



# TOWN OF LEDYARD

## Planning & Zoning Commission

### Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman  
Tony Capon

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Thursday, May 9, 2024

6:00 PM

Council Chambers - Hybrid Format

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Town Hall Annex - Council Chambers

#### Join Zoom Meeting

<https://us06web.zoom.us/j/82933275644?pwd=86jk5xwXPa5HA8rg47oGjfFB3kTRpZ.1>

**Meeting ID: 829 3327 5644**

**Passcode: 879187**

#### I. CALL TO ORDER

Chairman Capon called the Regular Meeting of the Planning & Zoning Commission to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building. The meeting was hybrid with some attending in person and others via zoom.

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL APPOINTMENT OF ALTERNATES

Chairman Capon introduced Ms. Elizabeth Burdick, Town Planner for the Town of Ledyard.

Present: Planning Director - Elizabeth Burdick, Administrative Assistant to the Town Council - Roxanne Maher, and Zoning Enforcement Official - Alex Samalot. The following members were present. All regular members were seated as voting members for all business before the Commission. Alternate Commissioner Miello was appointed as a voting member for this meeting.

**Present** Chairman Tony Capon  
Commissioner Jessica Cobb  
Alternate Member Matthew Miello

**Excused** Commissioner Marcelle Wood  
Commissioner Paul Whitescarver  
Commissioner Howard Craig

#### IV. PUBLIC COMMENT (NON-AGENDA ITEMS - LIMIT 3 MINS)

Mr. Eric Treaster, 10 Huntington Way, Ledyard, CT. Mr. Treaster presented photographs to the Commission of a multi-family, high-density development being built west of the Super 8 Motel near the intersection of route 12 and I-95. Mr. Treaster stated that these developments are representative of the mass and density now allowed in the Ledyard Zoning regulations. Mr. Treaster discussed proposed/potential developments for the Town of Ledyard. Mr.

Treaster requested that the Commission amend the Town of Ledyard Zoning Regulations.

Mr. Mike Cherry, 5 Whipperwill Drive, Gales Ferry, CT. Mr. Cherry discussed the Affordable Housing Plan adopted by the Town of Ledyard. Mr. Cherry stated that he believes the regulations as they are today do not fully allow full implementation of the plan. Mr. Cherry believes there are areas in the regulations that can be improved to make more housing available. Mr. Cherry requested the Commission look at the Ledyard Affordable Housing Plan in relation to the Town's current regulations.

Ms. Ann Roberts-Pierson, 4 Anderson Drive, Gales Ferry, CT. shared comments regarding procedures for all Planning & Zoning applications. Ms. Roberts-Pierson requested that sufficient sessions of the upcoming public hearings be scheduled for public input. Ms. Roberts-Pierson also added that re-submitted applications to the Planning & Zoning Commission should also be re-submitted to the IWWC (Inlands, Wetlands & Watercourses Commission).

Mr. Douglas Schwartz, 198 Thames Street, Groton, CT. Mr. Schwartz shared comments cautioning the Commission regarding a Supreme Court Decision as related to property values.

Mr. Dave Harned, River Drive, Gales Ferry, CT. shared comments with the Commission regarding the dismissal of Ms. Juliet Hodge and questioned the timing of the departure. Mr. Herden requested an investigation.

Ms. Joanne Kelley, 12 Thamesview Pentway, Gales Ferry, CT shared comments regarding meeting minutes dated April 11, 2024. Ms. Kelley also commented on Item 12.A. from the April 11, 2024 minutes as related to the hiring of a third party for upcoming applications and requested a review of the minutes.

Ms. Debra Edwards, Bluff Road West, Gales Ferry requested the new planner have the opportunity to introduce herself.

Public Comment Documents - May 9, 2024

Documents submitted during public comment attached to Legislative File 24-0424

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

None

VI. PRE APPLICATION OR WORKSHOP

None

VII. PUBLIC HEARINGS/APPLICATIONS

- A. Public Hearing: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT  
Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS

§8-30g. (Submitted 03-28-24, Date of Receipt 04-11-24, PH set for 05-09-24)

The Commission postponed the opening of the public hearing for this application to a special PZC meeting on Thursday, May 30, 2024 at 6:00 p.m. in the Town Hall Annex, Council Chambers and on zoom.

