



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission

~ AGENDA ~

Chairman
J.A. (Tony) Capon

Thursday, August 11, 2022

7:00 PM

Council Chambers - Hybrid Format

Council Chambers - Town Hall Annex

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/85945766813?pwd=clIzemJkR2lwV0ZvQ2IvNDNpU3BJdz09>

Meeting ID: 859 4576 6813

Passcode: 869634

- 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**

- A. Application PZ#22-9RA of Robert Barnett, 51 Church Hill Rd., Ledyard, CT for an amendment to Section 8.28 (Short Term Rentals) of the current Zoning Regulations.**

Attachments: [PZ#22-9RA- Application](#)

[PZ#22-9RA- STR 8.28 Proposed Reg Changes](#)

[SCCOG Letter for RA's](#)

[SCCOG Notification Cover Letter RA's](#)

[PZ#22-9RA- Exhibit List](#)

[Barnett Extension](#)

[Letter from Carol and Matt Miello 22-9RA](#)

- B. Application #PZ22-10SUP of Caryn Oresky, 1 West Drive, Gales Ferry, CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations...end..end

Attachments: [ZP#22-10SUP- Application](#)

- C. Application #PZ22-11SUP of Stephanie Ma, 15 Autumn Way, Ledyard CT 06339 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations...end

Attachments: [15 Autumn Site plan](#)
[PZC11SUP-15 Autumn Way](#)

- D. Application #PZ22-12SUP of Jeanne Bryant, 1899 Route 12, Gales Ferry CT 06335 for a Special Permit to establish a Short-Term Rental use in accordance with Section 8.28 of the Zoning Regulations...end

Attachments: [PZC#12 SUP 1899 ROUTE 12 \(OLD #2021-3 STR](#)
[PZC#12 SUP 1899 ROUTE 12](#)

VIII. OLD BUSINESS

- A. Application PZ#22-8SUB of Mr. G. 1 LLC, 55 Trumbull Road, Waterford CT, for a 24 Lot Open Space Subdivision located at 79 Vinegar Hill Road. (MBL94-2540-79)

Attachments: [PZ#22-8SUB- Site Plan Sheet 1](#)
[PZ#22-8SUB- Site Plan Sheet 2](#)
[PZ#22-8SUB- Site Plan Sheet 3](#)
[PZ#22-8SUB- Site Plan Sheet 4](#)
[PZ#22-8SUB- Site Plan Sheet 5](#)
[PZ#22-8SUB- Site Plan Sheet 6](#)
[PZ#22-8SUB- Site Plan Sheet 7](#)
[PZ#22-8SUB- Site Plan Sheet 8](#)
[PZ#22-8SUB- Site Plan Sheet 9](#)
[PZ#22-8SUB- Site Plan Sheet 10](#)
[PZ#22-8SUB- Site Plan Sheet 11](#)
[PZ#22-8SUB- Site Plan Sheet 12](#)
[PZ#22-8SUB- Site Plan Sheet 13](#)
[PZ#22-8SUB- Site Plan Sheet 14](#)
[PZ#22-8SUB- Site Plan Sheet 15](#)
[PZ#22-8SUB- Site Plan Sheet 15A](#)
[Exhibit #1- Application, Check List, Authorization Exhibit 1](#)
[Exhibit #2- Document List for Application](#)
[Exhibit #3- Engineering Report](#)
[Exhibit #4- Legal Documents](#)
[Exhibit #5- Letter Representing Applicant Notification](#)
[Exhibit #6- Letter from Applicant's Lawyer](#)
[Letter from Atty Heller 7-11-2022](#)
[Revised Stormwater Management Report](#)
[PZ#22-8SUB- Exhibit List](#)
[Engineer Comments](#)
[PZC 22-08SUB Planners comments](#)

IX. NEW BUSINESS

- A. Application #PZC 22-13SITE and Associated CAM Application #PZC22-14CAM of Garrett Homes, LLC for a proposed 10,700+ new retail development with associated paved parking, stormwater management, utilities, landscaping and lighting located at 1682 & 1686 Rte. 12, in the GFDD and within the CAM Zone. Owners: Trustee of the Majalian Survivors Trust; 20 Monticello Dr. Gales Ferry CT 06335 and Karen K Majalian & Kathy M. Owens; 166 Centre St. Dover MA 02030.

Attachments: [C-PLN-2102412-SITE PLAN SUBMISSION-2022-08-01](#)
[C-PRMT-2102412-SPA NARRATIVE-2022-08-01](#)
[C-RPT-2102412-Stormwater Management Plan-08-01-2022](#)
[Memo from S. Masalin 22-13 SITE](#)
[Staff Review of Applications PZC22-13SITE 22-14CAM](#)

- B. Application PZC#22-15RA of Jancarlo Sarita, 8 Story Rd. Salem MA, 01970 for a proposed Regulation Amendment to Section 8.28 (Short-term Rentals) of the Ledyard Zoning Regulations.

Attachments: [Application PZC 22-15RA](#)
[PZ#22-15RA- Exhibit List](#)

X. APPROVAL OF MINUTES

- A. PZC Special Meeting July 28, 2022 Draft Minutes

Attachments: [July 28 Special Meeting PZC DRAFT Minutes](#)

XI. CORRESPONDENCE

XII. REPORTS

1. TOWN PLANNER REPORT
2. ZONING OFFICIAL REPORT

- A. ZEO Reports

Attachments: [Activity Report August 11 2022](#)
[Activity Report Aug 14 2022 TNT REV JH](#)

XIII. ADJOURNMENT

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