

PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, January 5, 2012  
Town Council Chambers, Town Hall Annex

Meeting Minutes

1. The Regular Meeting of the Ledyard Planning Commission was called to order by Ken Koe on Thursday, January 5, 2012 at 8:22 p.m. in the Council Chambers, Ledyard Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, CT.
2. Roll Call - Regular members present: Roger Tremblay, Ken Koe (Acting Chair), Naomi Rodriguez. Mike Cherry (Excused), Ed Lynch (Excused).

Alternate members present: Tom Baudro, seated for Ed Lynch.

Also Present: Charles Karno, Town Planner

3. Approval of Minutes.

Tom Baudro made a motion to approve the public hearing and regular meeting minutes of December 1, 2011, seconded by Naomi Rodriguez. Motion approved 3-0-1 (Ken Koe abstained).

4. Correspondence/Reports:

5. Business:

- a) Preliminary Application Review: Proposed subdivision at Map 65, Block 2360, Lot 98 (98 Stoddards Wharf Road); Amer Javed (owner/applicant) 3-lot subdivision of 7.73 acres; R-60 zone.

Richard Deschamps, surveyor, made a presentation for the applicant:

- This subdivision was previously approved in late 2007 under the previous owner; but Mylars were never filed and the application expired. The current applicant is simply re-filing the application with no changes; however the fee in lieu of based on a lot appraised per 2007 prices is probably higher now. The existing house will be taken down.
- General History & Description: 2 lots will share a common drive; all approvals were obtained and monumentation is done; the driveway is not done. The application was recently approved by Wetlands, now with a 100' buffer.

Discussion: None

- b) Preliminary Application Review: Proposed re-subdivision at Map 83; Block 2715, Lot 10 (10 Wolf Ridge Gap), Sandra Reynolds and Linna Rouquayrol (owner/applicant), 2-lot re-subdivision of 11.47 acres. An R-40 zone

Peter Gardner made a presentation for the applicant:

- He showed plans from 1994 that created Wolfridge Gap
- The owners combined lots 9 & 10; they now want to re-subdivide back to the original lots; however that would not meet current regulations; but necessary changes could be made. It will require a re-subdivision & public hearing.

Discussion: None

- c) Preliminary Application Review: Proposed re-subdivision at Map 25; Block 120, Lot 85 (85 Avery Hill Road), Bittersweet Land Development (owner/applicant), 10-lot re-subdivision of 54 acres. An RM-40 zone

Peter Gardner made a presentation for the applicant:

- The original subdivision had a 3700' cul de sac; but it was intended to extend to Avery Hill Road in the future.
- There is about 800' of road left to do; but it is very challenging.
- He discussed with the Town Engineer & Charlie Karno that he will propose a 12% grade. He can't meet the 10% grade of ordinance due to extensive and expensive cuts needed; Mr. Maslin felt it could be acceptable.
- He will also ask for a waiver of what would be a very expensive traffic study, because it was already informally evaluated by Mr. Gardner as having best sight lines and it would avoid a possible 1200' cul de sac in the future (in addition to existing 3800' cul de sac)
- He will try to get the application submitted in next month;

Discussion:

- Charlie Karno noted that it doesn't appear it would be heavily travelled.
- Charlie Karno suggested the Planning Commission would rely on Town Engineer's recommendation.
- Roger Tremblay suggested that a site walk be made; Charlie Karno will work out a schedule for a site walk over next week.

d) Acknowledge receipt of any new subdivision applications.

Subdivision Application: Proposed subdivision at Map 65, Block 2360, Lot 98 (98 Stoddards Wharf Road); Amer Javed (owner/applicant) 3-lot subdivision of 7.73 acres; R-60 zone.

e) Extensions have been requested for:

Ap#818; 719 Colonel Ledyard Hwy (Bennet) Second Extension to 4/24/2014.

Charlie Karno sees no real problem with granting this extension.

A motion to grant the extension was made by Naomi Rodriguez, seconded by Tom Baudro. Motion approved 4-0.

Ap#521; 770 Long Cove Road (Atkinson); First extension to 4/22/2012

Charlie Karno recommended granting this extension.

A motion to grant the extension was made by Tom Baudro, seconded by Naomi Rodriguez. Motion approved 4-0.

6. A motion was made to adjourn the regular meeting by Naomi Rodriguez, seconded by Tom Baudro. Motion approved 4-0. Meeting adjourned at 9:08 p.m.

For the Commission,

Roger J. Tremblay  
Secretary (Acting)