



FD# 1

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FEB 10 2025

Land Use Department

TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number PZH25-1 SITE Submission Date 2/10/25 Official Receipt Date 2/13/25
FEE: \$360 DATE PAID 2/10/25 RECEIPT # 575057

Applicant/Agent Ledyard Centre, LLC c/o Sam Monarca #740
(Please Print Legibly)

X Signature: SALMONARCA

Address: 80 INDUSTRIAL PARK ACCESS ROAD, MIDDLERFIELD Telephone 860-883-6161

E-Mail Address: SMONARCA@ACRONOM.MASONRY.COM

Owner Name (if different): SAMR

Address of Owner: SAMR Telephone

Location of Work (Street Address) 740 COLONIAL LEDYARD HIGHWAY

Tax Assessor's Map. 67 Block 530 Lot 740 Zone

Is this property within 500 feet of another municipality? Y N X CAM Zone Y N X

Existing Use COMMERCIAL/RETAIL CAM Exempt Y N O

- Special Permit Site Plan Review Regulation Change Zone Map Change
CAM Review Other:

Details: CONVERSION OF A PORTION OF A FORMER ELEMENTARY SCHOOL
TO RESIDENTIAL APARTMENT USE WITH APPROPRIATE FIRE SEPARATION
PER SECTION 503.1 OF THE 2021 IBC.

Approved by Date
Denied by Date



100 feet
Ledyard, CT
February 04, 2025

RECEIVED

FEB 10 2025

Subject Property:

Land Use Department

Parcel Number: 67-530-740
CAMA Number: 67-530-740
Property Address: 740 COLONEL LEDYARD HWY

Mailing Address: LEDYARD CENTER LLC
80 INDUSTRIAL PARK ACCESS RD
MIDDLEFIELD, CT 06455

Abutters:

Parcel Number: 53-1110-12
CAMA Number: 53-1110-12
Property Address: 12 IRON ST

Mailing Address: UR HOME REALTY LLC
143 MULBERRY ST
STAMFORD, CT 06907

Parcel Number: 53-1110-14
CAMA Number: 53-1110-14
Property Address: 14 IRON ST

Mailing Address: IRIS HOLDING COMPANY, LLC
14 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-15
CAMA Number: 53-1110-15
Property Address: 15 IRON ST

Mailing Address: ADRIANO JAMES A
15 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-17
CAMA Number: 53-1110-17
Property Address: 17 IRON ST

Mailing Address: MARINO NOEL
17 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-19
CAMA Number: 53-1110-19
Property Address: 19 IRON ST

Mailing Address: SMARZ JOSEPH A
19 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-21
CAMA Number: 53-1110-21
Property Address: 21 IRON ST

Mailing Address: LINDNER HAROLD W + PATRICIA A
21 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-23
CAMA Number: 53-1110-23
Property Address: 23 IRON ST

Mailing Address: LIM CHIW SIN
207 EDGEHILL RD
MERION STA, PA 19066-1805

Parcel Number: 53-1110-25
CAMA Number: 53-1110-25
Property Address: 25 IRON ST

Mailing Address: DUZGUNER REMZI + HEATHER
25 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-27
CAMA Number: 53-1110-27
Property Address: 27 IRON ST

Mailing Address: PRIMETT STEPHEN L + JOANN
27 IRON STREET
LEDYARD, CT 06339

Parcel Number: 53-1110-29
CAMA Number: 53-1110-29
Property Address: 29 IRON ST

Mailing Address: MASSA MICHAEL SCOTT
29 IRON ST
LEDYARD, CT 06339



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100 feet Abutters List Report

Ledyard, CT
February 04, 2025

Parcel Number: 53-1110-32
CAMA Number: 53-1110-32-101
Property Address: 32-101 IRON ST

Mailing Address: BATSON KOURTNEY MARIAH
32-101 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-32-102
Property Address: 32-102 IRON ST

Mailing Address: WALEK JEFFREY R
32C IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-32-103
Property Address: 32-103 IRON ST

Mailing Address: ANDRUSKIEWICZ NOAH
32B IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-32-104
Property Address: 32-104 IRON ST

Mailing Address: MOREINO KAREN
32D IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-32-5
Property Address: 32-36 IRON ST

Mailing Address: CONDO MAIN
32-36 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-34-101
Property Address: 34-101 IRON ST

Mailing Address: ESSER VICTORIA ROSE
34-101 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-34-102
Property Address: 34-102 IRON ST

Mailing Address: IHOME INVESTMENTS LLC
1738 MANCHESTER RD
GLASTONBURY, CT 06033

Parcel Number: 53-1110-32
CAMA Number: 53-1110-34-103
Property Address: 34-103 IRON ST

