

CHAPTER 1: AUTHORITY, PURPOSE, RETROACTIVENESS, AND SEVERABILITY

1.3 PURPOSE: The purpose of these regulations is to:

(A) lessen congestion in the streets; (B) secure safety from fire, panic, flood and other dangers; (C) promote health and the general welfare; (D) provide adequate light and air; (E) protect the state's historic, tribal, cultural and environmental resources; (F) facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements; (G) consider the impact of permitted land uses on contiguous municipalities and on the planning region, as defined in § 4-124i, in which such municipality is located; (H) address significant disparities in housing needs and access to educational, occupational and other opportunities; (I) promote efficient review of proposals and applications; and (J) affirmatively further the purposes of the **State of Connecticut Public Act 25-01 (“An Act Concerning Housing Growth”), and the federal Fair Housing Act, 42 USC 3601 et seq., as amended from time to time.** (Note to LB: I looked at PA 25-01 to see if there is a CGS reference number for the bill, and there is not. The language highlighted in yellow above is the “official” name of the legislation)

CHAPTER 3: GENERAL AND SPECIFIC DEVELOPMENT DISTRICTS

3.6 PERMITS AND APPLICABILITY:

- A. No structure/building and/or portion of a structure/building shall be erected, moved or structurally altered; nor shall any use be established or changed; nor shall any excavation be made for a proposed building or structure, until a Zoning Permit has been issued by the Zoning Enforcement Officer or the Commission indicating conformance:
1. with these Regulations; or
 2. to a Site Plan, **Summary Review, or** Special Permit approval granted by the Commission; or
 3. to a variance granted by the Zoning Board of Appeals.
- B. No structure/building and/or portion of a structure/building shall be erected, moved or structurally altered until a Building Permit has been issued by the Building Official and in most instances, approval has given by Ledge Light Health District.
- C. No Accessory use/structure shall be established/erected without first establishing/erecting a principal use/structure except as provided for elsewhere in these regulations.

3.7 SCHEDULE OF USES: The Schedule of Uses found in Sections 5.3 and 6.4 establishes the Permitted and Specially Permitted uses for each District:

- A. Any use marked “ZP” (**means Zoning Permit and ZEO approval Required**) **“SR,” (means Summary Review)** or “SPL” (**means Site Plan Review**) are permitted uses by-right, subject to these regulations. (Note for LB: The subcommittee requested that the words “Commission Approval Required” be added to the definitions of Summary Review and Site Plan Review, and have been removed from 3.7.A)

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- B. Any use marked “SUP” is a use that requires a Special Permit and subject to standards governing Special Permits in the regulations and to conditions necessary to protect the public health, safety, convenience, and property values. A public hearing, Site Plan review, and approval by the Commission are required for “SUP” applications.
- C. The Zoning Official (ZEO) may approve an application for a Zoning Permit for:
1. permitted single-family or mobile manufactured home dwellings, ~~duplex residences~~ residential accessory buildings (greater than fifty (50) square feet) and uses, ~~accessory apartments~~, inground swimming pools, and additions or expansions to such structures. Structures that are less than fifty (50) square feet do not require a permit such as basketball hoops, playscapes, tree-houses, mailboxes, small trash enclosures, bus stops, etc. (Question for LB: The subcommittee wants to remove accessory apartment review from ZEO review. What do you think about this? Also, would the review become Summary Review? Something else?)
 2. shipping containers, temporary trailers and portable storage units (as permitted for residential or agricultural uses. See §7.3 and §7.8);
 3. accessory buildings or expansions of or additions to other existing commercial and industrial uses provided that such building or expansions do not exceed 1,000 square feet;
 4. minor changes of uses as defined in these Regulations;
 5. boundary line adjustments, lot mergers and free split applications; and
 6. such other uses as herein prescribed by these regulations. applications for a Zoning Permit shall be accompanied by a plot plan or Site Plan and shall contain the information specified on the applicable check sheets provided to allow the ZEO to determine compliance with all relevant provisions of these regulations. the ZEO may require that such plans be certified or otherwise verified by a licensed surveyor, engineer, or other qualified professional when necessary to determine such compliance.
- D. Applications for all other uses and buildings shall be reviewed by the Commission in accordance with this section and further provisions of these Regulations.

