

PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, October 6, 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, October 6, 2011 at 8:32 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 was seated for vacant position.

Also Present: Charles Karno, Town Planner

3. Approval of Minutes.

Ken Koe made a motion to approve the special meeting minutes of September 15, 2011 with minor grammatical/spelling/punctuation corrections, seconded by Tom Baudro. Motion approved 5-0-0.

4. Correspondence/Reports:

Gales Ferry school property: Mike Cherry asked if the town can do a free-split to address right-of-way needs. Legal advised that the Town need not comply in this case.

CLEAR Land Use Academy is getting ready for applications for advanced training: a Nov 5 workshop at CCSU is scheduled. It will address conflicts & bias; how to run a meeting other topics of interest. Mike Cherry asked commissioners to consider attending and let Charlie Karno know. Peter Gardner asked if Steering Committee members were eligible; Charlie Karno said yes

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. Discussion & possible decision.

Discussion: Deferred pending open Public Hearing

- b) Discussion: Zoning & Subdivision Application text amendments to add Open Space Subdivision (in addition to existing Conservation Subdivision regulations)

Peter Gardner said the steering committee has been considering the amendments for some time. The principal concept is to allow smaller build lot sizes if they meet the health code. He brought 2 hypothetical layouts of an area of land to use as example alternative cases, ranging from "Ugly to Good", of how one could meet the proposed Open Space Subdivision regulations.

Roger Tremblay asked whether, for the example plans, if the water table could support the hypothetically proposed higher concentration of wells with suitable recharge rates. Peter Gardner said that one would need to bring in expertise to address that; he doesn't know himself.

There was much discussion regarding the potential for modern septic design, common leeching fields, screening, etc.

Mike Cherry said he will put the amendments forward as an application.

c) Acknowledge receipt of any new subdivision applications.

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

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 9:22 p.m.

For the Commission,

Roger J. Tremblay, Secretary (Acting)