



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AGENDA ~ - Final-Revised

Regular Meeting

Thursday, April 13, 2023

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/86258980467?pwd=KytuWk92aU55enNKWmJ0SDI0bzNKZz09>

Meeting ID: 862 5898 0467

Passcode: 995791

- 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
 - A. 84 Silas Deane - General Discussion
Attachments: [84 Silas Deane - Map](#)
- VII. PUBLIC HEARINGS/APPLICATIONS
 - A. 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](#)
[ET Comments -Policy Shortcomings In PZC Application #23-3](#)
 - B. 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: [Exhibit #1 - Revised Application, Authorization, Deeds](#)
[Exhibit #2 - Project Narrative](#)
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)
[Exhibit #4 - Exterior Elevations](#)
[Exhibit #5 - Loureiro Plan Set, March 7, 2023](#)
[Exhibit #6 - Stormwater Mgmt Report, March 7, 2023](#)
[Exhibit #7 - List of Abutters, Notices Sent, and Certs](#)
[Exhibit #8 - Karen Sacco, April 5, 2023](#)
[Exhibit #9 - Steve Masalin Comments](#)
[Exhibit #10 - Narrative \(compare 3.28.23 to 4.5.23\)](#)
[Exhibit #11 - Revised Storm Water Mgmt Report, March 11, 2023](#)
[Exhibit #12 - Revised Loureiro Plan Set, March 11](#)
[Exhibit #13 - Soil Investigation, March 11, 2023](#)
[Exhibit #14 - Natural Diversity Data Base Letter, March 11, 2023](#)
[Exhibit #15 - Comments from Citizens Alliance](#)

- C. 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: [Exhibit #1 - Revised Application, Authorization, Deeds](#)
[Exhibit #2 - Project Narrative](#)
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)
[Exhibit #4 - Exterior Elevations](#)
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[Exhibit #15 - Comments from Citizens Alliance](#)

VIII. OLD BUSINESS

A. 2023 Housing Plan

Attachments: [Ledyard AHP Final Draft 032323](#)

- B. 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](#)
[PZ#23-1 SITE - Withdrawal Letter](#)

IX. NEW BUSINESS

X. APPROVAL OF MINUTES

- A. March 9th, 2023 - Meeting Minutes

Attachments: [March 9 PZC Draft Minutes](#)

XI. CORRESPONDENCE

XII. REPORTS

- A. Planning Director Report - March/April

Attachments: [Activity report March AprilPZC](#)

XIII. ADJOURNMENT