TOWN OF LEDYARD
Department of Land Use and Planning
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Activity Report
July 13, 2023 to August 10

1. SITE VISITS:

7/13/23 1686 Route 12 – Meeting with Contractor and developer to review site issues
8/01/23 1686 Route 12—Re-inspect Dollar General
8/01/23 7 Thamesview Ptwy. – As-built re-inspection

2. ENFORCEMENT:

See ZEO/Blight Report

3. APPLICATION REVIEWS:

Application PZ#23-4SUP and associated Coastal Area Management Application PZ#23-5CAM of Gales Ferry Intermodal, LLC, 549 South Street, Quincy, MA 02169, for Special Permit approval for a Mixed-Use Development that includes the redevelopment of a portion of the Gales Ferry Intermodal LLC property, 1761 CT Rte. 12 Ledyard, CT 06339, for a new Motor Vehicle, RV, Boat and/or Equipment Repair Use and continuation of the existing manufacturing use. **PH CLOSED 7/13/23.**

Application PZ#23-6SUP of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. **PH CLOSED 7/13/23.**

Application PZ#23-7RA of The Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339, to add section 8.34 "Cannabis Establishment" and the following uses to the use tables: Cannabis Retailer and Hybrid Retailer (Section 6.4), Cannabis Cultivator and Micro-cultivator (Section 5.3 + 6.4). **APPROVED**

Application PZ#23-8RA of The Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339 to amend section 3.9A "Cannabis Establishments" to extend existing Moratorium an additional six (6) months to provide time to review and act on proposed regulations. **WITHDRAWN 7/13/23**

Application PZ#23-9SITE for Rustic Boutique & Catering, property of Sweet Hill Farm LLC, 39 Military Highway, Ledyard for seasonal tent to host weddings. **PZC DIRECTED ST AFF TO REVIEW AND ACT**

Application PZ#23-10RA of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339, to delete Section 8.31 (Short Term Rentals) and add the use to the list of prohibited uses in Section 3.8. **RECEIVED 8/10/23**

8-24 Review to sell 334 CLH: RECEIVED 8/10/23

Application IWWC#23-2URA of Gales Ferry Intermodal LLC, 549 South Street, Quincy, MA 02169, for activity in the upland review area at the Gales Ferry Intermodal LLC property, 1761 CT Route 12, Ledyard, CT 06339 in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings (mixed-use / industrial). **APPROVED w/ CONDITIONS**

Application IWWC#23-4SITE of B&R Holding Company LLC 1358 Baldwin Hill for an excavation permit to continue material processing and ledge removal on property located at 1340 Baldwin Hill Rd. **APPROVED w/ CONDITIONS**

ADMINISTRATIVE PLAN REVIEW

ZP#5857 3 Aspen - Deck
ZP#5858 12 Chidley Way - NSFH
ZP#5859 24, 26,&28 Marty's Way - LLA
ZP#5860 7 Chidley Way - NSFH
ZP#5861 3 Marty's Way - NSFH
ZP#5862 673 Shewville Rd. - NSFH
ZP#5863 1015 & 1017 Long Cove Rd. Lot Merger
ZP#5864 14 Parkwood Dr. - Deck
ZP#5865 12 Erin's Way - Deck
ZP#5866 27 Quakertown – Deck
ZP#5867 1666 Rte. 12 – CUSR
ZP#5868 2 Pebble Dr. - NMMH
ZP#5869 **3 Pebble Dr. - NMMH**
ZP#5870 **21 Rockledge Court - NMMH**
ZP#5871 **23 Rockledge Court - NMMH**
ZP#5872 **24 Rockledge Court - NMMH**

4. CERTIFICATES OF ZONING COMPLIANCE ISSUED:

7/26/23 13 Chidley Way - NSFH

5. BONDS RECEIVED/RELEASED

8/02/23 7 Thamesview - $1,500 – Site Stabilization

6. MEETINGS:

7/13/23 Meeting with developer and contractors for Dollar General re: outstanding issues
7/13/23 **PZC Meeting**
7/25/23 Meeting with Mr. Toriello re lot split.
7/31/23 Mystic River Watershed Meeting – MPTN Museum
8/01/23 **IWWC – CANCELLED**
8/08/23 Meeting with MPTN re: redevelopment of Two Trees
8/09/23 Meeting w/ Mayor and B. Graham re: NOAA Grant
8/09/23 Meeting w/ Mayor, Assessor & Tax Collector re: Pheasant Run Open Space
8/10/23 **PZC Meeting**