Mailing Address: VANSLYKE KRISTOFER LEE
4955 NW DISCOVERY RIDGE CT
SILVERDALE, WA 98383

Parcel Number: 53-1110-32
CAMA Number: 53-1110-34-104
Property Address: 34-104 IRON ST

Mailing Address: LAWSON NANCY M
34 IRON ST #104
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-36-101
Property Address: 36-101 IRON ST

Mailing Address: FROST PATRICIA
36A IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-36-102
Property Address: 36-102 IRON ST

Mailing Address: YAGARICH WENDY ROSE
36-102 IRON ST
LEDYARD, CT 06339

Parcel Number: 53-1110-32
CAMA Number: 53-1110-36-103
Property Address: 36-103 IRON ST

Mailing Address: HOLT MELISSA
43 HIGHLAND ST EXT
MOOSUP, CT 06354



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Ledyard, CT
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Parcel Number: 53-1110-32
CAMA Number: 53-1110-36-104
Property Address: 36-104 IRON ST

Mailing Address: BARILE PAMELA J
57 BOZRAH ST
BOZRAH, CT 06334

Parcel Number: 53-1110-40
CAMA Number: 53-1110-40
Property Address: 40 IRON ST

Mailing Address: WOLFE FREDERIC R + COURTNEY C
40 IRON ST
LEDYARD, CT 06339

Parcel Number: 67-2360-5
CAMA Number: 67-2360-5
Property Address: 5 STODDARDS WHARF RD

Mailing Address: SOUTHERN NEW ENGLAND
TELEPHONE COMPANY C/O DUFF AND
PHELPS ATTN: TELECOM GROUP
P O BOX 2629
ADDISON, TX 75001

Parcel Number: 67-530-728
CAMA Number: 67-530-728
Property Address: 728 COLONEL LEDYARD HWY

Mailing Address: I TOWN OF LEDYARD
741 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-530-733
CAMA Number: 67-530-733
Property Address: 733 COLONEL LEDYARD HWY

Mailing Address: LEDPATEL LLC
156 UPPER PATTAGANSETT RD
EAST LYME, CT 06333

Parcel Number: 67-530-735
CAMA Number: 67-530-735
Property Address: 735 COLONEL LEDYARD HWY

Mailing Address: LED-CENTER GAS-CARWASH LLC
156 UPPER PATTAGANSETT RD
EAST LYME, CT 06333

Parcel Number: 67-530-741
CAMA Number: 67-530-741
Property Address: 741 COLONEL LEDYARD HWY

Mailing Address: I TOWN OF LEDYARD TOWN
HALL,ANNEX, POLICE
741 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-530-743
CAMA Number: 67-530-743
Property Address: 743 COLONEL LEDYARD HWY

Mailing Address: LOZIER JOSEPH A + NANCY K
P O BOX 275
LEDYARD, CT 06339

Parcel Number: 67-530-744
CAMA Number: 67-530-744
Property Address: 744 COLONEL LEDYARD HWY

Mailing Address: DIME BANK ATTN: SHAWN PISHKA
290 SALEM TURNPIKE
NORWICH, CT 06360

Parcel Number: 67-530-749
CAMA Number: 67-530-749
Property Address: 749 COLONEL LEDYARD HWY

Mailing Address: HOLDRIDGE FARM NURSERY INC
P O BOX 29
LEDYARD, CT 06339

Parcel Number: 67-530-749
CAMA Number: 67-530-749-A
Property Address: 749A COLONEL LEDYARD HWY

Mailing Address: HOLDRIDGE FARM NURSERY INC
P O BOX 29
LEDYARD, CT 06339

Parcel Number: 67-530-750
CAMA Number: 67-530-750
Property Address: 750 COLONEL LEDYARD HWY

Mailing Address: CERAVOLO DOMINICK
1348 BALDWIN HILL RD
LEDYARD, CT 06339



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Parcel Number: 67-530-754
CAMA Number: 67-530-754
Property Address: 754 COLONEL LEDYARD HWY

Mailing Address: CRUZ JOHN D + DEBORAH A
61 DEPOT RD
CANTERBURY, CT 06331

Parcel Number: 67-530-756
CAMA Number: 67-530-756
Property Address: 756 COLONEL LEDYARD HWY

Mailing Address: BLUE SEA PROPERTIES LLC MING
MOON CHINESE RESTAURANT LLC
756 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-530-758
CAMA Number: 67-530-758
Property Address: 758 COLONEL LEDYARD HWY

Mailing Address: HOPE VALLEY HAPPY ACRES INC.
758 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-530-758-R
CAMA Number: 67-530-758-R
Property Address: 758R COLONEL LEDYARD HWY