CHAPTER 5: RESIDENTIAL ZONING DISTRICT REGULATIONS

5.3 SCHEDULE OF USES – RESIDENTIAL DISTRICTS

RESIDENTIAL – PRINCIPAL USES	R20	R40	R60
Assisted Living Facility §8.4	SUP	SUP	SUP
Residence, Mobile Manufactured Home	ZP	ZP	ZP
Residence, Multi-family (Apt. Bldgs., Condos) §8.28- two (2) to nine (9) units	SUP SR	SUP SR	SUP SR

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Residence, Multi-family (Apt. Bldgs., Condos) §8.28- ten (10) or more units	SUP	SUP	SUP
Residence, Two Family (Duplex) §8.30	ZP SR	ZP SR	ZP SR
Residence, Single Family §8.29	ZP	ZP	ZP
RESIDENTIAL – ACCESSORY USES			
Accessory Apartment §8.1 Question: Should this change to SR? SPL?	ZP	ZP	ZP
Accessory Structures/Uses §8.2	ZP	ZP	ZP
Bed & Breakfast §8.6	SPL	SPL	SPL
Family or Group Child Care Homes (See Definitions)	ZP	ZP	ZP
Home Husbandry - Keeping of Animals - §8.5.1	ZP	ZP	ZP
Home Occupation §8.17	ZP/SUP	ZP/SUP	ZP/SUP
NON-RESIDENTIAL USES, PRINCIPAL	R20	R40	R60
Agriculture (Farm & Farming) §8.5	ZP	ZP	ZP
<i>Farm Accessory Dwelling Unit §8.5G(2)</i>	ZP	ZP	ZP
<i>Accessory Uses (See § 8.5G&H)</i>	ZP/SPL/SUP	ZP/ SPL/SUP	ZP/SPL/SUP
<i>Farm Stand (>50SF < 200SF) §8.5G(5)</i>	ZP	ZP	ZP
<i>Farm Store (<1,000sf/>1,000sf) §8.5G(6)</i>	ZP/SPL	ZP/SPL	ZP/SPL
Antenna & Antenna towers §7.1	ZP/SPL	ZP/SPL	ZP/SPL
Campground, Recreational §8.7	-	-	SUP
Cannabis Cultivators and/or Micro-Cultivators §8.34	SUP	SUP	SUP
Cemetery §7.2	SPL	SPL	SPL
Civic/Institutional Building/Use	SUP	SUP	SUP
Country Inn §8.11	SUP	SUP	SUP
Child Care Center (Not w/in SFR) §8.8	SPL	SPL	SPL

NON-RESIDENTIAL USES, Cont.	R20	R40	R60
Day Care Centers, (Adult §8.3	SPL	SPL	SPL
Excavation Operations – Major (≥300 cu yds) §8.16	SUP	SUP	SUP

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Excavation Operations – Minor (<300 cu yds) §8.16	SPL	SPL	SPL
Farm Store §8.5H7	ZP	ZP	ZP
Membership Club (Firearms)(No-Firearms) §8.21.1 §8.21.2	-	SUP	SUP
Nursing Home, Residential Care Home §8.25	SUP	SUP	SUP
Parks and Playgrounds	SPL	SPL	SPL
Public & Private Utility Installations §8.27	SPL	SPL	SPL
Solar Energy System- Principal Use §8.33	-	-	SUP
NON-RESIDENTIAL ACCESSORY			
Solar energy systems, (Accessory) §8.33	SPL	SPL	SPL
Small Wind Energy System (Accessory) §8.32	SUP	SUP	SUP
Transformer Substation (Accessory)	SPL	SPL	SPL

(“ZP” Zoning Permit-~~Staff Approval~~; “SPL” Site Plan ~~Approval by Commission~~; “SUP” Special Permit – ~~Public Hearing & Approval by Commission~~; “SR” Summary Review) as defined in Section 3.7.

Note to LB: The subcommittee asked to strike approving agency/authority from this footnote.

