

PLANNING COMMISSION
REGULAR MEETING
THURSDAY, November 3, 2011
Town Council Chambers, Town Hall Annex

Meeting Minutes

1. The Regular Meeting of the Ledyard Planning Commission was called to order by Mike Cherry on Thursday, November 3, 2011 at 8:22 p.m. in the Council Chambers, Ledyard Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, CT.
2. Roll Call: Regular Members Present: Mike Cherry, Roger Tremblay, Ken Koe, Naomi Rodriguez; Ed Lynch (Excused).

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

Also Present: Charles Karno, Town Planner

3. Approval of Minutes.

Ken Koe made a motion to approve the public hearing and regular meeting minutes of October 6, 2011, seconded by Tom Baudro. Motion approved 5-0-0.

4. Correspondence/Reports:

- Zoning referral regarding a Regulation Change for Country Inns
- Request for 90 day ext. from Bennett....
- Utility gas distribution easement referral from Town Council
- Text amendment for Open Space subdivision
- The Northeast Utilities talk scheduled for tomorrow has been cancelled. Mike Cherry noted that the Land Use Academy workshop will be held this weekend.

5. Business:

- a) Application # 520: Proposed subdivision at Map 134, Block 140, Lot 1322 (Baldwin Ridge Industrial Park); B&R Holdings, LLC (owner/applicant) 5-lot subdivision of 32.4 acres; CIP zone.

Application 520 was deferred because the Public Hearing is still open.

- b) 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.

Mike Cherry made a motion to approve the waiver for Open Space. Seconded by Tom Baudro.

Discussion:

Mike Cherry noted desirability for actual open space in the future.

Approved 4-1-0. Naomi Rodriguez was opposed.

Mike Cherry made a motion to approve the re-subdivision with the following conditions:

Monumentation for the road right-of-way and transfer of the road right-of-way to be completed prior to filing of mylars.

Seconded by Ken Koe.
Motion approved 5-0-0.

- c) Referral from Zoning: Application #3561: Zoning Regulation Change of Section 13.12 Country Inn.
Discussion & possible decision.

Discussion:

Mike Cherry noted that today, Country Inns can't operate a restaurant open to public; the regulation would be changed to allow restaurant to serve the general public until 11p.m. Also the residency requirement of Inn and restaurant management would be removed.

It was noted that the regulation as it stands is currently loosely enforced. There was discussion about desirability and concerns on the kind of restaurants that could possibly take advantage of the changes. Mike Cherry that the unchanged parts of the regulations would mitigate that problem. Roger Tremblay suggested that the 'optional' requirements regarding the limitations on chain restaurants that were noted in the change request should also be included in the final amendment.

Mike Cherry made a motion that the proposed regulation changes are in agreement with the POCD:

Seconded by Ken Koe.

Motion approved 5-0-0.

- d) Acknowledge receipt of any new subdivision applications.

Proposed re-subdivision at 40 Chriswood Trace, Green Falls Associates, LLC Profit Sharing Plan (owner/applicant), 2-lot re-subdivision of 2.76 acres. An R-60 zone.

Mike Cherry asked that a public hearing be scheduled for Dec. 1

- e) Application #518, Bennett, request for a 90 day extension
Mike Cherry made a motion that the request be granted.

Seconded by Ken Koe.

Motion approved 5-0-0

- f) Gas Easement

Mike Cherry made a motion that the Commission find that the easement is consistent with the POCD regarding energy usage and is required by the previously approved Capital Improvement Plan.

Seconded by Ken Koe.

Motion approved 5-0-5.

- g) Discussion & Scheduling of Open Hearing for the new Open Space Subdivision regulation change.

Mike Cherry asked that a Public Hearing be scheduled for the first Planning Commission meeting in January.

6. A motion was made to adjourn the regular meeting by Naomi Rodriguez, seconded by Tom Baudro. Motion approved 5-0-0. Meeting adjourned at 9:16 p.m.

For the Commission,

Roger J. Tremblay, Secretary (Acting)