

PLANNING COMMISSION
REGULAR MEETING
THURSDAY, July 7, 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, July 7, 2011 at 7:30 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 (Excused), Ed Lynch, Naomi Rodriguez (Excused).

Alternate members present: Tom Baudro seated for Naomi Rodriguiz.

Also Present: Charles Karno, Town Planner

3. Approval of Minutes.

Mike Cherry made a motion to approve the regular meeting minutes of June 2, 2011, seconded by Roger Tremblay. Motion approved 3-0-1 with Ed Lynch abstaining.

4. Correspondence/Reports:

- a. Request from Attorney Cody from Heritage subdivision submittal for an extension received June 23rd. The request was filed on July 6th
- b. Request for release of bonding on the remaining work for Sable subdivision which included 15 additional monumentation to be set and completing as-builds drawings.
- c. Received from the Department Economic Development correspondence on affordable housing which outlines an appeal process for affordable housing. Ledyard has approximately 3% of affordable housing which is below the guideline set at 10% for the appeal process.
- d. APA membership has been renewed for 5 members.
- e. Roger Tremblay attended a meeting on low impact lands development that emphasized the impact on water shed affects. He stated that there is good news and bad news concerning low impact development. The good news is that through special projects low impact development can be done but the bad news is the cost. Emphasis is on very permeable surfaces and that there are lots of resources available for this type of development..

Mike Cherry moved to add to the top of the agenda the extension request as noted in item "a" above in the correspondence. Roger Tremblay seconded the motion and the motion is approved 4-0.

5. Business:

a) Mike Cherry moved to extend to July 8th application 517. Tom Baudro seconded the motion. Motion approved 4-0.

b) Application #518: Proposed subdivision at 719 Colonel Ledyard Highway, Brian R & Bernardine R. Bennet (owner), 2-lot subdivision of 19.4 acres, Zone: LCVD -1 & LCVD-3

The owner, Bennet Bernardine and his son Brian Bernardine made a presentation for the applicant:

There are two waiver requests. Wetlands reviewed the driveway proposal and requested that the driveway be moved 50 foot away from the wetland. With regards to open space requirements, the sub-division of the land is for family use only that originally consists of 21 acres. The planning commission traditionally requires a note be put on the drawing that if the property is sold within 5 years then the requirement for open space be satisfied by paying 10% of the value of the land of 21 acres.

Tom Baudro made a motion to waive section 5.6 of the subdivision regulation concerning sidewalks and the motion was seconded by Mike Cherry. A discussion followed. Ed Lynch asked if the Ledyard Center District committee had been consulted. Mike Cherry stated that they had not been because most likely the committee would have no concern for sidewalks south of Ledyard center. Roger Tremblay states that the existing sidewalk certainly meets the intent of the regulation and that one is able to walk safely along route 117. Therefore Roger believes that the wording of the waiver should concern the width and surface requirements of the sidewalk instead of completely eliminating the requirement.

The waiver statement has been modified to waive the surface and width requirements and that the existing sidewalk meets the intent and purpose of section 5.6. The waiver motion is approved 4-0.

Mike Cherry made a motion to waive the driveway width requirement in subdivision regulation section 5.5a from 15 feet to 12 feet. The motion is seconded by Tom Baudro. A discussion followed the motion. In order to minimize the impact to the adjacent wetlands, the exiting driveway width of 12 feet needs to be maintained. There is a need to minimize the impact to wetlands. The waiver motion is approved 4-0.

Mike Cherry made a motion to approve application 518 with the following conditions – that all easements be filed prior to Mylar submittal and that the requirement for open space be waived but will be paid in fee in lieu of land if the property is sold within 5 years, the fee based on the original undivided lot of 21 acres. The motion is seconded by Ed Lynch. The motion is approved 4-0.

c) Discussion: Draft Zoning Regulations; Draft Zoning Map

Discussion: We need the real copy (not the draft with multiple comments) of the draft regulations. Vince Widdle was supposed to consolidate all the comments made including Peter Gardener, Kevin Dombrosky, and Eric Treaster. There were no map challenges

d) Acknowledge receipt of any new subdivision applications.

Proposed re-subdivision at 6 Lucienne Way (includes 11 Lucienne Way), Babcock Re-Subdivision, Clinton Babcock & Kimberly Gauthier (owners), 2 lot re-subdivision of 11.8 acres, Zone: R-60
The commission accepts the application and briefly reviewed the driveway and open space access path. An August 4th public hearing is scheduled and a possible site walk based on what is presented maybe scheduled.

6. A motion was made to adjourn the regular meeting by Mike Cherry, seconded by Tom Baudro. Motion approved 4-0. Meeting adjourned at 8:39 p.m.

For the Commission,

Ed Lynch, Secretary