CHAPTER 8: SUPPLEMENTAL REGULATIONS

8.22 MIXED USE (RESIDENTIAL & COMMERCIAL USES)

- A. The mixture of uses shall include residential uses, and any non-residential uses *currently allowed* in the Zone. **(remove comma per subcommittee)**
- B. No individual building associated with a mixed residential and commercial use shall have residential uses allowed on or beneath the first floor, except that residential storage shall be permitted in a basement, and as excepted below.
 1. For commercially zoned properties that have a ~~legally existing~~ **legally existing Single-family Residence or Duplex** **single-family residence or duplex** as of the adoption of these regulations, any proposed new commercial construction, may maintain the residential use of the entire structure, where the commercial activity takes place in a separate building. ~~Note: any such residential property that has converted to Mixed-use and may not convert back to its former Single-family or Duplex residential status.~~ **(remove underlining under “legally existing” and capitalization highlighted above and below per subcommittee)**
 2. Where residential uses and commercial uses occur within separate buildings on the same parcel, they shall be treated as one single development for purposes of signage, parking, setbacks, lot size, and buffering. **Note:** A ~~Home Occupation~~ **home occupation** that occurs in a detached structure accessory to a legally existing residence in a non-residential zone per §8.17 E, is not considered a ~~“Mixed-use”~~ **“mixed-use”** development for the purposes of these regulations.

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- C. Each residential dwelling unit shall contain its own designated kitchen and bath facilities.
- D. There is no minimum number of dwelling units.
- E. For all new ~~Mixed-Use~~ **mixed-use** developments, and subsequent changes in use the applicant is encouraged to meet with the Building Official and Fire Marshal to discuss the proposed mixed-occupancy and the required separation of uses and means of fire suppression prior to Commission Approval.

CHAPTER 9: SITE DEVELOPMENT STANDARDS

9.0 **APPLICABILITY:** All the Site Design Requirements in Chapter 9 of these Regulations shall be applicable to any use that requires a Commission Review of a Site Plan, Special Permit, **Summary Review**, or Master Plan. The parking requirements in §9.4 and the outdoor lighting requirements in §9.10 shall be applicable to all uses, regardless of whether the application requires Commission Review.

9.3 LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS

- C. **Perimeter Landscape Area Requirements:** Any use subject to Site Plan/Special Permit Review **or Summary Review** shall provide an ornamental landscaped area along the perimeter of the property, excluding areas specifically reserved for vehicular or pedestrian access or for other accessory uses designated on the proposed Site Plan. The landscaped areas shall be a minimum of ten (10) feet in width, unless otherwise specified, and shall be designed with a combination of grass, shrubs, flower, shade trees, evergreen and other vegetative materials skillfully designed to provide a visual landscaped buffer between adjacent properties and to enhance the aesthetic appearance of the district.

CHAPTER 11: APPLICATIONS REQUIRING COMMISSION APPROVAL

Note to LB: I updated 11.2 “Site Plan Review” to create the new “Summary Review” section. The subcommittee went through the proposed Summary Review process section line by line. I have incorporated the subcommittee’s suggestions. You came into the meeting as we were finishing the review of this section.

11.3 SUMMARY REVIEW APPLICATION

- A. **Applicability:** Except as may be expressly provided elsewhere in these Regulations, a **Summary Review** application shall be submitted:
 - 1. for any proposed new use designated in the Regulations as requiring ~~Site Plan or Special Permit~~ **Summary Review** approval. If a proposed Site Plan is being submitted in connection with a **Summary Review** application, the Commission’s review of the Site Plan application shall be deemed to be an integral component of the **Summary Review** ~~Special Permit review~~;
 - 2. in a Residential zone, for any construction, development, expansion, or major alteration of any non-residential use; and/or
 - 3. for any expansion or other alteration of any existing use designated in the Regulations as requiring ~~Site Plan or Special Permit~~ **Summary Review** approval if such change would affect the layout of any structure, facility, parking or loading area, or other physical feature shown on a previously approved Site Plan or, if no previous Site Plan was approved for such use, and such physical feature(s) would have been required to be shown on a Site Plan

for a new use under any other provision of these Regulations. As used in this **§11.3** ~~§11.2~~, the term “expansion” includes, but is not limited to, any change that does or is likely to increase the number of parking spaces required by ~~§9~~ **§9.4** of these Regulations.

