

PLANNING COMMISSION  
PUBLIC HEARING

Application #520: Proposed subdivision at 1322 Baldwin Hill Road , B&R Holdings LLC  
(owner/applicant) 5-lot subdivision of 32.4 acres, a CIP zone.

1. The public hearing was called to order by Mike Cherry on Thursday, November 3, 2011 at 7:32 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 (arrived 7:40 p.m.).

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice
- B. Subdivision Application, copy of check and cover letter
- C. Subdivision Plans dated August 2011 (consisting of 5 pages)
- D. "Parcel History Map" Compilation Plan dated August 2011 (consisting of 1 page)
- E. Warranty Deed for property known as 1322 Baldwin Hill Road
- F. Warranty Deed for property on Easterly side of Baldwin Hill Road
- G. Quit Claim Deed for property on Easterly side of Baldwin Hill Road
- H. List of abutting property owners for 1322 Baldwin Hill Road
- I. Request for Waiver of Section 3.14.a of Subdivision regulations (Open Space requirement)
- J. Correspondence from Boundaries to Wetlands Official dated 8-26-11
- K. Correspondence from Boundaries to Ledge Light Health District dated 8-26-11
- L. Correspondence from Boundaries to Planning Commission dated 9-2-11
- M. Correspondence from Planning Department to James Rabbit, Senior Planner at SE Connecticut Council of Governments dated 9-2-11
- N. Correspondence from Planning Department to Robert Yust, Community Plans & Liaison, US Navy, dated 9-2-11
- O. Correspondence from Planning Department to Betsy Moikawsher, Town Clerk, Town of Groton, dated 9-2-11
- P. Memo from Planning Department to Town Departments, dated 9-2-11
- Q. Correspondence from Wetlands Official to Planning Commission, dated 9-12-11
- R. Correspondence from Zoning Official to Planning Commission, dated 9-13-11
- S. Memo from Town Engineer to Planning Commission, dated 9-19-11
- T. Email from Matt Davis, Manager of Planning Services, Town of Groton, originally sent to Planner on 9-28-11 (forwarded to Planning Assistant 9-30-11)
- U. Correspondence from Conservation Commission to Planning Commission re: Open Space Waiver request, dated 10-4-11
- V. Correspondence from Ledge Light Health District to Boundaries, dated 10-5-11
- W. Correspondence from Boundaries to Planning commission dated 11-02-11
- X. Storm Drainage Calculations, prepared by Bob Schuch, PE, dated October 2011
- Y. Subdivision Plans dated August 2011, with revision date of 10-31-11 (consisting of 6 pages)

4. Presentation by applicant and/or consultants:

Bob Schuch, P.E., Boundaries LLC presented.

Open space has been added to the plan. It includes a gap of 100' to allow future crossing of the wetlands by trucks and also includes a 50' buffer along the border adjacent to the Submarine Base housing along the south. Detention basins have been added to address the drainage concerns identified earlier by the Town Engineer; the plan maintains the desired 0% increase in rate of flow; drainage will be installed upon subdivision approval.

5. Questions from Commissioners:

Mike Cherry suggested that approval would be conditioned on its completion specifically before the sale of lots 2, 3 and 4.

Charlie Karno suggested the hearing be kept open and that the Commission obtain a 35 day ext. from the applicant to give the Town Engineer sufficient time to review the proposed drainage design.

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 continued at 7:51 p.m.

Respectfully Submitted,

Roger J. Tremblay, Secretary (Acting)