7. CERTIFICATE OF TRADE NAMES

7/24/23 2Q Nails – 1666 Rte 12. – Duyen Thi Vo
7/27/23 Geer Automotive – 7 Fairway Dr. – Jacob Geer
8/03/23 Locust Grove Landscape – 23 Thomas Rd. – Kenneth Geer

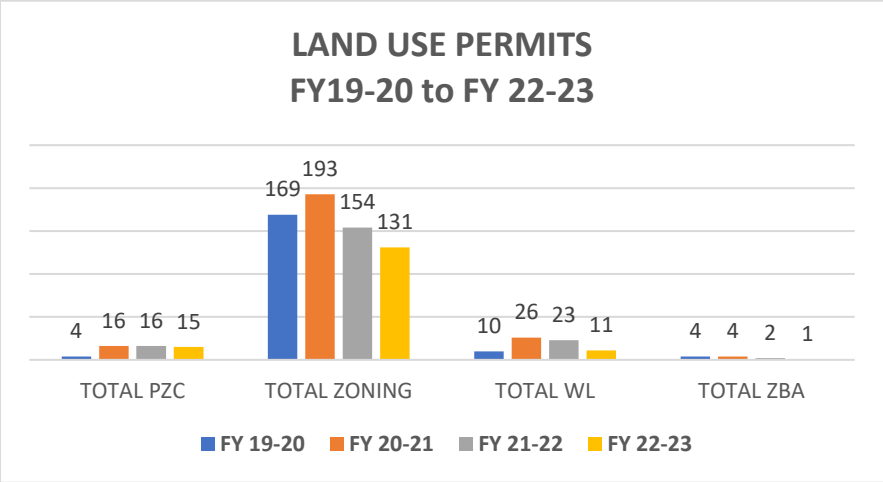
8. ACTIVE GRANT STATUS

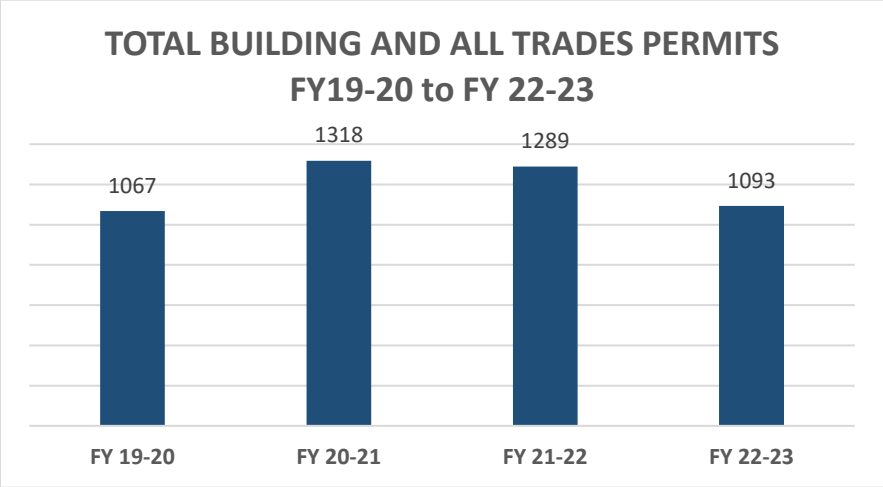
- **HOUSING REHAB:** New Application 7/19/23. Mortgage payoff request for 38 Bluff Rd. submitted.
- **2020 LOTCIP: MULTI-USE PATH:** CTDOT and GU approved. Bid documents submitted to Tighe Bond for review. Quarterly Report Submitted.

- **2021 RTP GRANT TRI-TOWN TRAIL:** Met with Kent & Frost and Dir. Of Parks and Recreation to review work completed to date. Quarterly Report submitted 7/15

9. OTHER ACTIVITY:

- Plan Review
- Building, Planning and Zoning Deposits and monthly reports
- Census and Dodge Reports completed for July.
- Property Research
- Meeting transcriptions for Avery Brooks Appeal
- Working on Land Use & Building Annual Report
- Review EDC Report
- Update Housing Rehab files





Though there were fewer permits issued this past FY, the total construction value of permits were approximately $3M higher than last year – totaling over $24M. Fee revenues earned in the department nearly covered all budgeted expenses including salaries! Revenue projections have traditionally been very conservative. Over $44,500 was returned to the General Funds as not all budgeted funds were spent. This upcoming Fiscal Year will be a little different as the department will be fully staffed.

2022-2023	Expenses (Prop/Actual)	$ 310,710.00	$266,148.58
	Revenue (Prop/Actual)	$ 147,000.00	$257,027.02
	Net Revenue	$(163,710.00)	$ (9,121.56)
	Returned to GL		$ 44,561.42