4. **A new or revised Site Plan shall not be required for:**
- a. interior remodeling work;
 - b. changes in exterior mechanical equipment, dumpsters or storage structures that occupy less than 200 square feet of floor area;
 - c. changes in the location of existing fences, or new fence locations;
 - d. minor modifications as determined by the Zoning Official or Commission, provided the plan submitted is sufficient to demonstrate that the proposed location complies with all bulk requirements of the zoning district; and
 - there is no additional information needed to know the location of boundary lines, interior lot lines, and/or street lines, and;
 - there is no need for additional monumentation, and;
 - The exact horizontal and/or vertical locations of existing buildings and the proposed structure, or other improvements, are not necessary to determine compliance with the zoning regulations.

11.3.1 Submission Requirements

- A. **Summary Review application** shall be submitted to the Land Use Office and shall include a completed application form and the **appropriate fee**.
1. No fees will be charged if the proposed development will be located on Town or state-owned land and/or is in support of a Town of Ledyard Board or Commission, such as the Cemetery Commission, Library Commission, Historic Commission, Economic Development Commission, Conservation Commission, Planning & Zoning Commission, and similar agencies.
 2. Site Plans may be reviewed by outside experts and consultants, as determined by the Commission or Zoning Official. A fee may be charged to the Applicant for expert outside review per the Fee Schedule.
- B. Copies of the current **tax map, property card** and **deed** associated with the property.
- C. Signed permission authorizing Commission members, the Zoning Official, and Town staff to conduct a site walk of the property. (May contain reasonable dates and time limits)
- D. If required by the Commission, evidence of submission, review and acceptability of plans to other State and Local regulatory agencies with jurisdiction over some or all of the proposed structures and/or uses including but not limited to the following permits: Inland/Wetland permits, Ledge Light Health District Approval, Dept. of Transportation Encroachment Permit and/or State Traffic Commission permit, DEEP, Water Diversion Permit Floodway Encroachment Permit, WPCA, Groton Utilities, and/or SCWA approval for water supply.
- E. A **Summary Review** application shall be accompanied by detailed plans, signed and sealed by one or more appropriate professionals. Generally, in order to determine the compliance of a Site Plan with the applicable provisions of these Regulations, the Commission will require the applicant to provide all information specified in the “Site

Plan Check Sheet” in **Appendix B** of these Regulations. However, the Commission may approve or modify and approve a **Summary Review** application that does not include all such information if it finds that such information is not needed to assure that the proposed use or uses will be in compliance with the substantive provisions of these Regulations.

Note: All signatures must be live; and date of signature provided (including that of the Soil Scientist).

Per subcommittee request: remove comma above after live and remove bold highlighting
Question for LB: The Subcommittee asked whether this is still a valid note. Are e-signatures allowed?

F. A **Soil Erosion and Sediment Control Plan** shall be submitted for applications that require Soil Erosion and Sediment Control Plans pursuant to CGS §22a-325 to §22a-329 based on the "Connecticut Guidelines for Soil Erosion and Sediment Control," (1985) as amended (disturbed area cumulatively more than one-half (.5) acre) which shall provide a mapped and written description of the following:

1. Locations of areas to be stripped of vegetation, re-graded and contour data indicating existing and proposed grades;
2. A schedule of operations, including the sequence of major improvement phases such as clearing, grading, paving, installation of drainage features and the like; Seeding, sodding or re-vegetation plans and specifications for all unprotected or un-vegetated areas;
3. Location, design and timing of structural control measures, such as diversions, waterways, grade stabilization structures, debris basins, storm water sediment basins, and the like. The narrative shall indicate design criteria used in the design of control measures;
4. A description of procedures to be followed to maintain sediment control measures;
5. The name of the individual responsible for monitoring the plan with whom an inspector for the Town may contact routinely; and
6. The plan map shall show the words: "Erosion and Sediment Control Plan" with space for the date and signature of the Chairman/Vice Chairman of the Zoning Commission or its agent.

