



**TOWN OF LEDYARD**  
CONNECTICUT  
TOWN COUNCIL  
HYBRID FORMAT

741 Colonel Ledyard Highway  
Ledyard, CT 06339

860 464-3203  
Roxanne Maher

Chairman Kevin J. Dombrowski

**MINUTES**  
**LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –**  
**REGULAR MEETING**

Monday, March 6, 2023

6:00 PM

Town Hall Annex Building

**DRAFT**

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:05 p.m. at the Council Chambers, Town Hall Annex Building.

Councilor Paul welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. ROLL CALL –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:05 pm	6:58 pm
John Marshall	Town Councilor	Present	Remote	6:10 pm	6:58 pm
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:05 pm	6:58 pm
Kevin Dombrowski	Chairman	Present	In-Person	6:05 pm	6:58 pm
Michael Marelli	Conservation Commission Chairman	Present	In-Person	6:05 pm	6:58 pm
Earl Lamb	Historic District Commission	Present	In-Person	6:05 pm	6:58 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:05 pm	6:58 pm

- III. CITIZENS' PETITIONS

Mr. Earl Lamb, 95 Lambtown Road, Ledyard, Historic District Commission, stated that he was present this evening to represent the Commission and their interest in a new project that would involve the Spicer Property. He explained that the Tri-Town Trail Association (Bluff Point to Preston Plains Park) has done some research and also received some grant funding to do some work in the area of the town-owned Clark Farm/Spicer Property, which was under the Town Council’s Administrative Control. He explained that the Tri-Town Trail Association would like to partner with the Historic District Commission to break away from the trail and make a historic site that would tie into the work that the Tri-Town Trail Association was doing. Therefore, he stated that he was present this evening to ask about the process for the Historic District Commission to take on this initiative.

Chairman Dombrowski stated the parcel where the Spicer Farm Homestead parcel was located on the other side of the Joe Clark Brook behind the Red Barn. He stated the Tri-Town Trail crossed over the property at that point and then headed back in the other direction. He stated he was aware that the Tri-Town Trail Association was looking to put in historical archeological markers in that area.

Chairman Dombrowski asked that the Historic District Commission’s proposal include the following: size of parcel needed to excavate or clear for their initiative, who will pay for the work, signage, etc.

Mr. Lamb stated that he planned to put together a proposal and schedule a Site Walk with all the groups that would be partnering with the Historic District Commission. He thanked the LUPPW Committee for their direction, noting that he would request to be include on the LUPPW Committee’s Agenda once he had a proposal ready.

IV. PRESENTATIONS/INFORMATIONAL ITEMS

1. Update regarding the Conservation Commission Interest to purchase 154 Stoddards Wharf Road for Open Space

Mr. Michael Marelli, 4 Lee Brook Drive, Ledyard, Conservation Commission Chairman, noted at the LUPPW Committee’ February 6, 2023 meeting he provided some background information regarding he the Conservation Commission’s interest to purchase 154 Stoddards Wharf Road to be preserved as Open Space. He stated in speaking with Avalonia Land Conservancy Chairman Dennis Main that the Commission has decided to have Avalonia Land Conservancy take the lead on this initiative noting their expertise and knowledge regarding the processes involved in seeking grant funding, etc., and because they also had a broader range of funding opportunities than the town had

Councilor Paul thanked Mr. Lamb and Mr. Marelli for attending tonight’s meeting and for providing an update regarding their initiatives.

**RESULT: DISCUSSED /COMPLETED**

V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of February 6, 2023  
Moved by Councilor Paul, seconded by Councilor Rodriguez

VOTE: 3 - 0 Approved and so declared

VI. OLD BUSINESS

1. Town-owned/Town-leased property; and update accordingly for the “Assignment of Administrative Control of Town-Owned and Town-Leased Property”.

The LUPPW Committee reviewed the List of Properties that have come into the town’s inventory since the “List Assignment of Administrative Control of Town-Owned and Town-Leased Property was last updated in 2017 as follows:

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Descript	Admin Control	Status of previously unlisted Property	Other Info	Recommend for Admin control
67395	I TOWN OF LEDYARD	37R2	Long Pond Road	73	1369	37R2	0.43	903V	Municipal MOO	R60	Open Space	Conservation Commission	Tax Collector Foreclosed	Landlocked	Conservation Commission
107250	I TOWN OF LEDYARD	1007	Shewville Road	7	2210	1007	0.43	903V	Municipal MOO	R60	Open Space	Conservation Commission	Tax Collector Foreclosed	560/79 Near White Hall Park	Conservation Commission
164454	I TOWN OF LEDYARD	69	Inchcliffe Drive	106	1080	69	0.18	903V	Municipal MOO	R40	Sub Division Open Space	Mayor	Tax Collector Foreclosed	Pie shaped Try to sell property	Mayor
147320	I TOWN OF LEDYARD	5	Spout Run	29	2310	5	3	903V	Municipal MOO	R40	Open space	Conservation Commission	Tax Collector Foreclosed	560/783	Conservation Commission
106680	I TOWN OF LEDYARD	332	Colonel Ledyard Highway	141	530	332	44.81	903V	Municipal MOO	R60	House		Blight Lien-Property gave Deed to Town	Will restore Boundary Line to original/sell portion of property with house	Avalonia Land Conservancy can come off List
103211	I TOWN OF LEDYARD	423	Colonel Ledyard Highway	128	530	423	33.9	903V	Municipal MOO	R60	Open Space	Conservation Commission		588/866	Conservation Commission
66800	I TOWN OF LEDYARD	81	Vinegar Hill Road	94	2540	81	102.25	903V	Municipal MOO	R60	Open Space	Conservation Commission		Near Lester House Will Tie into Great Oak & Other Trails	Conservation Commission
165025	I TOWN OF LEDYARD	2 F	Flat Brook Court	120	1340	2	0.22	903V	Municipal MOO	R40	Open Space	Mayor	Recommend to Sell		Mayor
31509	I TOWN OF LEDYARD	9	CHIDLEY WAY	69	2300	9	3.71	903V	Municipal M00	R40	Subdivision Open Space	Conservation Commission		476/412	Conservation Commission
403025	I TOWN OF LEDYARD	391	COLONEL LEDYARD HWY	128	530	391	0.11	903V	Municipal M00	R60	Future Road WIDENING?	Public Works		45/413	Public Works
	I TOWN OF LEDYARD	712R	COLONEL LEDYARD HWY	67	530	712A	0.12	1320	UNBUILDABLE	LCVD	Reconfigured Part of 712	Public Works		484/136	Public Works
403150	I TOWN OF LEDYARD	10	DECATUR TRL	75	610	10	0.21	903V	Municipal M00	R20	Open Space	Public Works			Public Works
163742	I TOWN OF LEDYARD	11	DEER LN	100	620	11	0.17	903V	Municipal M00	R40	Public Road Right of Way	Public Works			Public Works
156505	I TOWN OF LEDYARD	271	HALEY RD	128	890	271	13.31	903V	Municipal M00	R60	Open Space/Wet	Conservation Commission	Vacant Lot		Conservation Commission
126192	I TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal M00	R40	Open Space/Wet	Conservation Commission		523/74	Conservation Commission
60184	I TOWN OF LEDYARD	78B	IRON ST	54	1110	78B	0.74	903V	Municipal M00	R40	78B – 86A - 41R are linked to each other	Conservation Commission	Vacant Lot	421/001 Combined 2.5 acres	Conservation Commission
60185	I TOWN OF LEDYARD	86A	IRON ST	68	1110	86A	0.86	903V	Municipal M00	R40	78B – 86A - 41R are linked to each other	Conservation Commission	Vacant Lot	141/343 Combined 2.5 acres	Conservation Commission
126200	I TOWN OF LEDYARD	41R	IRON ST	53	1110	41	0.92	903V	Municipal M00	R40		Conservation Commission	Vacant Lot		Conservation Commission
32257	I TOWN OF LEDYARD	26	LAUREL LEAF DR	92	1250	26	0.51	1330	Open Space Sub Division	R20	Deeded to Town	Conservation Commission	Vacant Lot		Conservation Commission
158818	I TOWN OF LEDYARD	800	LONG COVE ROAD	109	1340	800R	25.11	903V	Municipal M00	R60	Open Space	Historic District Commission	Former Trailer Park		Historic District Commission

34581	I TOWN OF LEDYARD	9	LUCIENNE WAY	99	600	9	13.40	1300	Vacant M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
81755	I TOWN OF LEDYARD	12R	ORCHARD DR	24	1790	12R	1.50	903V	Municipal M00	R40	Easement to Water Tower	Mayor/Public Works WPCA	Vacant Lot Easement to Water Tower		Mayor/Public Works WPCA
32261	I TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Open Subdivision	R20	Open Space	Mayor Sell	Vacant Lot Open Subdivision		Mayor Sell

Conservation Commission Chairman Michael Marelli noted a 3.32-acre property listed as 538R Colonel Ledyard Highway, which was located behind the Outback Stables, was not included on the Administrative Control of Town-Owned/Town-Leased Properties List. He requested this property be added to the list and that it be assigned to the Conservation Commission noting that this property would allow them to link the trails from Burton Park. He stated in speaking with Land Use Director Juliet Hodge that the paperwork/mylars to transfer the open space property had not yet been filed. He stated that the Conservation Commission has been working with Avalonia Land Conservancy on a number of trails.

Councilor Paul suggested, and the Committee agreed to stop at this point and to continue their discussion regarding the assignment of town-own or town leased properties at their April 3, 2023 meeting.

**RESULT: CONTINUED** **Next Meeting: 04/03/2023 6:00 p.m.**

2. Enforcement of regulations to address blight issues – No Update.

Councilor Marshall stated that there were no outstanding issues and there has been no enforcement of blight matters. Therefore, he stated the LUPPW Committee had nothing to discuss.

**RESULT: NO ACTION** **Next Meeting: 04/03/2023 5:30 p.m.**

3. Security and safety concerns regarding the Park on East Street (Christy Hill Park). – No update.

**RESULT: NO ACTION** **Next Meeting: 03/06/2023 6:00 p.m.**

4. Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Councilor Paul noted that the Land Use Director Juliet Hodge attended the Community Relations Committee’s February 15, 2023 meeting. He stated that Ms. Hodge would be working to prepare a presentation for an Informational Forum. He stated the Community Relations Committee would be providing some questions to Ms. Hodge to address during the presentation to pre-empt some general/common land use questions such as: “*what the process*

*was to build a deck, put in a swimming pool, put on an addition”, etc.* He went on to note that they would also like to include some FAQ about the approval process for commercial development as well. He stated as they did with the Public Works Informational Presentation, that they would like to post the Land Use Presentation video and FAQ Sheet on the town’s website, the meeting portal, and that it could also be linked to social media pages. He stated the timeline would be mid to late-spring, noting that the Land Use Department was currently short-staffed.

The LUPPW Committee agreed by consensus to remove this item from their Agenda noting that the Community Relations Committee has taken the lead to provide Informational Presentations to the Community regarding the many programs and services the town offers, and about the operations, processes, and the workings of the town.

**RESULT: REMOVE FROM AGENDA**

VII. NEW BUSINESS

1. Any other New Business proper to come before the Committee. – None.

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Paul.  
VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Gary Paul  
Committee Chairman  
Land Use/Planning/Public Works Committee