



## TOWN OF LEDYARD

### Department of Land Use and Planning

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION PZ#24-7ZRA

#### REGULAR MEETING & PUBLIC HEARING – THURSDAY, SEPTEMBER 12, 2024

*Prepared by Liz Burdick, Director of Land Use & Planning on 9/12/24*

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**Application:** PZ#24-7ZRA – Applicant, Eric Treaster for proposed amendments to various sections of the Ledyard Zoning Regulations, inc. Table of Contents, Section 2.2 (Definitions), Pg 5-3 (Uses Res Districts), Pg. 6-7 (Uses Non-Res Districts), Pg 8-14, Sec 8.16 (Excavation), Pg. 5-1 Sec. 5.2 (Dim Reqs. Res Zones), Pg 5-2, Sec. 5.3 (Uses Res Districts), Pg 6-2 Table 6.2.1 General Guidelines: All Development, Cluster & Transition Districts), Pg 6-4 Sec. 6.4 (Permitted/Special Permits Uses Non-Res Zones), Pg. 8-25, Sec. 8.28 (Residence, Multi-Family), Pg 8-26, Sec 8.28.E (Off-Street Parking), Pg 8-26, Sec. 8.28.F (Max Bldng. Height Multi-Fam), Page ii Table of Content (Reserved) & Sec 8.3 (Reserved) to add "Affordable Housing Developments (R.I.G.L. §8-30g Applications)."

**Applicant(s):** Eric Treaster

**Legal:** Submitted to Land Use Department on 6/5/24, Date of Receipt 6/13/24, PH must Open by 8/17/24, Tabled to the 7/11/24 meeting, PH set for 8/8/24, PH Must Close by 9/11/24, DRD 65-days from Close PH. Request to Cont. the Hearing to 9/12/24 with extension granted. PH cont. to 9/12/24.

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#### **STAFF COMMENTS:**

1. The Applicant, Eric Treaster on 8/19/24 requested the public hearing for his application be continued to the 9/12/24 Special Meeting and consented to an extension of time to do so (App. Exhibit#16).
2. A staff analysis & report for the application prepared by Ledyard Land Use Dept. Consulting Planner Michael D'Amato, Tyche Planning & Policy Group, reviewed/concurred by me was submitted for the record on 9/10/24 and sent to the Applicant on same day.
3. On 9/12/24, a Memorandum from Attorney Brian Smith, Robinson + Cole dated 9/11/24 opposing the proposed regulations was submitted for the record and sent to the applicant the same day.
4. On 9/12/24, a Memorandum from Attorney Harry Heller, Heller, Heller & McCoy dated 9/12/24 opposing the proposed regulation amendments was submitted for the record sent to the Applicant on same day.
5. All exhibits have been posted on the Town website.

**STAFF RECOMMENDATION:** Close the public hearing.

Please contact me at the Planning Dept. at Town Hall at (860) 464-3215 with any questions.  
Thank you.