G. **Stormwater Management Plan**: All storm drainage for proposed commercial development in which the combined square footage of roofs, paved Parking Areas and other impervious surfaces exceeds ten thousand (10,000) square feet shall be designed in accordance with, and subject to, the provisions of the Stormwater and Stormwater Runoff Ordinances of the Town of Ledyard Ordinance #300-016 & 017 and shall be reviewed and approved by the Town Engineer and the Commission.

H. **A Utilities Plan** shall be submitted to demonstrate the adequacy of on-site water supply and sewage disposal facilities to serve the needs of all proposed uses. The Utilities Plan should also include comment on the availability of water for any fire-fighting needs that may arise in connection with the proposed uses. The applicant must submit a copy

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of the Utilities Plan to the Town's Director of Health and Fire Marshal no later than the date the application is filed with the Commission.

- I. **A Landscape Plan** shall be submitted with any applications for new construction, or alterations to the size of existing buildings, parking, loading, and driveway areas, or a change in use that will expand the size of the building or parking, loading, and driveway areas demonstrating conformance with applicable sections of Chapter 9 and all other specific landscaping standards required for a particular use or district.
 1. Landscape plans and designs shall include the layout, type, and size of all buffers, landscaping, plant materials, fencing and screening materials and shall include a proposed a planting list, with plant names, quantities, size at planting, and size when mature. Typical sections may be shown. Existing plantings shall also be identified on the plan.
 2. The landscape plan should include a description of the natural resources located on the parcel and clearly delineate construction boundaries to minimize disturbance of the site's existing vegetative features.
 3. Location of existing trees with a caliper of more than six (6) inches, except in densely wooded areas where the foliage line shall be indicated.
 4. For development within any Development District, the Commission may require such plans to be prepared by a professional landscape architect (e.g., American Association of Landscape Architects, ASLA).
- J. **A Lighting and Photometric Plan** ~~(photometric plan)~~ shall be submitted demonstrating conformance with §9.10. ~~Plan shall also include the location, size, height, orientation, and design of all outdoor lighting.~~ (Note to LB: The subcommittee proposed these changes)
- K. The Commission may require the submission of additional information as deemed necessary to make a reasonable review of the application.

11.3.2 Proceedings

- A. An incomplete **Summary Review** application may be denied in accordance with §11.6.3.
- B. If a **Summary Review** application involves an activity regulated pursuant to CGS §22a-36 to §22a-45, inclusive, the applicant shall submit an application for a permit to the Inland Wetlands and Watercourses Commission (IWWC) not later than the day such application is filed with the Commission.
- C. ~~If the Commission finds that any proposed new construction or other activity is significant, the Commission:~~
 1. ~~may hold a public hearing on the application; and~~
 2. ~~if such hearing is to be held, shall require that the applicant give notice to property owners in accordance with the requirements of §11.6.7 of these Regulations.~~
- D. Notification to adjoining municipalities may be required in accordance with the requirements of §11.6.8 of these Regulations.
- E. ~~Whenever a Summary Review application is required in conjunction with another application requiring a public hearing by the Commission (such as a Special Permit application or a Zone Change application), the time period for~~

~~acting on the Site Plan application shall coincide with the time period for acting on the related application.~~

- F. Whenever approval of a Site Plan is the only approval required, a decision on the application shall be rendered within sixty-five (65) days after the date of receipt of such **Summary Review** application, ~~regardless of whether the Commission holds a public hearing on the application, except that the applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed an additional sixty-five (65) days.~~
- G. Notwithstanding the provisions of this section, if an application involves an activity regulated pursuant to CGS §22a-36 to § 22a-45, inclusive and the time for a decision by the Commission would elapse prior to the thirty fifth (35th) day after a decision by the IWWC, the time period for a decision shall be extended to thirty-five (35) days after the decision of the IWWC.
- H. Approval of a **Summary Review application** shall be presumed unless a decision to deny or modify it is rendered within the applicable time period specified above (approval as a result of failure of the Commission to act).
- I. The applicant may, at any time prior to action by the Commission, withdraw such application. (Note: Application fees will not be refunded.)

