



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee Meeting Minutes

Chairman S. Naomi
Rodriguez

Regular Meeting

Monday, February 3, 2025

6:00 PM

Town Hall Annex - Hybrid Format

PLEASE NOTE LOCATION:

In -Person: Annex Meeting Room - Town Hall Annex Building

Remote Participation Information noted Below;

Join Zoom Meeting from your Computer, Smart Phone or Tablet:

<https://us06web.zoom.us/j/84646190245?pwd=z0jVR8AYVIwaedxvMyyx0U5SU9TJQk.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 846 4619 0245; Passcode: 531576

I CALL TO ORDER

The meeting was called to order by Councilor St. Vil at 6:01 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting noting 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

Councilor St. Vil stated with Councilor Paul stepping down from the Town Council; and the appointment of Councilor Barnes, there were some adjustments to the Town Council's Sub Committee assignments. He welcomed Councilor Garcia-Irizarry to the Land Use/Planning/Public Works Committee.

Present: Gary St. Vil
Carmen Garcia-Irizarry

Excused: Kevin Dombrowski

In addition, the following were present:
S. Naomi Rodriguez, Town Council Chairman

Elizabeth Burdick, Land Use Director, Town Planner
Roxanne Maher, Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of January 6, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Carmen Garcia-Irizarry

SECONDER: Gary St. Vil

VI. OLD BUSINESS

1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

Councilor St. Vil noted that Blight Enforcement Officer Hannah Gienau provided a Status Report regarding Blighted Properties dated January 29, 2025. He noted the addition of two properties on Long Pond Road. The LUPPW Committee discussed with Land Use Director/Town Planner the following properties:

- Long Pond Road - Director of Land Use/Town Planner Elizabeth Burdick explained the property located at the corner of Lantern Hill and Long Pond Road was a farm-type of property that was recently added to the Blight List. She noted that the property owner had chickens that sometimes wander out into the road, noting that this was the first time a complaint had been filed regarding that property. She stated the same person filed complaints on two properties on Long Pond Road. She stated that Blight Enforcement Officer Hannah Gienau would be visiting the two properties.
- Town Farm Road - Ms. Burdick stated a neighbor complained about a fence that was in disrepair; claiming that it was causing a rodent issue. She stated that the Land Use Office would obtain more information for the March 3, 2025 LUPPW Committee meeting.

Councilor St. Vil asked for the on-going cases that Blight Enforcement Officer Hannah Gienau include the date the properties were added to the Blight List. He stated it would be important to know if some issues were a year or two old; and were not being brought into compliance; and whether changes needed to be made to the Ordinance.

Ms. Burdick stated that she believed Ordinance #300-012 (rev 1) 300-012 “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was effective and allowed the Land Use Department to bring properties into compliance. She explained for some cases it could take some time to reach the property owner.

RESULT: CONTINUE

2. Spicer Homestead Ruins - Historical Research and Photos.

Chairman Rodriguez stated she attended the Historic District Commission's January 27, 2025 meeting noting that it was mentioned that the A2 Survey had been completed. However, she stated that the Commission did not know who had the A2 Survey. Therefore, she stated when she meets with the Mayor tomorrow that she ask who had the A2 Survey.

Land Use Director/Town Planning Elizabeth Burdick stated although she was aware that the A2 Survey was completed that she did not have the Survey.

RESULT: CONTINUE

3. Discussion to consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Councilor St. Vil noted the that the LUPPW Committee has had quite a lot of discussion regarding this topic. He stated that he had taken on some items to research, and that he hoped to have that information for their next meeting.

Land Use Director/Town Planner Elizabeth Burdick stated that her Office was continuing to work with Prides Corner, noting the following:

- Prides Corner was in the process of obtaining the "*Existing Conditions Survey*" to find out where all of the Greenhouses were located.
- Prides Corner was working to obtain permits for the thirty Hoop Houses. Ms. Burdick stated a Bill has been proposed for the upcoming Legislation Session for Hoop House to be exempt from being structures. However, she explained because the Building Code required that Hoop Houses obtain permits that Prides Corner was working to obtain the permits. She went on to explain that there were two conflicting areas in the Regulations in which one part said Hoop Houses were structures; and in another part of the Regulations it stated that they were not structures. Therefore, she stated that they were going to have to get this figured out. She stated that the Town would also ask Prides Corner to meet the required setbacks for the Hoop Houses.
- Prides Corner was working to keep the noise level down.

