TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Tony Capon

Special Meeting

Thursday, January 11, 2024 **6:00 PM** **Ledyard Middle School, 1860 Route 12, Gales Ferry, CT 06335**

I. CALL TO ORDER

Chairman Capon called the Special Meeting of the PZC to order at 6:00 PM. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Planning Director, Juliet Hodge, Administrative Asst., Makenna Perry, and Zoning Enforcement Official - in training, Alex Samalot. The following members were present. All regular members present were seated as voting members for all business before the Commission.

Present Commissioner Marcelle Wood
Chairman Tony Capon
Commissioner Paul Whitescarver
Commissioner Howard Craig
Commissioner Jessica Cobb
Alternate Member Matthew Miello

IV. CITIZENS PETITIONS (NON-AGENDA ITEMS - LIMITED TO 3 MINS)

None.

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

Without objection, the order of the agenda was approved with no changes.

VI. PRE APPLICATION OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

A. Applications PZ#11-SUP and PZ#12-CAM of Gales Ferry Intermodal, LLC located at 549 South Street, Quincy MA 02169 for a Special Use Permit and CAM Review to modify existing SUP for Mixed-use (Commerical/Industrial) to add an Excavation Operation, Major on the property located at 1737 and 1761 Connecticut Route 12, Gales Ferry CT.

Chairman Capon opened the public hearing for Application PZ#23-11SUP and PZ#23-12 CAM at 6:07 PM. All members present were seated as voting members for this application.

Planning Director, Juliet Hodge, briefly summarized the letters from the following people that were submitted for the record prior to the meeting: American Battlefield Trust, Tom Callinan, Ledyard Cemetery Committee, Brian Savageua, Eric Treaster, Catherine J Marshall, Anne Roberts-Pierson, Meghan La Casse, Rebecca Soleyn, Dorothy Lewis + Family. All letters expressed opposition to the project.

The following people spoke against the application;
Dave Harned, 13 River Dr
Anne Roberts-Pierson, 4 Anderson Dr
Kelley Berliner, Frederick, Maryland
Rebecca Soleyn, 56 Chapman Ln
Jennifer Zeronsa, 18 Bluff Rd West
Sam Roudebush, 63 Hurlbutt
Bruce Edwards, 30 Bluff Rd West
Thomas Thomas III, 14 Anderson Dr
Susan Axline, 1742 Route 12
Carlo Porazzi, 30 Chapman Ln
Glenn Tainter, 42 Robinhood Dr
Robin Franklin, 13 Kalmia Dr
Angela Houghton, 15 Pheasant Run
Yvette Dionne, 16 Terry Rd
Jolie Isenburg, 29 Chapman Ln
Terry Isenburg, 29 Chapman Ln
Laurel Eddings, 16 Old Quarry Rd
Skylar Eddings, 16 Old Quarry Rd
Milton Shrueder, 290 Whalehead Rd
Christine Cerveny, 1721 Route 12
Aybrielle Martinez Greensburg, 1721 Route 12
Doug Shrueder, 290 Whalehead Rd

No persons spoke in favor of the application.

The following is a link to all the exhibits received as of January 18, 2024.
https://ledyardct.legistar.com/LegislationDetail.aspx?
ID=6377435&GUID=BD0B96CA-5D41-4AFF-B8BF-670F5AA18EF7

Atty. Harry Heller submitted an extension letter from the applicant. The extension allows the Commission a terminal date of February 22, 2024 for the Public Hearing to close.

At 10:00 PM Chairman Capon continued the public hearing for applications PZ#23-11SUP and PZ#23-12CAM to Thursday, February 8, 2024 @ 6:00 PM at The Ledyard Middle School, Auditorium.

RESULT: CONTINUE

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

A. 2024 - 2025 Draft Budget

Planning Director, Juliet Hodge, presented the proposed changes to the budget. She explained that two new line items were added to the 'General Land Use' for legal services and advertising. These expenses were covered elsewhere in the General Town Budget, making it difficult to track or monitor. By keeping track of actual legal and advertising expenses, we can establish a history and will be able to adjust fees to better cover actual costs.

Commissioner Wood made a motion to approve the 2024-2025 budget, Commissioner Whitescarver seconded.

RESULT: APPROVED AND SO DECLARED
MOVER: Marcelle Wood
SECONDER: Paul Whitescarver

X. APPROVAL OF MINUTES

A. Draft Meeting Minutes - December 21, 2023

Without objection, the meeting minutes from December 21, 2023 were approved as submitted.

RESULT: APPROVED AND SO DECLARED

XI. CORRESPONDENCE

None.

XII. REPORTS

Planning Director, Juliet Hodge, did not present her staff report.

A. Staff Reports

XIII. ADJOURNMENT

Without objection, the meeting was adjourned at 10:08 PM.

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