

PLANNING COMMISSION
PUBLIC HEARING

Application #522: Proposed resubdivision at 40 Chriswood Trace, Green Falls Associates, LLC Profit Sharing Plan (owner/applicant), 2-lot resubdivision of 2.76 acres. An R-60 zone.

1. The public hearing was called to order by Mike Cherry on Thursday, December 1, 2011 at 7:43 p.m. in Council Chambers, Town Hall, 741 Colonel Ledyard Highway, Ledyard, CT 06339.

2. Regular members present: Roger Tremblay , Mike Cherry, Ken Koe excused absence, Ed Lynch, and Naomi Rodriguez.

Alternate members present: Tom Baudro seated for the vacant commissioner position.

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice- Publishers Certificate and Receipt
- B. Subdivision Application, copy of check , & cover letter
- C. Correspondence from Greens Falls Associates, LLC New Home Construction dated 10-31-11 re: Section 4.6 (energy efficiency, etc.)
- D. Warranty Deed Deed, filed on Ledyard Land Records 06-09-11 for property known as 40 Chriswood Trace
- E. Property Information Card for 40 Chriswood Trace
- F. Correspondence from Southeastern Connecticut Water Authority to Greens Falls Associates dated 10-25-11
- G. Notice of Variance Granted of Zoning Regulations Section 9.1 (Minimum Lot Width) dated 10-24-11
- H. Subdivision Plans dated 10-21-11 (consisting of 3 pages)
- I. Memo from Planning Department to Town Departments, dated 10-03-11
- J. Correspondence from Wetlands Official to Planning Commission, dated 11-10-11
- K. Memo from Town Engineer to Planning Commission, dated 11-14-11
- L. Email from ZEO to Town Planner dated 11-29-11
- M. Correspondence from Ledge Light Health Distr. to Town Planner, dated 11-29-11

4. Presentation by applicant and/or consultants:

Peter Gardener made the presentation showing the updated connection of the foundation drainage plans which have been reviewed and approved by the Town Engineer.

5. Questions from Commissioners:

Some concerns were expressed relating to the easement that will be required on the north boundary where the neighbor's swimming pool fence is approximately 12 feet within the proposed property. Peter Gardener indicated that an easement would be drawn up before development begins.

6. Statement of Citizens In Favor of the application:

None

7. Statement of Citizens Opposed to application:

None

8. Rebuttal by applicant and/or consultant:

None

9. Adjournment/Continuance: The public hearing was adjourned at 8:08 p.m.

Respectfully Submitted,

Ed Lynch, Secretary