



TOWN OF LEDYARD CONNECTICUT PLANNING & ZONING SUBCOMMITTEE

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

Chairman Nathaniel Woody

HYBRID FORMAT
SPECIAL MEETING

~ MINUTES ~

Thursday, June 25, 2026

5:00 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER

Commissioner Harwood called the meeting to order at 5:03 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. ROLL CALL

Present:

Commissioner, James Harwood
Chairman, Nathaniel Woody (via Zoom)
Commissioner, Beth Ribe (arrived 5:36)

In addition, the following were present:

Kristin Clarke, Planning Consultant
Elizabeth Burdick, Director of Land Use & Planning (arrived 5:08)

III. OLD BUSINESS

A. Discussion of future proposed amendments to the Ledyard Zoning Regulations regarding Housing (PA25-1, aka HB 8002). Review of draft text amendments prepared by Planning Consultant, Kristin Clarke.

Planning consultant Kristen Clarke and the Committee discussed the proposed amendments to the use table in Section 6.4. Ms. Clarke asked if the Committee wanted summary review for duplexes in all zones except industrial. Staff and Committee agreed that housing uses would not be added to zones that do not already have residential. Chairman Woody asked that the use table separate out multifamily housing similar to proposed parking amendments in PZ#26-2ZRA. Staff and the Committee agreed that Summary Review would be required for multifamily housing 2-9 units large and that they had discretion over multifamily housing 10 units or greater. Staff and Committee discussed manufactured homes needing to be treated the same as single family homes. They discussed manufactured home parks being considered multifamily developments. They discussed the definition of multifamily housing and questioned if it is defined as 3 or more or 2 or more units. They discussed duplexes in terms of being multifamily housing. They discussed duplexes in residential zones. They concurred that accessory apartments would remain zoning permit approvals in the use table. They discussed modifying section 8.22.

They discussed a potential application for mixed use commercial. They discussed the requirements to file site plans on the land records based on the zoning regulations. They concurred this was not required by state law and discussed various ways to reword the regulation to have more flexibility.

They continued to review draft regulations prepared by Ms. Clarke and Ms. Burdick.

MOTION to schedule a Planning & Zoning Subcommittee Special Meeting on July 9, 2026 at 5:00pm.

RESULT: 3-0 APPROVED AND SO DECALRED

MOVER: Harwood

SECONDER: Ribe

AYES: 3, Woody, Harwood, Ribe

IV. NEW BUSINESS

A. Discussion of Revised 2026 Planning & Zoning Subcommittee Meeting Schedule

Commissioner did not discuss this item due to time restrictions.

V. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. Planning and Zoning Subcommittee Special Meeting Minutes of May 28, 2026

Commissioner did not discuss this item due to time restrictions.

VI. ADJOURNMENT

Commissioner Harwood stated that without objection the meeting is adjourned at 6:00 p.m.

Respectfully submitted,

Chairman Nathaniel Woody, Planning & Zoning Subcommittee