11.3.3 Blank

11.3.4 Considerations:

- A. On a **Summary Review** application involving an activity regulated pursuant to CGS §22a-36 to § 22a-45, inclusive, the Commission shall:
 - 1. wait to render its decision until the Inland Wetlands and Watercourses Commission (IWWC) has submitted a report with its final decision; and
 - 2. give due consideration to any report of the IWWC when making its decision.
- B. On a **Summary Review** application involving notice to adjoining municipalities, the Commission shall give due consideration to any report or testimony received from such municipalities.
- C. No **Summary Review** application shall be approved unless it is materially in conformance with all applicable provisions of these Regulations, including, but not limited to, the Site Development Standards in Chapter 9.
- D. The Commission may modify and approve any proposed **Summary Review application** if it determines such modifications are needed to satisfy the applicable requirements of these Regulations.
- E. The Commission may, as a condition of approval of a **Summary Review application** or modified Site Plan, require a financial guarantee in the form of a bond, a bond with surety or similar instrument to ensure (A) the timely and adequate completion of any site improvements that will be conveyed to or controlled by the municipality, and (B) the implementation of any erosion and sediment controls required during construction activities. The amount of such financial guarantee shall be calculated so as not to exceed the anticipated actual costs for the completion of such site improvements or the implementation of such erosion and sediment controls plus a contingency amount not to exceed ten per cent of such costs.

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- F. The Commission shall not approve any **Summary Review application** for any property on which there exists a zoning violation, unless the implementation of such Site Plan would remedy such violation.
- G. The submission of any application for **Summary Review** approval shall be deemed to represent a certification by the applicant and property owner that the proposed use will comply with the performance standards of **§9 §9.2C** of these Regulations, and an acknowledgment that any approval of the **Summary Review application** by the Commission will be made in reliance on that certification. If the use, as actually established and operating, fails to meet those performance standards, the Commission's approval of the **Summary Review application** shall not prevent the issuance of a zoning enforcement order to remediate such noncompliance, even if such order may require a revision of the approved **Summary Review and associated site plan**.

11.3.5 Action Documentation:

- A. Whenever it modifies or denies a **Summary Review** application, the Commission shall state upon its record the reason(s) for its decision.
- B. The Commission shall send, by certified mail, a copy of any decision to the applicant within fifteen (15) days after such decision is rendered.
- C. The Commission shall cause notice of the approval or denial of **Summary Review applications** to be published in a newspaper having a substantial circulation in Ledyard within fifteen (15) days after such decision is rendered.
- D. In any case in which such notice is not published within the fifteen (15) day period after a decision has been rendered, the person who submitted such plan may provide for the publication of such notice within ten (10) days thereafter.
- E. On any application for which the period for approval has expired and on which no action has been taken, the Commission shall send a letter of approval to the applicant within fifteen (15) days of the date on which the period for approval expired and such letter of approval shall state the date on which the five-year completion period expires.

11.3.6 Following Approval:

- A. Following approval of a **Summary Review** application, one (1) fixed-line mylar copy and one (1) paper copy of the approved **site** plan(s) shall be submitted to the Land Use Office:
 - 1. bearing the raised seal and live signature of the appropriate professionals who prepared the drawing(s) (including the Soil Scientist as applicable);
 - 2. bearing a copy of the decision letter of the Commission and any other Town regulatory agencies authorizing the activity; and
 - 3. containing a signature block where the Chairman of the Commission can indicate the approval of the Commission.
- B. Following signature by the Chairman, and other Town regulatory agencies authorizing the activity, the applicant shall record the **Summary Review and associated site plan** in the office of the Town Clerk of Ledyard, and any plan not so recorded within ninety (90) days following its approval, or within ninety (90) days of the date upon which said plan is taken as approved by reason of the failure of

the Commission to act, shall become null and void. The applicant may request two (2) additional ninety (90) day extensions. The request for an extension must come before the expiration for the initial time period.

