

PLANNING COMMISSION
PUBLIC HEARING

Application #517: Proposed conservation subdivision at 257 Haley Road (Heritage Park), Watrous Properties LLC (owner/applicant) 11-lot sub division of 32 acres on 4 lots, an R-60 zone.

1. The public hearing was reconvened by Mike Cherry on Thursday, February 3, 2011 at 7:35 p.m. in Council Chambers, Town Hall, 741 Colonel Ledyard Highway, Ledyard, CT 06339.

2. Regular members present: Roger Tremblay, Mike Cherry, Ken Koe, Ed Lynch.

Alternate members present: Naomi Rodriguez, Tom Baudro seated for Peter Borch. George Hosey absent.

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice & Publisher's Certificate
- B. Subdivision Application
- C. Subdivision Plans, consisting of 6 sheets, dated 07.20.10 and signed 09.30.10
- D. Preliminary Meeting Notes, dated 02.17.10
- E. Comments from Town Engineer, dated 09.02.10
- F. IWWC minutes, dated 09.07.10
- G. Memo from Planner to Sullivan dated 10.14.10 re: items needed to complete application
- H. Memo from Ledge Light Health District to Planning dated 10.21.10
- I. Correspondence from Dr. Bellantoni, State Archaeologist to Mark Sullivan, dated 11.02.10
- J. Correspondence from Sullivan to Planner dated 11.04.10
- K. Correspondence from Acting ZEO to Planner dated 11.21.10
- L. Title search and legal description for property with Map-Lot-Block number of 128/530/401
- M. Title search and legal description for property with Map-Lot-Block number of 127/1190/126-R
- N. Title search and legal description for property with Map-Lot-Block number of 127/1190/126
- O. Title search and legal description for property with Map-Lot-Block number of 128/890/257
- P. Parcel History Map, dated 07.20.10, signed 11.29.10, received 11.29.10
- Q. Subdivision Plans, consisting of 7 pages, dated 07.20.10, signed 11.29.10 and received 11.29.10
- R. Updated correspondence from Acting ZEO to Planner, dated 12.01.10
- S. FAX sent by Stephen Watrous authorizing Mark Sullivan and Rich Cody to represent him.
- T. Proposed Grant of easement for 3 shared driveways
- U. Legal Notice & Publisher's Certificate, published in The Day 12.09.10
- V. Revised Subdivivion Plans, consisting of 7 sheets, revision date 12.27.10, signed 01.03.11
- W. Alternative Plans, consisting on sheets 2, 3, 4 & 5 only, revision date 12.27.10, signed 01.03.11
- X. Waiver Request for Section 5.5(b), Section 4.8.9, and Section 4.3.5
- Y. Draft Quit Claim Deed
- Z. Draft Shared Well Agreement
- AA. Documentation re: 126 R Lambtown Road
- BB. Warranty Deed for property known as 126-R1 Lambtown Road
- CC. Email correspondence between Charlie Karno and Atty Carl Landolina received 01.31.2011 at 11:55 am
- DD. Fax from Atty. Richard Cody to Charles Karno received 02.01.11
- EE. Correspondence from Ledge Light Health concerning the shared well and lists stipulation of approval for lots 8 and 9.
- FF. Up-to-date subdivision proposal drawing showing the separate septic systems on lots 8 and 9.
- GG. Deed for open space access for the town of Ledyard in order to perform service on the open space.
- HH. Original common driveway plans
- II. Modified / Alternative common driveway plans.

4. Presentation by applicant and/or consultants:

Rich Cody presented the quick claim deed for Ledyard town personnel access to the open space through lot 126R. He also discussed the agreement with the town attorney concerning the free split on lot 126R.

5. Questions from Commissioners:

Ledge Light indicated a list of stipulation for the common well between lots 8 and 9 including separate gate valves for future maintenance activities, easements, access to basements, separate well tanks, clarification of the term "user", separate electric flow meters for billing, etc. Also Ledge Light approved the location of a separate well if one were to ever be drilled. The developer indicated that a separate well would most likely be drilled in the event the subdivision is approved and constructed.

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 7:54 p.m.

Respectfully Submitted,

Ed Lynch
Secretary