



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, June 6, 2022

6:00 PM

Town Hall Annex Building

DRAFT

- I. **CALL TO ORDER** – The meeting was called to order by Councilor Paul at 6:01 p.m. at the Town Hall Annex Building Meeting Room.

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 remote meeting information was available on the Agenda that was posted on the Town’s Website - ICompass Meeting Portal.

- II. **ROLL CALL** –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:01 pm	6:46 pm
John Marshall	Town Councilor	Present	In-Person	6:01 pm	6:46 pm
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:01 pm	6:46 pm
Kevin Dombrowski	Chairman	Present	Remote	6:01 pm	6:46 pm
Mary McGrattan	Town Councilor	Present	Remote	6:01 pm	6:46 pm
Juliet Hodge	Land Use Director	Present	In-Person	6:01 pm	6:46 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:01 pm	6:46 pm

- III. **CITIZENS' PETITIONS** – None.

- IV. **PRESENTATIONS** – None.

- V. **INFORMATIONAL ITEMS** – None.

- VI. **REVIEW AND APPROVAL OF PRIOR MEETING MINUTES**

MOTION to approve the Regular Meeting Minutes of May 2, 2022
Moved by Councilor Marshall, seconded by Councilor Rodriguez

VOTE: 3 - 0 Approved and so declared

VII. OLD BUSINESS

1. Residents concern pertaining to parking of commercial vehicles in residential areas.

The Land Use/Planning Public Works Committee reviewed and discussed a draft “*An Ordinance Regulating Parking of Commercial Vehicles on Public Streets in Residential Zones and/or In Front of Residentially Used Properties*” as presented by Land Use Director/Town Planner Juliet Hodge. The LUPW Committee noted the following:

- Did not want to include farm equipment.
- Need to include language regarding “Violation or Payment of Fine”. It was noted the Ordinance #600-003 “*An Ordinance Regulating Parking of motor Vehicles on Grounds of Ledyard High School*” included such language and could be used in the proposed *Ordinance Regulating Parking of Commercial Vehicles on Public Streets in Residential Zones and/or In Front of Residentially Used Properties*”.
- Should confer with Police Chief Rich regarding the violations and ticketing language.
- Should be a standalone Ordinance and should not be combined with an existing town ordinance regarding the parking and towing of vehicles.

Ms. Hodge stated that she would update the draft Ordinance for discussion at the next LUPPW Committee meeting.

RESULT: CONTINUED

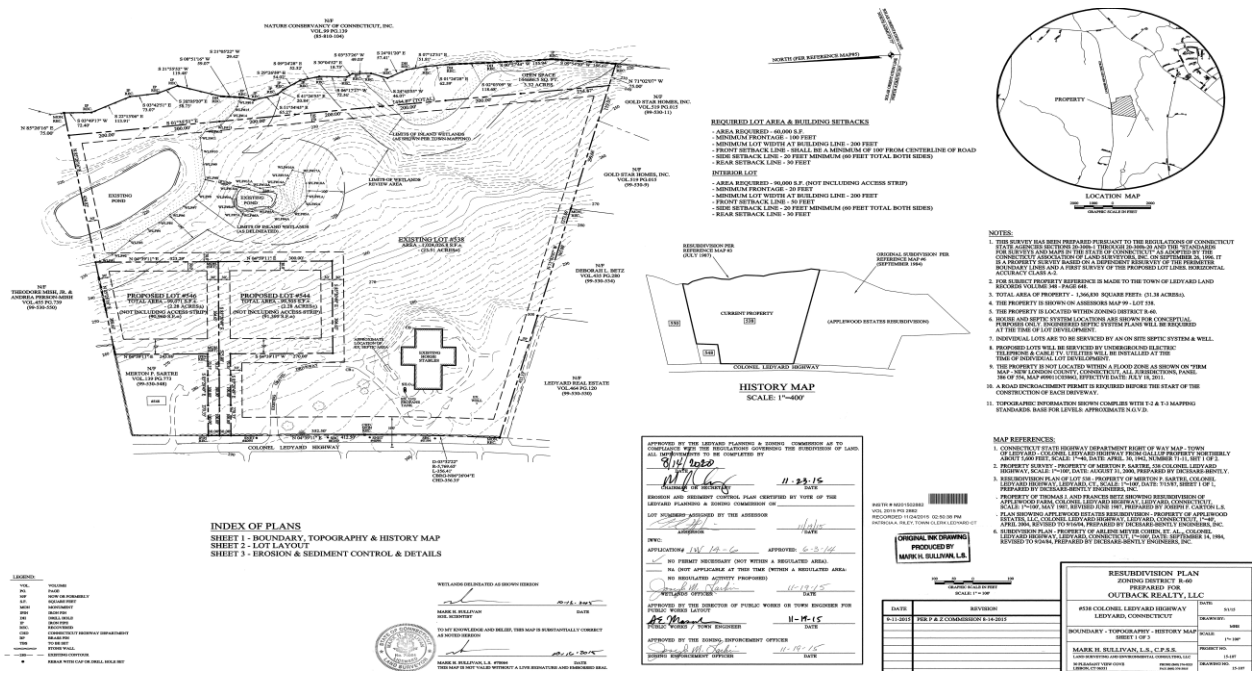
Next Meeting: 08/01/2022 6:00 p.m.

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

The LUPPW Committee discussed the following properties:

- 538 Colonel Ledyard Highway – Outback Stables Horse Farm:
Councilor Paul stated at the Conservation Commission’s May 10, 2022 meeting they discussed the Outback Realty, LLC Subdivision. He stated in a letter dated August 11, 2015 the Subdivision’s Land Surveyor Mark Sullivan requested, on behalf of his client, that the Town or another approved organization, accept the conveyance of a 3.32-acre parcel of land to satisfy the subdivision requirement for open space dedication. He noted the parcel was approximately 75' wide and located along the entire length of the rear (easterly) property line. The parcel was wooded and closely divided between wetlands and uplands and was abutting and contiguous to a 160+/- acre parcel of land owned and managed by the Nature Conservancy. However, Councilor Paul stated this property was not on the *List of Town Owned Land*.