11.3.7 Expiration and Completion:

- A. The approval of such Site Plan shall state the date on which such period expires.
- B. Any **Summary Review** approval under which the construction of any proposed building has not been commenced within twelve (12) months from the date of such approval, shall expire unless the Commission, upon a showing of good cause for the delay, allows a longer time period, not to exceed twenty-four (24) months from the date of approval. For the purposes of this section, the construction of a building will be deemed to have commenced when foundation or exterior walls have begun to be emplaced or built.
- C. Except as may be provided by state law, all work in connection with **an approved Summary Review application and associated site plan** shall be completed within five (5) years after the date of approval of the plan. Failure to complete all work within such five-year or other required period shall result in automatic expiration of the approval of such Site Plan unless the Commission, upon a showing of good cause for the delay, grants an extension of the time to complete work in connection with such Site Plan.
- D. The Commission may grant one or more extensions of the time to complete all or part of the work in connection with the **approved Summary Review application and associated** Site Plan, provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such Site Plan, unless otherwise provided or allowed by state law. "Work" means all physical improvements required by the approved plan. The Commission may condition the approval of such extension on a determination of the adequacy of any bond or other surety.
- E. Nothing herein contained shall require any change to approved Site Plans, or to the construction or designated use of a building for which a building permit has been issued and construction shall have commenced, based upon regulations in effect prior to the effective date of these regulations (or any amendment thereto) if the development work is completed according to such plans within the period of time specified by CGS §8-3(i) & CGS §8-3(j).
- F. If a Commission approved Site Plan for a non-residential development expires, a new application for development of the property is required which must conform to the regulations that are in effect at the time of reapplication.
- G. Pursuant to CGS §8-3(h), if (A) development work under a Commission approved Site Plan for a residential development is not completed, (B) the Site Plan for the residential development has not expired, (C) the original approved Site Plan was recorded with the Town Clerk, and (D) the applicable zoning regulations for the residential development are amended, the development of the property may conform with the Site Plan and regulations that were in effect when the original application and Site Plan were approved, or alternatively, a new application and

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Site Plan can be submitted that is in conformance with the regulations that are in effect at the time of reapplication.

11.3.8 Certificate of Use and Compliance:

- A. A Certificate of Use and Compliance will be issued only if the Zoning Official determines that the “as-built” development is (A) located and constructed in substantial compliance with its approved Site Plan and in conformance with these regulations; and (B) for development proposals pursuant to a Special Permit, is also in compliance with the conditions of approval imposed by the Commission.
- B. Pursuant to §20-300-10b-(b) of the Department of Consumer Protection Rules and Regulations for Professional Engineers and Land Surveyors, in situations where (A) there is a need to measure, evaluate, and/or map topographic conditions; or (B) there is a need to know the exact location of boundary lines, interior lot lines, and/or street lines; or (C) there is a need for additional monumentation; or (D) the exact horizontal location of new structure(s) is necessary; or (E) the exact vertical location of existing and new buildings, structures, or other improvements, is necessary to determine a development’s compliance with its approved Site Plan, the zoning regulations, and with any conditions of approval imposed by the Commission – the Zoning Official may require the applicant submit an Improvement Location (a.k.a. “As-Built”) plan certified by a licensed land surveyor to confirm the as-built structures are in substantial compliance with the approved Site Plan, these zoning regulations, and any conditions of approval.

11.3- SPECIAL PERMIT APPLICATION

Renumber entire section from 11.3 to 11.4

CHAPTER 13: ADMINISTRATION AND ENFORCEMENT

13.3 Fees:

- A. Pursuant to CGS §8-1(c) and Town Ordinance #300-008, the Town of Ledyard shall establish a schedule of Zoning Fees for zoning review of residential and commercial building permits, Site-plan, **Summary Review**, and Special Permit reviews, Subdivision review, Home Occupation, Change of Use (permits), certificates of use and compliance, and all other planning and/or zoning applications to reasonably defray the municipal costs of administering the State of Connecticut General Statutes and the Ledyard Zoning Regulations and publishing the public hearings and decisions of the Commission. The fee schedule may be amended from time to time.

Appendix B, C, and D

Do these need to be updated?

Question: Home Occupation- Accessory Use (Chapter 8.17)

Regulations currently state home occupation is allowed in “all legally existing single-family residences.” Is this too restrictive? Does this mean that “gig economy workers can’t work from

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home in an apartment or duplex? Also, the commercial use table (6.4) says that Home Occupations are allowed in duplexes.