

PLANNING COMMISSION
PUBLIC HEARING

Application #519: Proposed resubdivision at 6 & 11 Lucienne Way, Clinton Babcock (owner/applicant) 2-lot resubdivision of 11.08 acres, an R-60 zone.

1. The public hearing was reconvened by Cherry on Thursday, August 4, 2011 at 7:30 p.m. in Council Chambers, Town Hall, and 741 Colonel Ledyard Highway, Ledyard, CT 06339.

2. Regular members present: Roger Tremblay, Mike Cherry, Ken Koe, Ed Lynch, Naomi Rodriguez *absent*.

Alternate members present: Tom Baudro seated for Naomi .

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice
- B. Subdivision Application
- C. Subdivision Plans dated 6-16-2011 (consisting of 4 pages)
- D. Warranty Deed for property known as 11 Lucienne Way
- E. Property Card for 11 Lucienne Way
- F. Property Card for 6 Lucienne Way
- G. Drainage Report, dated 6-23-2005 (revised 11-1-2005)
- H. Request for Waiver of Section 5.6 of Subdivision Regulations for Cedar Ridge Subdivision (undated, but presumably from original 2005 application)
- I. Grant of Easement dated 1-28-2010
- J. Correspondence from State Archaeologist dated 12-05-2005 (copy)
- K. Request for Waiver of Section 5.6 of Subdivision Regulations for 6-11 Lucienne Way, dated 6-2-2011
- L. Correspondence from Zoning Official dated 6-2-2011
- M. Correspondence from Soil Scientist dated 6-16-2011
- N. Correspondence from Ledge Light Health District dated 06-17-2011
- O. Memo from Planning Department to Town Departments, dated 6-23-2011
- P. Correspondence from Town Engineer dated 7-05-2011
- Q. Correspondence from Wetlands Official, dated 7-08-2011

4. Presentation by applicant and/or consultants:

Donald Gerwick the project engineers for the original subdivision design made the presentation. He stated that the proposed split was originally two lots, subsequently combined into one lot and now being proposed as the original two lot plan. Donald presented the proposed driveways and house locations on the two lots including the wetland crossing for the proposed driveway. There is an existing stone path for access to the open space without going through the wet lands. A waiver for sidewalks has also been requested. Donald also discussed the stone path access to the open space and recommended that the path be located north of the proposed driveway but not on top of the drainage easement. The exact path location leading from the public road needs to be checked. Several engineering concerns includes the curve cut on the cul-de-sac for the driveway and easement location.

5. Questions from Commissioners:

The requested waiver for a sidewalk is not needed based on the recent changes made to the subdivision regulation. The Curve cut on the cul-de-sac for the driveway needs to be verified

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 8:06 p.m.

Respectfully Submitted,

Ed Lynch,
Secretary