



TOWN OF LEDYARD

CONNECTICUT

PLANNING & ZONING SUBCOMMITTEE

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551

Chairman Nathaniel Woody

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Thursday, January 22, 2026

6:00 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER

Chairman Woody called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building and on Zoom.

II. ROLL CALL

Present:

Commissioner, James Harwood
Commissioner, Rhonda Spaziani
Chairman, Nate Woody

In addition, the following were present:

Zoning Enforcement Official, Hanah Gienau
Assistant to the Director of Land Use & Planning, Anna Wynn
John Guszkowski of Tyche Planning, attending via zoom

III. OLD BUSINESS

A. Discussion of proposed amendments to the Ledyard Zoning Regulations regarding parking

Chairman Woody addressed the Commission and commented on the plan to create parking regulation amendments.

John Guszkowski reviewed House Bill 8002, Section 18: Changes 8-2 (Zoning Enabling Statute) which states that Zoning Regulations SHALL NOT: "Require a minimum number of off-street motor vehicle parking spaces for any residential development Except as provided by Section 19 of this act". He stated that it eliminates Opt-Out Provisions of PA 21-29 for local parking. He reviewed Section 19 High Level Summary. He stated that it prohibits municipalities from rejecting an application solely for failing to conform with any requirement for off-street parking spaces for any residential development with two limited exceptions. He stated that Exception 1.) Subsection (b) deals with larger developments over 16 units and that Exception 2.) Subsection (d) deals with Conservation & Traffic Mitigation Districts. He stated that Under Section 19: (NEW) Except as provided in subsections (b) and (d) of this section, no zoning enforcement officer, planning commission, zoning commission or combined planning and zoning commission shall reject an application for any residential development solely on the basis that such

development fails to conform with any requirement for off-street motor vehicle parking spaces unless such officer or commission finds that a lack of such parking spaces will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on the viability of such development. He discussed Conservation and Traffic Mitigation Districts with the Commission. The Commission and John Guszkowski discussed Parking Needs Assessments and off-street parking. They discussed ADA parking and visitor parking. They discussed multifamily housing and residential parking.

Chairman Woody stated that he would like to add regulations for middle housing referring to House Bill 8002. He stated that he would like to add parking minimums. They discussed loading zones for multifamily housing. They discussed landscaping related to parking. They discussed items in the zoning regulations such as bike racks. Commissioner Spaziani referenced landscaping regulations from surrounding towns as well as specific commercial parking regulations.

Chairman Woody stated that he would like to talk about Section 9.4.1 of the Ledyard Zoning Regulations. He stated that he would like to add two sections to that, the first regarding middle housing based on House Bill 8002 and ask for a parking needs assessment although it cannot be enforced. He stated that the second section would be regarding multifamily developments greater than 16 units and include basic parking minimums. He and John Guszkowski discussed loading zones. Chairman Woody and Commissioner Spaziani discussed landscaping requirements for parking. Commissioner Spaziani and the Commissioner discussed reformatting the section to use tables. The Commission discussed various regulation amendments to section 9.4.2.

Commissioner Spaziani additionally stated the 9.4 is not reader friendly and would like to reword the section for lay people while keeping the content the same. She stated that section 9.5.5.c and 9.5.2.f.3 are not worded well. They discussed the requirements outlined by this section. The Commission stated that they would address the wording of that section at another time as it does not directly deal with parking. They discussed section 9.4.D and how it references 9.4.E although 9.4.E does not exist. They discussed 9.4.4.E items 1 and 2. They discussed compact car parking.

They discussed whether motorcycles have any special exceptions for parking. They discussed conservation and traffic mitigation districts. They discussed if there are specific criteria for traffic mitigation districts. They discussed the process for referring a traffic mitigation district to the Office of Policy and Management. Chairman Woody stated that he does not feel at this time Ledyard needs that overlay zone. Staff and the Commission discussed Downtown Mystic as an example. The Commission discussed shared parking agreements being included in the regulations.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. Planning & Zoning Subcommittee Organizational Meeting Minutes of January 8, 2026

MOTION to approve the Planning & Zoning Subcommittee Organizational Meeting Minutes of January 8, 2026

RESULT: 3-0 APPROVED AND SO DECLARED

MOVER: Harwood

SECONDER: Woody

AYES: 3 Woody, Harwood, Spaziani

B. Planning & Zoning Subcommittee Special Meeting Minutes January 8, 2026

MOTION to approve the Planning & Zoning Subcommittee Special Meeting Minutes of January 8, 2026

RESULT: 3-0 APPROVED AND SO DECLARED

MOVER: Harwood

SECONDER: Woody

AYES: 3 Woody, Harwood, Spaziani

V. ADJOURNMENT

Chairman Woody stated that without objection the meeting is adjourned.

VOTE: **3 - 0 Approved and so declared**, the meeting was adjourned 6:54 p.m.

Respectfully submitted,

Chairman Nathaniel Woody
Planning & Zoning Subcommittee