Mailing Address: UR HOME REALTY LLC
143 MULBERRY ST
STAMFORD, CT 06907

Parcel Number: 67-710-11
CAMA Number: 67-710-11
Property Address: 11 FAIRWAY DR

Mailing Address: I TOWN OF LEDYARD
741 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-710-14
CAMA Number: 67-710-14
Property Address: 14 FAIRWAY DR

Mailing Address: COLBY & FAIRWAY LLC
921 VAUXHALL ST EXT
QUAKER HILL, CT 06375

Parcel Number: 67-710-18
CAMA Number: 67-710-18
Property Address: 18 FAIRWAY DR

Mailing Address: MEA ANTHONY C
120 THOMAS RD
LEDYARD, CT 06339

Parcel Number: 67-710-20
CAMA Number: 67-710-20
Property Address: 20 FAIRWAY DR

Mailing Address: MORGAN CAROL M CO-TR KOZEK
ROBERT H CO-TR
428 PENDLETON HILL RD
VOLUNTOWN, CT 06384

Parcel Number: 67-710-22
CAMA Number: 67-710-22
Property Address: 22 FAIRWAY DR

Mailing Address: MORGAN CAROL M CO-TR KOZEK
ROBERT H CO-TR
428 PENDLETON HILL RD
VOLUNTOWN, CT 06384

Parcel Number: 67-710-24
CAMA Number: 67-710-24
Property Address: 24-24 FAIRWAY DR

Mailing Address:

Parcel Number: 67-710-24
CAMA Number: 67-710-24-1
Property Address: 24-1 FAIRWAY DR

Mailing Address: WILLIAMS GINA M + HEIDISCH JOAN A
24-1 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-24
CAMA Number: 67-710-24-2
Property Address: 24-2 FAIRWAY DR

Mailing Address: NORMAN JONATHAN M + BUFFINGTON
DANIELLE M
24-2 FAIRWAY DR
LEDYARD, CT 06339



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Parcel Number: 67-710-24 CAMA Number: 67-710-24-3 Property Address: 24-3 FAIRWAY DR	Mailing Address: DEPASQUALE JOSEPH + DENISE 24-3 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-24 CAMA Number: 67-710-24-4 Property Address: 24-4 FAIRWAY DR	Mailing Address: BEEBE JEREMY 24-4 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-24 CAMA Number: 67-710-24-5 Property Address: 24-5 FAIRWAY DR	Mailing Address: AKERS ASHLEY A 24-5 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-24 CAMA Number: 67-710-24-6 Property Address: 24-6 FAIRWAY DR	Mailing Address: JARRARD DAVID W 24-6 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-24 CAMA Number: 67-710-24-7 Property Address: 24-7 FAIRWAY DR	Mailing Address: GANNON LYNN E 24-7 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-24 CAMA Number: 67-710-24-8 Property Address: 24-8 FAIRWAY DR	Mailing Address: SMITH SCOTT H PO BOX 604 GALES FERRY, CT 06335
Parcel Number: 67-710-24 CAMA Number: 67-710-24-9 Property Address: 24-9 FAIRWAY DR	Mailing Address: HABEEB ALI SALMAN 24-9 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-38 CAMA Number: 67-710-38-1 Property Address: 38-1 FAIRWAY DR	Mailing Address: HEDER STACY M + ROBERT A JR 38-1 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-38 CAMA Number: 67-710-38-2 Property Address: 38-2 FAIRWAY DR	Mailing Address: BUSHOR ERIC T 38-2 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-38 CAMA Number: 67-710-38-3 Property Address: 38-3 FAIRWAY DR	Mailing Address: MCCAFFERY KATHY R 38-3 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-38 CAMA Number: 67-710-38-4 Property Address: 38-4 FAIRWAY DR	Mailing Address: WALSH YVONNE 38-4 FAIRWAY DR LEDYARD, CT 06339
Parcel Number: 67-710-38 CAMA Number: 67-710-38-5 Property Address: 38-5 FAIRWAY DR	Mailing Address: DRISCOLL SAMUEL 38-5 FAIRWAY DR LEDYARD, CT 06339



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Parcel Number: 67-710-38
CAMA Number: 67-710-38-5
Property Address: 38-38 FAIRWAY DR

Mailing Address:

Parcel Number: 67-710-38
CAMA Number: 67-710-38-5
Property Address: 38-5 FAIRWAY DR

Mailing Address: DRISCOLL SAMUEL
38-5 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-38
CAMA Number: 67-710-38-5
Property Address: 38-38 FAIRWAY DR

Mailing Address:

Parcel Number: 67-710-38
CAMA Number: 67-710-38-6
Property Address: 38-6 FAIRWAY DR

Mailing Address: OLES STACEY
38-6 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-38
CAMA Number: 67-710-38-7
Property Address: 38-7 FAIRWAY DR

