



Chairman  
Tony Capon

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission ~ AMENDED AGENDA ~

Regular Meeting

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Thursday, March 9, 2023

6:00 PM

Council Chambers - Hybrid Format

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### REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

#### Join Zoom Meeting

<https://us06web.zoom.us/j/87822710875?pwd=bHp5NUhhQW1QdkxKbTFGSEM3LzJqQT09>

**Meeting ID: 878 2271 0875**

**Passcode: 949913**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. PRE APPLICATION OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS
  - A. Application PZ#23-2 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations.

**Attachments:** [PZ#23-2 Application](#)  
[SUBDIVISION REGSREV JH 2\\_4\\_23](#)  
[SCCOG Notification for 23-2RA](#)
  - B. Application PZ#23-3 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for amendments to The Town of Ledyard's Zoning Regulations, Section 8.31 Short-Term Rentals, Hosted; and Section 2.2 Definitions (Mixed-use Commercial/Industrial) to add the words "or development" ; and to add Accessory Apartment to Section 6.4 Use Table.



**Attachments:** [STR Revisions -- Juliet 1-23 \(2\)](#)  
[Section 2.2 and 6.4](#)  
[Application](#)

- C. Application PZ#23-4SUP of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for a special use permit for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12 in the Town of Ledyard, Country of New London and State of Connecticut.

**Attachments:** [PZ#23-4SUP - Application, Authorization, Deeds](#)  
[2023.03.07 Civil Plan Drawings](#)  
[Architectural Plan and Elevations](#)  
[Narrative](#)  
[2023-03-08 1761 Route 12 Gales Ferry Stormwater Management Report Combined](#)

- D. Application PZ#23-5CAM of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for coastal area management approval for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12 in the Town of Ledyard, Country of New London and State of Connecticut.

**Attachments:** [PZ#23-5CAM Application, Authorization, and Deeds](#)  
[2023-03-08 1761 Route 12 Gales Ferry Stormwater Management Report Combined](#)  
[Architectural Plan and Elevations](#)  
[2023.03.07 Civil Plan Drawings](#)  
[Narrative](#)

#### VIII. OLD BUSINESS

- A. Application PZ#23-1 of Dieter and Gardner, Inc, PO Box 335, Gales Ferry CT, 06335 for the modification of a site plan located at 740 Colonel Ledyard Highway, Ledyard CT, 06339.

**Attachments:** [PZ#23-1SITEMOD - Site Plans, Feb 2](#)  
[PZ#23-1 Application](#)  
[PZ#23-1 Elevation Plan](#)  
[App#PZ23-01SITEMOD 740CLH LedyardCenterLLC Planner Comment](#)

#### IX. NEW BUSINESS

#### X. APPROVAL OF MINUTES

- A. Draft Meeting Minutes from February 9, 2023 PZC Meeting

**Attachments:** [Draft Minutes Feb 9](#)

#### XI. CORRESPONDENCE



- A. Virginia Beall Letter to the PZC

**Attachments:** [Virginia Beall Letter](#)

XII. REPORTS

- A. Juliet Hodge Feb- March Report

**Attachments:** [Activity report Feb March PZC](#)

XIII. ADJOURNMENT