. She and the Commission discussed if the application should be tabled to allow more time to correct the site plan and current conditions or if the application should be denied without prejudice.

Nate Woody stated that he agrees with the recommendation and that if the applicant reapplies the Commission can waive the reapplication fee. He stated that the application is incomplete.

Chairman Wood asked that the applicant Ryan Forestt speak to his application. Ryan Forestt spoke to the history of his business and how he came to the property at 750 Colonel Ledyard Highway.

Director Burdick spoke to ongoing violations noted in the Notice of Violation prepared by Hannah Gienau. Commissioner Ribe asked why the applicant refused to comply with the Land Use Office. Ryan Forestt spoke to his time on the property.

The applicant, staff and the Commission talked about the next steps for the application. Chairman Wood stated that the Commission is looking for a way forward so that the applicant can achieve what his goal within the parameters of the Zoning Regulations.

MOTION to deny application PZ#25-3SITE without prejudice due to an incomplete application and that the site plan does not represent existing conditions and therefore it cannot be reviewed to ascertain if it complies with the Ledyard Zoning Regulations.

The Commission and staff discussed the violation and enforcement process related to the property. She discussed that the application to the Commission and the enforcement action are separate.

RESULT: DENIED WITHOUT PREJUDICE 5-0

MOVER: Harwood

SECONDER: Craig

AYES: Wood, Craig, Ribe, Miello, Harwood

NON-VOTING: 2 Spaziani, Woody

The Commission made the statement on the record that when the applicant resubmits his application to the Commission later, they will waive the associated fee.

B. PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370SF building and associated site improvements. Approved by the PZC on 1/9/25. Mylar Filing Date 4/13/25. REQUEST FOR 90-DAY EXTENSION OF TIME TO FILE STIE PLAN MYLARS.

Director Burdick explained the legal process for filing mylars for approved applications as well as reasons for needed time extension. She stated that the applicant has been out of the country

and has only recently returned. She stated that the applicant is requesting an extension of time in order to file the mylars with the town.

MOTION to grant 90 day extension of time for filing of the mylar plans with the Town of Ledyard for application PZ#24-12SITE

RESULT: 5-0 APPROVED AND SO DECLARED

MOVER: Ribe

SECONDER: Craig

AYES: Wood, Caig, Ribe, Harwood, Miello

NON-VOTING: 2 Woody, Spaziani

X. APPROVAL OF MINUTES

A. MOTION to approve PZC Regular Meeting Minutes of March 13, 2025

The Commission discussed the previous comment made by Deborah Edwards during public comment. Commissioner Harwood stated that he does not feel the minutes need to be amended to include the comment of Director Burdick.

Commissioner Ribe stated that she would like to acknowledge Ms. Edwards concern for transparency but that she does not feel action needs to be made regarding the minutes. Alternate Member Nate Woody stated that he feels that the Commission needs to be careful including that comment into the minutes because it is not relevant to the application discussion. He stated that there are many other comments that are not relevant to the application that were also not reflected in the minutes. Chairman Wood concurred with these statements.

MOTION to approve PZC Regular Meeting Minutes of March 13, 2025 as submitted

RESULT: 5-0 APPROVED AND SO DECLARED

MOVER: Ribe

SECONDER: Craig

AYES: Wood, Caig, Ribe, Harwood, Miello

NON-VOTING: 2 Woody, Spaziani

XI. CORRESPONDENCE

None.

XII. REPORTS

A. ZEO Staff Report of April 10, 2025

Hannah Gienau, Zoning Enforcement Official spoke briefly about her staff report dated April 10, 2025. with the Commission. She spoke to ongoing complaints in town.

B. Planner Report of April 10, 2025

Director Burdick stated that the EDC is holding a Special Meeting on April 15, 2025, at 5:00pm at the Ledyard Senior Center for the Route 12 Corridor Study led by Goman & York. She stated that its an opportunity for the public to give data on what they would want to see on Route 12 in

the future in terms of street scaping, landscaping and so forth. She stated that the last Gales Ferry Corridor Study was done somewhere between 2002-2008. She stated that there are a lot of STEEP grants available but they would need an updated study in order to apply for the grant in the future. She mentioned that numerous ways they have tried to publicize the public workshop.

Chairman Wood stated that the once the report of the Corridor Study is published it would be a good opportunity for the Commission to revisit zoning regulation amendments.

Director Burdick stated that Jessica Buhle of the Town Council would like to initiate a sustainable CT sub-Committee and explained the point system for Connecticut towns.

She asked if the Commission has any questions for staff.

XIII. ADJOURNMENT

Commissioner Ribe moved the meeting be adjourned, seconded by Commissioner Craig

VOTE: 5- 0 Approved and so declared, the meeting was adjourned 7:06 p.m.

Respectfully submitted,

Secretary Howard Craig
Planning & Zoning Commission



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-1864

Agenda Date: 5/8/2025

Agenda #: A.

REPORT

Staff/Committee Report:

ZEO Staff Report of May 8, 2025



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-1873

Agenda Date: 5/8/2025

Agenda #: B.

REPORT

Staff/Committee Report:

Planner Report - Affordable Housing & POCD Updates