

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, October 6, 2011 at 7:30 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 was seated for the vacant position.

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

Regarding the exhibit I, request for waiver of Open Space/Fee-In-Lieu-Of, Mike Cherry noted that in exhibit U., it was pointed out by the Conservation Commission that the lack of Open Space in the area may justify the Planning Commission's requiring Open Space; there was no precedence regarding reasons given for the waiver. Charlie Karno sees no compelling reason to waive the requirement.

4. Presentation by applicant and/or consultants:

Bob Schuch of Boundaries LLC made a presentation for the applicant, Chris MacLachlan, who was present.

Bob Schuch presented a general description of the plan. He acknowledged there were runoff issues, as pointed out by the Town Engineer, but he feels it's too soon to finalize a design for the issue; they have demonstrated zero change drainage runoff conceptually.

5. Questions from Commissioners:

Mike Cherry asked for several clarifications regarding drainage. Bob Schuch reviewed the parcel history; Charlie Karno noted that town land records show 2 lots, not 1 lot and that the deeds seem to support 1 lot; Charlie Karno will work w/ applicant to this straighten out.

Bob Schuch argued Open Space is only for Residential Zones; that CIP zoning doesn't create housing supporting the need for playgrounds, etc. Roger Tremblay emphasized that Open Space requirements were just as motivated for habitat preservation as indicated clearly in the regulations. Mike Cherry suggested that Open Space could be offered by the applicant with view towards resolving the drainage issue and green space considerations. He suggested that the applicant discuss this further with the Conservation Commission.

6. Statement of Citizens In Favor of the application:

David Shroeder of the Conservation Commission said they haven't done a walk through but driving by it was evident the area was quite wild. He pointed out the need for the support of the wild life food chain. He asked if the Conservation Commission could do a site walk and invited discussion between it and the applicant.

Robert Yust, the Community Liaison for Sub Base, said the base has similar traffic concerns as identified by Groton. They would prefer that the application would avoid additional traffic on Ohio Avenue. They would also like a visual barrier along edge adjacent to the residential area. Otherwise, it was felt that Zoning adequately protects the Navy's interests, and that the Navy has no objections.

Peter Gardner asked if the buffering and visual barrier discussed would be a Zoning issue; Mike Cherry said yes.

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 8:32 p.m.

Respectfully Submitted,

Roger J. Tremblay, Secretary (Acting)