



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD

APPLICATION PZ#25-5SITE

REGULAR MEETING – THURSDAY, August 14, 2025

Prepared by *Liz Burdick*, Director of Land Use & Planning on 08/14/25

Property Address(es): 750 (aka "748") Colonel Ledyard Highway, (Parcel ID: 67-530-750), Ledyard, CT

Application: **PZ#25-5SITE** – Site Plan Approval Application

Applicant(s): Ryan's Reliable Services LLC (Per Application Form)

Applicant Address(es): 748 Ct-117, Ledyard (Per Application Form)

Property Owner(s): Incomplete (Per Application Form)
Dominick Ceravolo (Property Owner per Ledyard Assessor)

Owner Address(es): Incomplete (Per Application Form)
1348 Baldwin Hill Road, Ledyard, CT 06339 (Owner Address per Ledyard Assessor)

Attorney: N/A.

Land Surveyor: Peter Gardner, L.S., Dieter & Gardner

Engineer: N/A.

Lot Size: Not shown on plan. 1-acre (Gas ST SRV) & .46-acres (Single Fam) per Ledyard Assessor records.

Lot Frontage: 281.67+/- on State Road Colonel Ledyard Highway (CT Rte. 117).

Zoning District: Ledyard Center Development District (LCDD).

Wetlands/Watercourses: No.

Flood Hazard Zone: No.

CAM Zone: No.

Utilities: Public Water & individual on-site septic system.

Public Water Supply Watershed: Yes per plan note #5. No referral to City of Groton was provided by the applicant.

Proposed Public Improvements: Proposed concrete walks. Construction by property owner/applicant tbd. STCT approval required.

Legal: (Submitted to the Land Use Dept. on 7/09/25, Official Date of Receipt 7/10/25, DRD 9/12/25).

EXISTING CONDITIONS: Existing commercial building for auto repairs.

PROPOSAL: Unknown at this time.

TOWN ENGINEER: Referred on 7/22/25, Comments pending.

ZONING OFFICIAL: Ongoing Enforcement Action pending.

FIRE MARSHAL: Referred on 7/22/25, Comments pending.

BUILDING DEPT.: Referred on 7/22/25, Comments pending.
LLHD: Referred on 7/22/25, Comments pending.
STCT DPH: N/A.
WPCA: Referred on 7/22/25, Comments pending.
SCWA: N/A.
IWWC: N/A.
BOND: A SESC bond estimate shall be submitted for review and approval of the Town Engineer.

LAND USE DIRECTOR COMMENTS: Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled "Plan Prepared for Ryan's Reliable Services, LLC, Property of Dominick Ceravolo, 750 Colonel Ledyard Highway, A.K.A. CT Route 17, Ledyard, CT, Prepared by Dieter & Gardner, Dated July 2025":

Application Form:

1. Application form incomplete as submitted by Applicant. Letter from property owner permitting application and permission to enter property for inspection not submitted by applicant as requested by staff.

Plan Review Comments:

1. Plan is inaccurate & incomplete. The current plan dated July 2025 represents existing conditions, but not the proposed use, which proposed use is unknown at this time.

General Comments:

1. Town staff cannot properly review and comment on the proposal due to incomplete and/or inaccurate information submitted by the Applicant. Applicant shall provide a narrative of the proposed uses at the site and a site plan that reflects the proposed use of the site, including the existing commercial structure.
2. There is an ongoing enforcement action regarding the utilization of the site by the Applicant without the benefit of required approvals. A hearing will be held on August 11, 2025. The Applicant and Property Owner should immediately comply with the 4/2/25 Notice of Violation.

Staff Recommendation: Table the application to the 9/11/2025 regular meeting to provide the Applicant time to submit required documentation and plans.

Please contact me at the Planning Dept. at Town Hall at (860) 464-7455 with any questions.
Thank you.