Ms. Burdick stated the Land Use Department has not directly received any complaints regarding Prides Corner.

RESULT: CONTINUE

4. Any other Old Business proper to come before the Committee.

None

VII. NEW BUSINESS

- 1. MOTION to accept Marty’s Way into the Town’s Road Inventory in accordance with Ordinance #300-025 “An Ordinance Regulating the Addition of Any New Street or Highway to the Highway System of the Town of Ledyard”; including its infrastructure, that was approved as part of Application PZ#22-8SUB; Eagles Landing 24- Lot Open Space Subdivisions, 79 Vinegar Hill Road, Ledyard, Connecticut, on August 11, 2022, along with written recommendations of the Director of Public Work’s dated December 19, 2024, and all supporting documentation, including warranty deeds with the following condition:

(1) The warranty deeds shall be reviewed and approved by the Director of Public Works and/or Town Attorney prior to acceptance.

Moved by Councilor Garcia-Irizarry, seconded by Councilor St. Vil
Discussion: Land Use Director/Town Planner Elizabeth Burdick provided an overview regarding the review and approval process for new subdivisions, which included the construction of new roads. She stated that since Marty’s Way was submitted to the LUPPW Committee for their review this evening, that Condition #2 has been met.

It was noted that it was important to accept new streets into the Town’s Road Inventory because the State funding that the Town received from the Town Aid Road Program was based on road milage.

Councilor Garcia-Irizarry questioned if the town does not accept the roads whether the town would provide services such as snow removal. Ms. Burdick stated that no town services such as snow removal, school buses, trash pick-up etc. would be provided until the roads were accepted into the Town’s Road Inventory.

The LUPPW Committee agreed to strike Condition #2 from the motion as a “friendly amendment” since the documentation had been provided.

VOTE: 2 - 0 Approved and so declared

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Carmen Garcia-Irizarry

SECONDER: Gary St. Vil

AYE: 2 St. Vil and Garcia-Irizarry

EXCUSED: 1 Dombrowski

- 2. MOTION to accept Village Drive Extension into the Town’s Road Inventory in accordance with Ordinance #300-025 “An Ordinance Regulating the Addition of Any New Street or Highway to the Highway System of the Town of Ledyard”; including its infrastructure, that was approved as part of Application PZ#21-10RESUB, Fire Side Farm 4-Lot Resubdivision, 34 Village Drive, Ledyard, Connecticut, on December 19, 2021, along with written recommendations of the Director of Public Work’s dated December 19, 2024, and all supporting documentation, including warranty deeds with the following conditions:

(1) The warranty deeds shall be reviewed and approved by the Director of Public Works and/or

Town Attorney prior to acceptance; and

- (2) The Applicant shall submit P.E. and Utilities Certification per Section 3.A(1) (2) &(3) prior to acceptance.

Moved by Councilor Garcia-Irizarry, seconded by Councilor St. Vil

Discussion: Land Use Director/Town Planner Elizabeth Burdick explained that including “*Conditions*” in the Motion to accept a new road was fairly standard. She stated if the conditions were not met then the town would not accept the road.

VOTE: 2 - 0 Approved and so declared

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Carmen Garcia-Irizarry

SECONDER: Gary St. Vil

AYE: 2 St. Vil and Garcia-Irizarry

EXCUSED: 1 Dombrowski

3. Any other New Business proper to come before the Committee.

None.

IV ADJOURNMENT

Councilor St. Vil moved the meeting be adjourned, seconded by Councilor Garcia-Irizarry

VOTE: 2- 0 Approved and so declared, the meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Gary St. Vil
Committee Chairman
Land Use/Planning/Public Works Committee

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.