

PLANNING COMMISSION
PUBLIC HEARING

Application #521: Proposed re-subdivision at 770 Long Cove Road, Dorothy Santin Atkinson, Trustee of the Dorothy Santin Atkinson Revocable Trust (owner/applicant); 2-lot re-subdivision of 201 acres +/-; an R-60 zone.

1. The public hearing was called to order by Mike Cherry on Thursday, November 3, 2011 at 7:51 p.m. in Council Chambers, Town Hall, 741 Colonel Ledyard Highway, Ledyard, CT 06339.

2. Regular members present: Roger Tremblay , Mike Cherry, Ken Koe, Naomi Rodriguez; Ed Lynch (Excused).

Alternate members present: Tom Baudro (seated for Ed Lynch).

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice- Publishers Certificate and Receipt
- B. Subdivision Application, copy of check , cover letter & list of abutters
- C. Correspondence from Dorothy Atkinson, Trustee granting Boundaries, LLC “Authorization for Agent Representation”
- D. Subdivision Plans dated September 2011 (consisting of 4 pages)
- E. Quit Claim Deed, filed on Ledyard Land Records 01-09-04 for property known as 770 Long Cove Road
- F. Notice of *Lis Pendens* files on Ledyard Land Records 05-26-09 for property known as 770 Long Cove Road
- G. Correspondence from Boundaries to Planning Commission re: Passive Solar Energy Conservation Technique Utilization, dates 09-23-11
- H. Correspondence from Boundaries to Wetlands Official dated 09-23-11
- I. Correspondence from Boundaries to State of Connecticut, Department of Public Health, dated 09-26-11
- J. Correspondence from Boundaries to Ledge Light Health District dated 8-26-11
- K. Correspondence from Boundaries to Planning Commission, dated 09-28-11, Request for Waiver of Section 3.14.a of Subdivision regulations (Open Space requirement)
- L. Memo from Planning Department to Town Departments, dated 10-03-11
- M. Correspondence from Boundaries to Planning Commission, dated 10-03-11, *REVISED* Open Space Waiver Request
- N. Correspondence from ZEO to Planning Commission dated 09-13-11
- O. Correspondence from Ledge Light Health District to Boundaries, dated 10-6-11
- P. Correspondence from Wetlands Official to Planning Commission, dated 10-7-11
- Q. Memo from Town Engineer to Planning Commission, dated 10-11-11
- R. Correspondence from Conservation Commission to Planning Commission re: Open Space Waiver request, dated 10-31-11

4. Presentation by applicant and/or consultants:

Bob Schuch, P.E. Boundries LLC & Attorney Ludwig presented.

Regarding the lot width issue previously raised, the lot has been designed to incorporate existing stone walls. The plan was not adequately labeled regarding the lot width dimensions and so it was initially misinterpreted; the Zoning Enforcement Officer has concurred.

Bob Schuch elaborated on the parcel history. Previously, several original undeveloped smaller lots were later re-combined and added into the larger parcel.

5. Questions from Commissioners:

Roger Tremblay asked if there was any specific means of assuring a commitment to the Open Space proposed for future subdivision. Mike Cherry feels the normal application procedures would assure that Open Space would be required in any future re-subdivision. He also remarked that actual Open Space in future would be preferable to a Fee-In-Lieu-Of payment.

Charlie Karno asked if monumentation would be in place prior to mylar filings. Bob Schuch said that should not be a problem. Mike Cherry indicated the desirability of minimizing bonding.

6. Statement of Citizens In Favor of the application: None

7. Statement of Citizens Opposed to application: None

8. Rebuttal by applicant and/or consultant: None

9. Adjournment/Continuance: The public hearing was adjourned at 8:21 p.m.

Respectfully Submitted,

Roger J. Tremblay, Secretary (Acting)