Mailing Address: BOGUE JAMES M
38-7 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-38
CAMA Number: 67-710-38-8
Property Address: 38-8 FAIRWAY DR

Mailing Address: HALL TINA A
38-8 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-5
CAMA Number: 67-710-5
Property Address: 5 FAIRWAY DR

Mailing Address: SYLVIA MARK -TR
5 FAIRWAY DR
LEDYARD, CT 06339

Parcel Number: 67-710-9
CAMA Number: 67-710-9
Property Address: 9 FAIRWAY DR

Mailing Address: SYLVIA MARK -TR
5 FAIRWAY DR
LEDYARD, CT 06339



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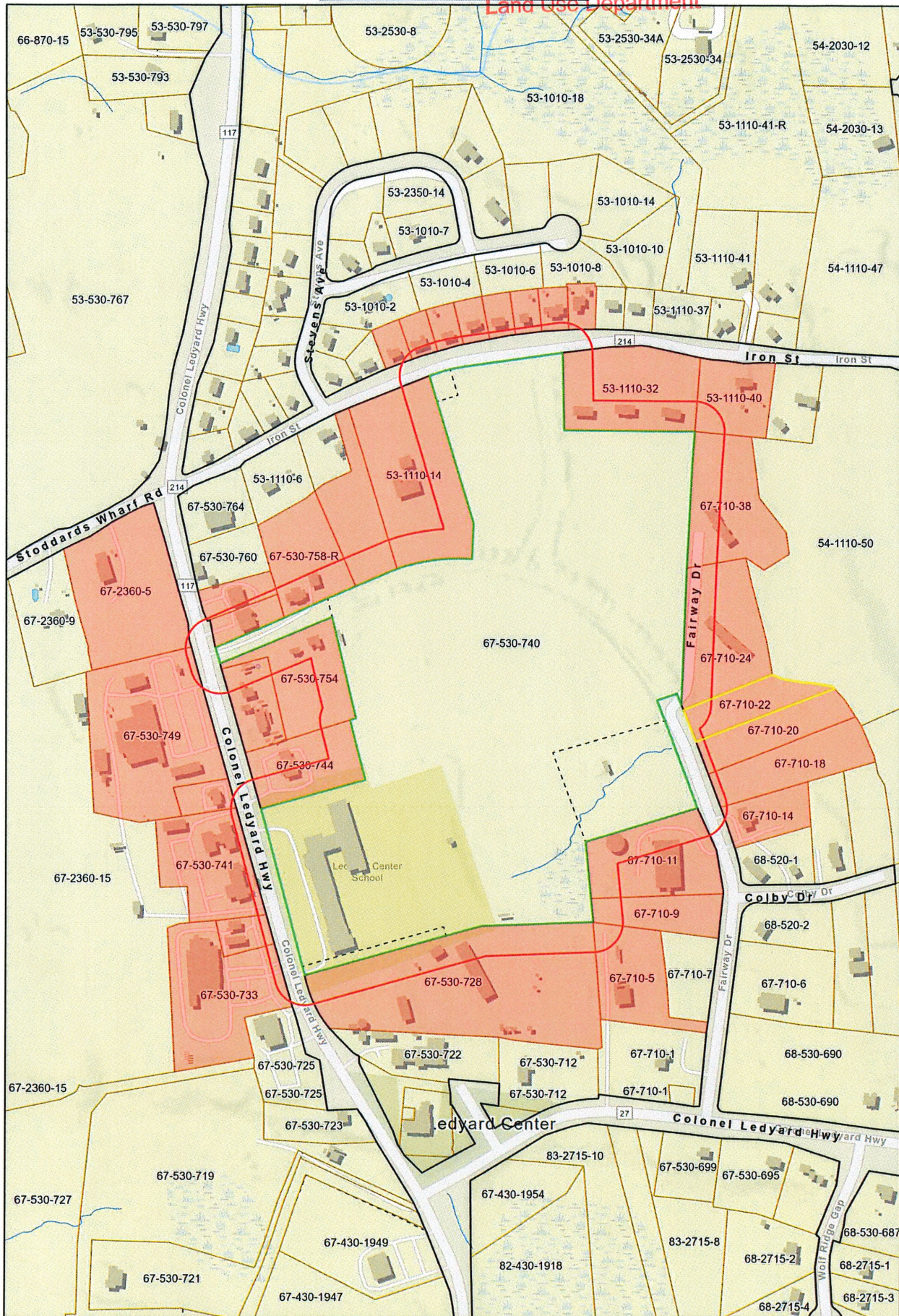
February 4, 2025

1 inch = 300 Feet

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0 300 600 900

Land Use Department



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