



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, AUGUST 22, 2024

Prepared by *Liz Burdick*, Director of Land Use & Planning on 8/22/24

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.

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 (Exhibit#16).
2. Due to the unprecedented number of complex applications before the PZC & IWWC at this time, my office has retained Tyche Planning & Policy Group as Land Use Dept. support staff to review and provide a written analysis on the proposed regulation amendments. Said report should be completed by 9/5/24 and added to the record.
3. Seven exhibits since the last hearing, plus this staff report (**EX#17**) have been added to the record and posted to the town website as follows: **EX#12** - Email Carlo M. Porazzi to Chairman Capon/Director Burdick 8/12/24; **EX#s13-1, 13-2, 13-3** – Part 1, 2 & 3 Transcripts of Treaster presentation at 8/8/24 public hearing; **EX#14** – Written comments of Chris McLaughlin, B & R Holding company at 8/8/24 public hearing; **EX#s 15-1, 15-2** – Email & PH Suggestions to Improve App. 8/19/24; **EX#16** – Request to continue PH to 12/12/24 with extension.

COMMISSON ACTION: Continue the public hearing to 12/12/24 with ext. of time granted.

STAFF RECOMMENDATION: RESERVED AT THIS TIME.

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