

PLANNING COMMISSION
REGULAR MEETING
THURSDAY, May 5, 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, May 5, 2011 at 7:30pm 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 is excused, and Ed Lynch

Alternate members present: Naomi Rodriguez seated for Peter Borch at 7:36pm. Tom Baudro seated for Ken Koe. George Hosey is absent.

Also Present: Charles Karno, Town Planner
3. Approval of Minutes.

Roger Tremblay made a motion to approve the regular meeting minutes of April 7, 2011, seconded by Tom Baudro with some minor corrections. Motion approved 5-0.
4. Correspondence/Reports:
 - a. The State of Connecticut development agency has proposed some recent changes to the PODC. The recommended changes are high level with an attempt to get closer to the local level with an effort to coordinate various regional PODC.
 - b. APA planning board membership dues need renewal
 - c. Upcoming Workshops on low impact development conducted by the DEP and hosted by the town of Salem on 6/28 at the Salem Town Hall
 - d. CLEAR is conducting basic training on land use next week
 - e. Fiber Optic cable boxes are being installed by ATT throughout the town.
 - f. DEP approved road work
 - g. Annual Budget meeting this week and for reference the assistant engineer has been cut from the budget however some funds could be made available for the Planning Commission in the event that engineering assistance would be needed
 - h. Received a request for an extension for Via Verde phase II
5. Business:
 - a) Referral: Town of Stonington: FEMA mandated Zoning Regulation Text Amendment

Discussion: Stonington had a public hearing on their regulations that were changed to include the suggested FEMA wording.

Mike Cherry made a motion to endorse the Stonington changes with no effect to the town of Ledyard. The motion was seconded by Roger Tremblay and the motion was approved 5-0. Charles Karno will send a letter to Stonington with the above motion and results.
 - b) Referral: 8-24: Update of Proposed Town Road Improvement Program

Discussion: The town planner went over the 5 year plan on which all town roads are to be repaired through various techniques. Mike Cherry would like to table this approval in order to determine the cost split between capital and maintenance and the planning commissioners agreed to postponing the discussion and vote.

- c) Application # 517; 257 Haley Road; 126R Lambtown Road; Establish Bond

Discussion: Received a memo from the Town Engineer that the bond estimate is acceptable to him and he made the recommendation that the commissioners may want to increase the sum. The estimates do include a 10% contingency and is split between at a cost of \$13,100 for Haley Road and \$9,800 for Lambtown road for a total of \$22,900. Mike Cherry made a motion for a total of \$28,000 that includes 3% inflation rate for 5 years. The motion was seconded by Ed Lynch. The motion carried 5-0.

- d) Application# 514; 463 Pumpkin Hill Road; Establish Bond

Discussion: Received a memo from the Town Engineer that the bond estimate is calculated at \$550 per apron times 3 driveways. With a 3% inflation rate for up to 5 years and a 10% contingency, a bond of \$1900 is proposed. Mike Cherry made a motion for a bond of \$1900 and seconded by Ed Lynch. The motion carried 5-0.

- e) Application# 515; 41 Iron Street (Via Verde Phase 1); Establish Bond

Groton Utilities bond of \$10,000 is filed with the town for this application. The driveways are estimated at \$27,428.55. Mike Cherry moved to set the bond for \$30,000 that includes the Groton Utilities and 3% inflation rate for just the driveways for 5 years. Roger Tremblay seconded the motion and the motion was approved 5-0. Also Mike Cherry moved to approve a 90 day extension for the application and Roger Tremblay seconded the motion. The motion was approved 5-0.

- f) Preliminary Subdivision Review: 20 Barton Lane & 40 Chriswood Trace. 3 lots, Zoned R-60

Peter Gardener made the presentation.

Discussion: Peter Gardener made the presentation and stated that the proposal is a conservation subdivision under cluster housing regulations and wants to subdivide into 3 lots. Mike Cherry pointed out that the location is in an R-60 zone and that the cluster housing regulations have been updated to conservation subdivision regulations. The lots are too small for an R-60 zone and the original cluster housing regulations no longer exist. Mike Cherry suggested that Peter needs to meet with zoning and get in writing from zoning that the proposal meets all existing zoning regulations.

- g) Preliminary Subdivision Review: 719 Colonel Ledyard Highway, 2 lots; Zoned LCVD-3

Peter Gardener made the presentation.

Discussion: Lot 721 proposal contains a shared driveway and will be 3 acres in size. Test holes have been completed. Although there are no set back requirements in a LCVD-3 zone, the proposal should use the R-40 zone requirements. Because there is city water available on route 117, the owner will need to get a waiver from the DEP if they wish not to tie into city water. The shared driveway width requirement is 15 feet and the existing driveway is 10 feet wide which the owner would like to maintain in order to minimize the impact to the adjacent wetlands. The owner will need to ask for a waiver for the reduced width requirement on the shared driveway. The commissioners have asked to provide for driveway pull offs due to its length and is encouraged to use millings for the driveway surface instead of asphalt. A waiver will be asked for not providing sidewalks as required in the LCVD district. The owner should be prepared to show the sidewalk grade requirements and the challenges that the existing topography presents during the waiver discussions. The proposed drawings should show setbacks as per R-40 zone.

- h) Acknowledge Receipt of any new subdivision applications. None

6. A motion was made to adjourn the regular meeting by Mike Cherry, seconded by Naomi Rodriguez. Motion approved 5-0. Meeting adjourned at 9:38 p.m.

For the Commission,

Ed Lynch, Secretary