In reviewing the map provided it was noted that 538 Colonel Ledyard Highway was the Outback Stable Horse Farm and was not town owned.



- 91 Vinegar Hill Road – Abuts the Nathan Lester House but was not shown in the GIS System. It was noted when they were creating the Great Oak Greenway that this property may have been merged with the Nathan Lester House property, which could be the reason it was not showing as a separate parcel.

Councilor Rodriguez asked Land Use Director/Town Planner Juliet Hodge for an update regarding the status of the completion of GIS System Update. Ms. Hodge stated Claus Georges, CGIS Mapping, LLC, was making good progress; however, they have not yet completed the project.

The LUPPW Committee agreed to continue to defer their work to update the List of “Assignment of Administrative Control of Town-Owned and Town-Leased Property” until the GIS Mapping update has been completed.

RESULT: NO ACTION **Next Meeting: 08/01/2022 6:00 p.m.**

3. Enforcement of regulations to address blight issues

Land Use Director/Town Planner Juliet Hodge stated Zoning Enforcement Officer John Herring has been focusing on the Short-Term Rentals. Therefore, she stated they did not have an updated report on the blighted properties.

Chairman Dombrowski stated the reason the blight issues has been included on the LUPPW Committee’s agenda was mostly to monitor how effective Ordinance #300-012 (rev 1) 300-012 “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was and to see if the Ordinance needed to be adjusted. He stated the intent was not necessarily to review each of the blighted properties.

RESULT: DISCUSSED

Next Meeting: 08/01/2022 6:00 p.m.

4. Potential future uses for the 101.80-acre Clark Farm property located at 1025 Colonel Ledyard Highway. – No Update

RESULT: NO ACTION

Next Meeting: 08/01/2022 6:00 p.m.

5. Security and safety concerns regarding Park on East Street.

Councilor Rodriguez stated she spoke with Mr. Jamison who lived next to the Park on East Street, and she reported on the following:

- May 19, 2022 - Domestic Incident between a man and women. The Police arrived after the two people left.

Councilor Rodriguez stated in speaking with Police Chief Rich that the reported call came in at 3:45 p.m.; a Police Officer was dispatched at 3:47 p.m. and at 3:50 p.m. An Officer arrived at 3:52 p.m.; a Training Officer arrived at 3:57 p.m.; and another Officer arrived at 3:59 p.m. No one was at the scene when the Police Officers arrived, and the call was cleared at 4:01 p.m.

- Teenagers at the Park between 6:30 p.m. – 8:30 p.m. were rowdy.
- Playscapes were getting destroyed.
- April 4, 2022 - Mr. & Mrs. Jamison met with Mayor Allyn, III, and Police Chief Rich. Mr. Jamison would like a reply regarding the Police Department’s response time to the Park when calls were made.

Councilor Rodriguez stated in speaking with Police Chief Rich he stated the meeting lasted 90 minutes (9:30 a.m. -11:00 a.m.). Chief Rich e-mailed Mr. Jamison on April 7, 2022 regarding a home intruder that took place in 2017 and received a response from Mr. Jamison on April 25, 2022; which Chief Rich did not respond to.

Councilor Rodriguez noted that Mr. Jamison resent his April 25, 2022 e-mail again today. (June 6, 2022). She noted in speaking with Chief Rich that he reviewed the calls/responses to the Park on East Street since October, 2021 as follows:

Month	Responded to Calls
• October, 2021	4
• November, 2021	3
• December, 2021	3
• January, 2022	2
• February, 2022	1
• March, 2022	13
• April, 2022	6
• May, 2022	5

Councilor Rodriguez noted Chief Rich stated during the winter months that there was less activity, and that he expected activity to pick-up with the warmer months.

- Graffiti was supposed to be cleaned up by Parks & Recreation, to date it has not been cleaned up. Councilor Rodriguez would be contacting Parks & Recreation Director Scott Johnson, Jr. to discuss the graffiti.
- Eversource was supposed to install deflectors on streetlights in neighborhoods to block the light from shining into homes.

Councilor Rodriguez stated that she understood the residents in the area wanted to be safe and she stated that everyone was trying their best to help. She stated that she believed some good has come out of this matter, noting the number of people who were involved included the Mayor’s Office, Police Department, Public Works, and Parks & Recreation and the LUPPW Committee. She stated although some work has been done, and they were moving in the right direction, that there was still some work that needed to be done.

RESULT: CONTINUED	Next Meeting: 08/01/2022 6:00 p.m.
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6. Public Act #21-29 “*An Act Concerning The Zoning Enabling Act, Accessory Apartments, Training For Certain Land Use Officials, Municipal Affordable Housing Plans And A Commission On Connecticut’s Development And Future*”.

Land Use Director/Town Planner Juliet Hodge stated the Planning & Zoning Commission has continued the Public Hearing to July 14, 2022. She noted that she has sent a letter to the State’s Office of Policy and Management (OPM) to explain the reason Ledyard’s Affordable Housing Plans has not been completed, noting that it was due to the State by June 1, 2022.

7. Any other Old Business proper to come before the Committee – None.

VIII. NEW BUSINESS

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

IX. ADJOURNMENT-

MOTION to adjourn at 6:46 p.m.

Moved by Councilor Rodriguez, seconded by Councilor Marshall

VOTE: 3 - 0 Approved and so declared

Respectfully submitted,

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