



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

Activity Report

August 10 -September 14

1. SITE VISITS:

12 Sleepy Hollow Pentway – As-Built Inspection

2. ENFORCEMENT:

8/17/23 Letter sent to Dollar General Regional Manager re: blighted condition of the property. No response received. They are in violation of a few items (Site Plan violations). I have asked the attorney to write a letter to call the bond we have for site stabilization so that the front lawn can be reinstalled. Not sure how far we will get with the new company who bought the property to get to full compliance on the other outstanding issues and the rest of the lawn.

See Also 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. **APPROVED w/ CONDITIONS 8/10/23**

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 to be re-opened due to notice error.**

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 PH TO OPEN 9/14**

ADMINISTRATIVE PLAN REVIEW

- ZP#5873 272 Gallup – ACC - Solar
- ZP#5874 10 Stoddards View – ACC -
- ZP#5875 **205 Sandy Hollow Rd. – HO – Physical Therapy**
- ZP#5876 **29 Marty's Way - NSFH**
- ZP#5877 1699 CGR – Garage
- ZP#5878 1699 CGR – Garage Addition
- ZP#5879 2 Model Park Rd. - Garage
- ZP#5880 419 Pumpkin Hill Rd. - Sheds
- ZP#5881 45 Harvard Ter. - ACC
- ZP#5882 1055 CLH – Solar Panels
- ZP#5883 67 Flintlock - Deck
- ZP#5884 **12 Chriswood Tr/1718 & 1722 CGR - LLA**

- ZP#5885 **401 CLH – Lot Merger**
- ZP#5886 47 Silas Deane - ACC
- ZP#5887 6 Bellow Dr - Pool
- ZP#5888 21 Laurel Leaf – Home Husbandry/Coop
- ZP#5889 10 Cornell Ct. – Decks
- ZP#5890 1094 LCR - Deck
- ZP#5891 49 Terry Rd. - Addition
- ZP#5892 66 Iron St. - Shed
- ZP#5893 11 Silas Deane - Deck
- ZP#5894 **22 Marty’s Way – NSFH**
- ZP#5895 **21 Marty’s Way - NSFH**

4. **CERTIFICATES OF ZONING COMPLIANCE ISSUED:** None

5. **BONDS RECEIVED/RELEASED:** None

6. **MEETINGS:**

- 8/10/23 **PZC Meeting**
- 8/17/23 TTT Meeting w/ Scott Johnson and Chad Frost
- 8/17/23 Meeting w/ Mr. Klewin re: possible development
- 8/22/23 Meeting w/ Mayor, Tax Assessor and Tax Collector re: HO controlled open space in Pheasant Run Subdivision
- 8/24/23 Meeting w/ Eversource contactor re: parking Lots
- 8/28/23 Meeting w/ Eversource and Mayor re: Parking lot locations
- 8/31/23 Meeting w/ Mayor, Dennis Main & Mike Marelli re: OSWA Grant
- 9/05/23 **EDC Meeting**
- 9/05/23 **IWWC Meeting CANCELLED**
- 9/06/23 **Staff meeting**
- 9/06/23 Meeting w/ Mike Marelli to work on OSWA Grant
- 9/12/23 **seCTer EDC Meeting**
- 9/14/23 **PZC Meeting**

7. **CERTIFICATE OF TRADE NAMES**

- 8/24/23 Floyd’s Garage 5 Fairway Dr. Jacob, Mark & Sally Sylvia

8. **ACTIVE GRANT STATUS**

- **HOUSING REHAB:** Processing several projects under ARPA and 1 under the original grant.
- **2020 LOTCIP: MULTI-USE PATH:** Bid documents finalized. To go out to bid this month.
- **2021 RTP GRANT TRI-TOWN TRAIL:** Met with Kent & Frost and Dir. Of Parks and Recreation to review work completed to date. Parking Lots to be completed by Eversource this month.

9. **OTHER ACTIVITY:**

- Plan Review and assisting with Zoning questions and enforcement letters
- Building, Planning and Zoning Deposits and monthly reports
- Census and Dodge Reports completed for August.
- Lots of Property Research
- **Working on OSWA Grant Application**
- Working on Land Use & Building Annual Report