Mr. Capon stated for the record that the Public Hearing was not opened this evening, May 9, 2024.

**RESULT:** POSTPONED

Discussion:

Director Burdick stated that the Land Use Office had received a Verified Notice of Intervention by the City of Groton Dept. of Utilities on May 8, 2024 from Attorney Stephen W. Studer from Berchem Moses who represented the City/Dept. She stated that she had reviewed the document with Town Attorney Robert Avena and that he stated it was in good form and the Commission should accept the Notice and add the Intervenor City of Groton Dept. of Utilities as a party to the application.

**MOTION** to accept the "Verified Notice of Intervention" received on May 8, 2024 from Attorney Suder for City of Groton Dept. Of Utilities Public and add the Intervenor as a party to the Application (PZ# 24-2 as described above).

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Tony Capon

**SECONDER:** Jessica Cobb

**AYE:** 3 Capon, Cobb, and Miello

**EXCUSED:** 3 Wood, Whitescarver, and Craig

- B. Discussion & Decision: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy – Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 03-28-24, Date of Receipt 04-11-24, PH set for 05-09-24).

There was no discussion or decision & postponed to a Special PZC Meeting on May 30, 2024.

**RESULT:** POSTPONED

VIII. OLD BUSINESS

- A. PZ#24-1SITE - 59 Kings Highway (Parcel ID: 92-1160-59), Gales Ferry, CT -Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Halloran & Sage - Owner: Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g. (Submitted 03-26-24, Date of Receipt 04-11-24, DRD 6-14-24)

The Commission postponed its review of the application to a special PZC meeting on

Thursday, May 30, 2024 at 6:00 p.m. in the Town Hall Annex, Council Chambers and on zoom.

**RESULT:** CONTINUE

- B. PZ#24-3SUP & PZ#24-4CAM - 1737 and 1761 Connecticut Route 12 (Parcel ID: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, LLC for a Special Use Permit (SUP) and Coastal Area Management Review to modify an existing SUP for a Mixed-Use (Commercial/Industrial) Development for the addition of an Excavation Operation, Major. (Submitted 04-09-24, Date of Receipt 04-11-24, PH must open by 6-14-24, Postponed from 4-11-24 meeting).

The Commission set a public hearing at a PZC special meeting for Thursday, June 13, 2024 at 6:00 p.m. at Ledyard Middle School and on zoom. Chairman Capon noted the only reason for the special meeting status was due to the location change.

**\*\*POST MEETING NOTE\*\***

The Planning & Zoning Commission Special Meeting announced by Chairman Capon for 6:00 p.m. on June 13, 2024 at Ledyard Middle School has been relocated to the Town Hall Annex - Council Chambers due to correspondence received from Attorney Heller dated May 24, 2024 withdrawing application PZ#24-3SUP & PZ#24CAM - 1737 and 1761 Connecticut Route 12.

The Planning & Zoning Commission will proceed with it's regular meeting on June 13, 2024 at 6:00 p.m. at the Town Hall Annex - Council Chambers, 741 Colonel Ledyard Highway, Ledyard CT, 06339 and via zoom.

**RESULT:** WITHDRAWN

IX. NEW BUSINESS

None

X. APPROVAL OF MINUTES

Draft Meeting Minutes - April 11, 2024

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Tony Capon

**SECONDER:** Jessica Cobb

**AYE:** 3 Capon, Cobb, and Miello

**EXCUSED:** 3 Wood, Whitescarver, and Craig

XI. CORRESPONDENCE

None

**XII. REPORTS****A. Staff Reports**

Planning Director, Liz Burdick shared that she is reviewing all current applications and appreciates the extra time. Ms. Burdick will be prepared for the special meeting on May 30th and the public hearing on June 13th.

Mr. Samalot shared that he is currently the Zoning Official. Mr. Samalot has been working with Ms. Burdick to move along zoning activities.

**XIII. ADJOURNMENT**

Without objection, the meeting was adjourned at 6:34 p.m.

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