



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Tony Capon

Thursday, April 11, 2024

6:00 PM

Council Chambers - Hybrid Format

I. CALL TO ORDER

Chairman Capon called the Special Meeting of the PZC to order at 6:00 PM. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Planning Director, Juliet Hodge, Administrative Asst., Makenna Perry, and Zoning Enforcement Official - in training, Alex Samalot (via Zoom).

Present Commissioner Marcelle Wood
Chairman Tony Capon
Commissioner Paul Whitescarver
Commissioner Howard Craig
Commissioner Jessica Cobb

Excused Alternate Member Matthew Miello

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

In honor of volunteer appreciation month, Chairwoman of Town Council, Naomi Rodriguez, thanked the Commissioners for their dedication and service to the Town of Ledyard.

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. PZ#24-1SITE of Donco LLC, located at 5 Library Lane, Gales Ferry, CT 06335 for a Site Plan Review to build a 10-unit mobile home park per 8-30g on the property located at 59 Kings Highway, Gales Ferry, CT 06335.

Attorney Mark Branse, represented the applicant, Donco LLC. He briefly summarized the application.

Peter Gardner, 1641 Route 12, Gales Ferry CT 06335, presented the site plan for the application.

The Commissioners asked questions about the placement of the top soil stock piles, open space on the parcel and what it will be used for, the septic system designs, acreage of the property, submittal of a storm water report, vegetation on the site, and the consistency with the recently adopted Ledyard housing plan.

Planning Director, Juliet Hodge, asked questions about the overhead utility lines, discrepancy between the lot size on property card versus the site plan, the placement of the recreation area, mailboxes, and trash pick up. Ms. Hodge provided the applicant and Commission members, written comments in regards to the application.

The Commission continued the application to the next PZC meeting, on Thursday, May 9, 2024 at 6:00 PM.

- B. PZ#24-2RESUB of Avery Brook Homes, LLC, 1641 Rte. 12, PO Box 335, Gales Ferry, CT 06335, for a 18-Lot re-subdivision/Affordable Housing Development pursuant to section 8-30g of the Connecticut General Statutes, on three parcels of land located at 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT 06339.

The Public Hearing for PZ#24-2RESUB is set for Thursday, May 9, 2024 at 6:00 PM at the Town Hall Annex.

- C. Applications PZ#24-3SUP and PZ#24-4CAM of Gales Ferry Intermodal, LLC located at 549 South Street, Quincy MA 02169 for a Special Use Permit and CAM Review to modify existing SUP for Mixed-use (Commerical/Industrial) to add an Excavation Operation, Major on the property located at 1737 and 1761 Connecticut Route 12, Gales Ferry CT.

The Public Hearing for PZ#34-3SUP and PZ#24-4CAM will be scheduled at the May 9, 2024 meeting, not at this time.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. 8-24 Review to accept the conveyance/transfer of the parcels and easement areas to the town as depicted on the plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

Planning Director, Juliet Hodge, briefly presented the land transfer. The application has already gone before the Land Use and Public Work Committee, as well as Town Council, and they have set the Public Hearing for May 8, 2024 at the Town Hall Annex.

RESULT: APPROVED AND SO DECLARED

MOVER: Paul Whitescarver

SECONDER: Marcelle Wood

X. APPROVAL OF MINUTES

A. Draft Meeting Minutes - January 11, 2024

Without objection, the meeting minutes from January 11, 2024 were approved as submitted.

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Staff Reports

Alex Samalot, Zoning Enforcement Officer, four cases were closed. Two hearings are scheduled for the next couple weeks. New complaints have been filed.

Planning Director, Juliet Hodge, noted the larger applications coming in, and stated that the Commission may need to consider having a third party review the Applications due to the complexity. She also briefly discussed the plan to switch to online permitting platform.

XIII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:15 PM.