



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Thursday, April 11, 2024

6:00 PM

Council Chambers - Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/82562596412?pwd=bzbYtbUmhqMW5Z30rM8wodfFKmSRXG.1>

Meeting ID: 825 6259 6412

Passcode: 568282

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. PUBLIC COMMENT (NON-AGENDA ITEMS - LIMIT 3 MINS)
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. PRE APPLICATION OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS
 - A. PZ#24-1SITE of Donco LLC, located at 5 Library Lane, Gales Ferry, CT 06335 for a Site Plan Review to build a 10-unit mobile home park per 8-30g on the property located at 59 Kings Highway, Gales Ferry, CT 06335.

Attachments: [PZ#24-1SITE - 59 Kings Hwy - Application](#)
[Water Company Service letter](#)
[59 Kings Hwy - Revised Plan Received 4-8-24](#)
[Sangerfield Ascend Brochure 4-7-2024](#)
[Shed Picture 4-7-2024 8'x10'](#)
[59 KINGS HIGHWAY - IAN COLE SITE EVALUATION LETTER - DONCO LLC - 4-11-24](#)
[Donco fire protection letter 04112024](#)
[Recomendation Letter Mark Coen](#)
 - B. PZ#24-2RESUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 18-Lot re-subdivision/Affordable Housing Development pursuant to

section 8-30 of the Connecticut General Statutes, on three parcels of land located at 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

Attachments: [Exhibit #1 - Application & Supporting Docs](#)
[Exhibit #2 - Plan Set dated 3-25-24](#)
[Exhibit #3 - Affordability Plan](#)
[Exhibit #4 - Ledge Light Letter, dated 11-9-22](#)
[Exhibit #5 - Drainage Easements for Lot 2 + 8, 12, 14, 16 Avery Court](#)
[Exhibit #6 - Driveway Easement for Avery Court](#)

- C. Applications PZ#24-3SUP and PZ#24-4CAM of Gales Ferry Intermodal, LLC located at 549 South Street, Quincy MA 02169 for a Special Use Permit and CAM Review to modify existing SUP for Mixed-use (Commercial/Industrial) to add an Excavation Operation, Major on the property located at 1737 and 1761 Connecticut Route 12, Gales Ferry CT.

Attachments: [Exhibit #1 - Application + Supporting Docs](#)
[Exhibit #2 - Plan Set](#)
[Exhibit #3 - Zoning Compliance Manual](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. 8-24 Review to accept the conveyance/transfer of the parcels and easement areas to the town as depicted on the plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

Attachments: [7516_Overall Adjustment Plan-Thamesview Pentway-2024-03-27 Stamped.pdf](#)
[APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY.pdf](#)
[APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY-PLANNING DIRECTOR EMAIL-2024-03-26.pdf](#)
[1764 Route 12-Easement D Description.docx](#)
[1764 Route 12-Parcel B Description.docx](#)
[Thamesview Easement E Description.docx](#)
[Thamesview Pentway -Parcel A Description.docx](#)
[Thamesview Pentway -Parcel C Description.docx](#)
[ORD-#300-028-Ledyard Pentway Ordinance-2019-09-25.doc](#)

X. APPROVAL OF MINUTES

- A. Draft Meeting Minutes - January 11, 2024

Attachments: [Jan 11 Draft Minutes](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Staff Reports

XIII. ADJOURNMENT