

PLANNING COMMISSION
REGULAR MEETING
THURSDAY, February 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, February 3, 2011 at 7:55p.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, Ed Lynch.

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

Also Present: Charles Karno, Town Planner

3. Approval of Minutes.

Ken Koe made a motion to approve the public hearing minutes of January 6, 2011 for application #517, 257 Haley Road, seconded by Roger Tremblay. Motion approved with modifications, 5-0.

Ken Koe made a motion to approve the regular meeting minutes of January 6, 2011, seconded by Roger Tremblay. Motion approved with modifications, 5-0.

4. Correspondence/Reports:

- a. Letter received from CT Department of Environmental Protection with the results of their review of our zoning regulations and maps concerning flood protection.
- b. Letter received from zoning appeal concerning Mark Cohen's appeal on affordable housing.
- c. Received a request for extension on application 515/516
- d. Received a request for a bond release on Tradewind Terrace
- e. Notice for a webinar series from CLEAR
- f. Notice received from the state economic development on Ledyard's status on affordable housing.
- g. Reminder on the bi-annual land use presentation on March 12th.

5. Business: Mike Cherry made a motion to add agenda items f and g – the extension of applications 515/516 and the bond release mentioned in correspondence above. Roger Tremblay seconded the motion. The motion carries 5-0.

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

Discussion:

Mike Cherry recommended that the decision on this application be tabled until the next meeting in March so that the planning staff has time to write the three requested waivers with the appropriate wording that defines the very specific nature of the waiver requests. The rest of the commissioners concurred with Mike's recommendation and Mr. Karno has agreed to provide draft waiver statements.

- b) Preliminary Review: Proposed subdivision 423 Colonel Ledyard highway, an R-60 zone

Discussion:

Harry Heller, attorney for the Quarter Town Development LLC and Peter Gardener, developer made a presentation. The development is a 54 acre parcel in an R40 zone that has a split frontage with Colonel Ledyard highway. Fifteen lots are planned and serviced by a 1000 foot road that leads to a cul-de-sac and the second frontage has a common driveway serving 5 lots. The open space area is about 40 percent of the total parcel and there is both access and parking space available to the public. Heller presented an alternative plan that would increase the number of lots serviced by the cul-de-sac road by three lots (18 instead of 15) resulting in an increased density and for some lots reduced lot sizes. The other 5 lot frontage would be reduced to 2 lots serviced by a common driveway. The benefits of the alternative plan are increased open space (up to 60 percent of the total), reduced land disturbance and avoiding a difficult common driveway construction into the existing hill. However due to the decreased lot sizes, a change in the zoning regulations would be required. Heller is proposing a separate category of conservation subdivision that would accommodate the idea of reduction in lot size in favor of the increased open space and topology of the area. This would allow developers more flexibility in the development and instead of focusing on Euclidean layouts more functional layouts could be developed. Mike Cherry proposed a workshop between zoning and planning to develop the idea of performance based zoning.

- c) Subdivision #463: Chidley Subdivision, 165 Spicer Hill Road. Request for Bond Release (\$210,000)

Discussion:

Received an email from the town engineer that the work is complete and that a 10 percent of the original cost (\$37,000) be retained until November 1st of this year, the release of the remaining monies, and that the town council accept the road.

Mike Cherry moved to release the bond in the amount of \$173,000. Ed Lynch seconded the motion. The motion carries 5-0.

- d) Discussion: Capital Improvements Plan, FY 2012-2017

Received the capital plan spread sheet and Mike Cherry asked the commissioners to review the proposal. A comment was made that the WPCA needs to flush out the plan in more detail.

- e) Acknowledgement receipt of any new subdivision applications - None
- f) Extension of applications 515/516 for 90 days for Mylar filings. Extension would be to June 3rd of this year.

Mike Cherry made a motion to approve the 90 day extension and Ken Koe seconded the motion. The motion approved 5-0.

- g) Release of Bond of Tradewind Terrace for \$5,000.

Mike Cherry made a motion to release the remaining bond of \$5000 and Ken Koe seconded the motion. The motion approved 5-0.

6. A motion was made to adjourn the regular meeting by Mike Cherry seconded by Ed Lynch Motion approved 5-0. Meeting adjourned at 9:34 p.m.

For the Commission,

Ed Lynch, Secretary