

PLANNING COMMISSION
REGULAR MEETING
THURSDAY, March 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, March 3, 2011 at 7:32p.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. 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 February 3, 2011 for application #517, 257 Haley Road, seconded by Roger Tremblay. Motion approved 5-0.

Ken Koe made a motion to approve the regular meeting minutes of February 3, 2011, seconded by Roger Tremblay. Motion approved 5-0

4. Correspondence/Reports:

- a. Response received from Attorney Heller concerning discussion on the modifications to the conservation subdivision – looking for a date to meet – March 17th agreed upon
- b. Upcoming Land use seminars this spring
- c. Received an email from CLEAR concerning a free webinar on affordable housing on 3/15 between 2 and 3 pm.
- d. Received a renewal notice from the American Planning Association publication
- e. Received a memo from V. Crawford asking for an extension to their approved subdivision.
- f. Received a memo from Dane Contino concerning the expiration dates of the Crawford application.

5. Business:

Mike Cherry made a motion to add to the planning agenda a review of the Gales Ferry School property and the endorsement of the possible sale to a drug store chain. Ken Koe seconded the motion. Motion carries to add the agenda item 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. Three waivers requests were discussed and acted upon first.

1. Mike Cherry made a motion to waive section 5.5b of the subdivision regulation concerning shared driveway and easements to lot 126R and Ken Koe seconded the motion. The conditions for the lot access are very unique to the lot geography and proposal and the waiver would minimize land disturbances and enhance conservation. This waiver does not impact adjacent properties nor have any public health and safety concerns. Waiver approved 5-0.
2. Mike Cherry made a motion to waive section 4.8.9 of the subdivision regulation concerning shared driveway serving 6 lots and Ken Koe seconded the motion. The commission had asked the developer to look at alternatives to the lot and driveway layouts and an alternative proposal has been submitted that enhances the conservation of the land and minimizes disturbances that would have resulted in a conventional proposal. This waiver does not impact adjacent properties nor have any public health and safety concerns. Waiver approved 5-0.

3. Mike Cherry made a motion to waive the nested lot requirements and Ken Koe seconded the motion. Again the alternative proposal minimizes land disturbances and does not impact adjacent properties nor have any public health and safety concerns. Waiver approved 5-0

Discussion:

Ed Lynch made a motion to approve the application with the following conditions:

Prior to the filing of signed subdivision plans in the Ledyard Land Records a bond calculation for the approved plans, including erosion and sedimentation control measures, in acceptable form and content will be reviewed and approved by the Town Engineer and the Planning Commission. Said approved bond will be posted prior to filing.

Prior to the filing of signed subdivision plans in the Ledyard Land Records, the comments contained in the Town Engineer's memo of September 2, 2010 to Wetlands and Planning Commissions be addressed to his satisfaction.

If a new well is not to be installed on Lot 8, prior to the filing of signed subdivision plans in the Ledyard Land Records the comment of George Calkins, R.S. in his memo of February 3, 2011 be addressed to his satisfaction and that a note be prominently placed on the subdivision plans indicating that Lots 8 and 9 share a common well and are subject to a "Shared Well Agreement".

Seconded by Mike Cherry Motion approved 5-0.

- b) Discussion: Capital Improvements Plan, FY 2012-2017. Discussion & possible recommendation.

Charles Karno, Town Planner made a presentation:

Discussion:

Mike Cherry recommended that the WPCA produce a 5 year plan and the WPCA needs to show the bond amount that represents the dollar amount borrowed. Ed Lynch asked for a clarification of the priority codes.

Mike Cherry made a motion to approve the capital improvement plan and Naomi Rodriguez seconded the motion. Motion approved 5-0.

- c) Subdivision #514: Approved resubdivision at 463 Pumpkin Hill Road, Victoria Crawford (owner/applicant), 2 lot resubdivision of 7.69 acres, an R-60 zone. A Request for a 90-day extension to file mylars has been made.

Discussion & possible action:

Based on the date conflicts as mentioned in the above correspondence received from Diane Contino, the application and 90 day extension dates were corrected. However because the correspondence to extend the application was received before the new expiration date, the application has not expired.

Mike Cherry made a motion to extend the subdivision #514 for 90 days. Seconded by Ed Lynch. Motion approved 4-1, Naomi voting nay.

- d) Acknowledge receipt of any new subdivision applications. None

- e) Review of section 8:24 with respect to the Gales Ferry school sale. The economic development council has indicated a potential sale of the 1.9 acre lot in front of the Gales Ferry School and has requested the Planning Commission for an endorsement. Mike Cherry made a motion to endorse the sale of the property and Ken Koe seconded the motion. 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 8:57 p.m.

For the Commission,
Ed Lynch, Secretary