

Chairman Sean Sullivan

TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL

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MINUTES
PUBLIC HEARING
LEDYARD TOWN COUNCIL
COUNCIL CHAMBERS - ANNEX BUILDING

PUBLIC HEARING MINUTES

6:30 PM., JUNE 13, 2012

- I. CALL TO ORDER - Chairman Sullivan called the Public Hearing regarding the proposed "*An Ordinance Combining the Zoning Commission of the Town of Ledyard with the Planning Commission of the Town of Ledyard*" to order at 6:30 p.m.
- II. PROCEDURE OF THE PUBLIC HEARING
- III. CALL OF THE PUBLIC HEARING
The following call of the Public Hearing was read by Town Council Administrative Assistant Roxanne M. Maher:

LEGAL NOTICE
TOWN OF LEDYARD

NOTICE OF PUBLIC HEARING

The Ledyard Town Council will conduct a Public Hearing at 6:30 p.m., Wednesday, June 13, 2012, in Council Chambers, Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, Connecticut to receive comment on the proposed:

"An Ordinance Combining the Zoning Commission of the Town of Ledyard with the Planning Commission of the Town of Ledyard"

At this hearing interested persons may appear and be heard and written communications will be accepted.

Copies of the Draft Ordinance are available in the Town Clerk's Office during regular business hours.

Dated at Ledyard, Connecticut this 24th day of May 2012

For the Ledyard Town Council

s/s Sean Sullivan
Chairman

PLEASE PUBLISH: June 4, 2012

IV. PRESENTATION OF THE PROPOSED ORDINANCE

Councilor Eichelberg provided a brief summary of the proposed "*An Ordinance Combining the Zoning Commission of the Town of Ledyard with the Planning Commission of the Town of Ledyard*" as follows: (a) The Town Council finds that combining the duties of the Planning Commission and Zoning Commission into a single Commission will enhance development within town; (b) The Ordinance also states that the combining the duties of the Planning

Commission and Zoning Commission will improve efficiency of the Town Planning Director and staff; (c) If the proposed Ordinance is adopted the new Commission will be made up of five regular members who are electors of the town and the duties will consist of the duties that are now taken on by Planning and Zoning.

Draft 4/8/12

AN ORDINANCE
COMBINING THE ZONING COMMISSION OF THE TOWN OF LEDYARD
WITH THE PLANNING COMMISSION OF THE TOWN OF LEDYARD.

Be it ordained by the Town Council of the Town of Ledyard

Section 1. Authority

Pursuant to Chapter IV, Section 4, of the Town Charter, commencing on the sixtieth day after the effective date of this ordinance, the duties of the Zoning Commission of the Town of Ledyard as set forth in Chapter 124 of the General Statutes; shall be discharged by the Planning Commission of the Town of Ledyard which shall hereafter be known as the Planning and Zoning Commission of the Town of Ledyard.

Section 2. Purpose

WHEREAS the Town Council finds combining the duties of the Planning Commission and the Zoning Commission into a single commission will enhance development within the Ledyard by reducing the number of boards and commissions with oversight of land use;

AND WHEREAS the Town Council finds combining the duties of the Planning Commission and the Zoning Commission into a single commission will improve the efficiency of the Town Planning Director and staff by reducing the number of monthly meetings the staff must support; There shall therefore be a single town commission known as the Planning and Zoning Commission of the Town of Ledyard to discharge the duties specified in Chapters 124 and 126 of the General Statutes.

Section 3. Organization/Membership

The Planning and Zoning Commission of the Town of Ledyard shall be served by members as provided for in Chapter IV, Section 3, of the Town Charter, consisting of five (5) regular members who shall be electors of the Town of Ledyard and shall hold no salaried municipal office and shall not be members or alternate members of the Zoning Board of Appeals. Appointment and removal of any member of the Planning and Zoning Commission shall be as provided for in Chapter IV, Section 9, of the Town Charter

Section 4. Duties

The Planning and Zoning Commission of the Town of Ledyard shall have the duties as specified in Chapter IV, Sections 3 and 4 of the Town Charter and all duties heretofore assigned by ordinance to either the Planning Commission of the Town of Ledyard or the Zoning Commission of the Town of Ledyard.

Section 5. Implementation

Within two weeks after effective date of this ordinance, all current members and current alternate members of the Planning Commission of the Town of Ledyard and the Zoning Commission of the Town of Ledyard shall indicate to their respective chairmen whether they desire to serve on the Planning and Zoning Commission of the Town of Ledyard. The respective chairmen shall thereafter report to the Town Council the desires of their members. In addition, the respective chairmen shall make recommendations to the Town Council regarding present members to serve on the combined commission.

Within thirty days after the effective date of this ordinance, the Town Council shall notify each member and alternates to serve on the Planning and Zoning Commission, and such members and alternates shall thereafter familiarize themselves with the Ledyard Zoning regulations, Subdivision regulations, Current Plan of Conservation and Development, and their duties and responsibilities under the General Statutes and the ordinances of the Town of Ledyard.

Within thirty days of the effective date of this ordinance, the respective chairmen shall report to the Town Council all permit applications for which a public hearing has been or will have been held or commenced on or before the sixtieth day after the effective date of this ordinance and for which final action is expected to be pending on the sixtieth day after the effective date of this ordinance. The Town Council may make temporary appointments of alternates and such temporary alternates may thereafter be seated as necessary to ensure each such outstanding application will be acted upon by members present at the public hearing.

Within sixty five days of the effective date of this ordinance the chairman of the Planning and Zoning Commission of the Town of Ledyard shall direct the town's Land Use attorney to take any necessary step to substitute the Planning and Zoning Commission as the responsible party in any pending litigation involving either the Planning Commission of the Town of Ledyard or the Zoning Commission of the Town of Ledyard.

The Zoning regulations of the Town of Ledyard as adopted and made effective October 11, 1963 and as thereafter amended shall remain in full force and effect except as they may be further amended by the Planning and Zoning Commission of the Town of Ledyard by procedures established in the General Statutes.

The Subdivision regulations of the town of Ledyard as adopted on March 22, 1962 and as thereafter amended shall remain in full force and effect except as they may be further amended by the Planning and Zoning Commission of the Town of Ledyard by procedures established in the General Statutes.

Section 6. Repeal

Ordinance 21, "An Ordinance establishing a separate Zoning Commission and Panel of Alternates", adopted on December 5, 1973, is hereby repealed. Part II of Ordinance 5, "An Ordinance separating the combined Planning Commission of the Town of Ledyard into a separate Planning Commission of the Town of Ledyard and a separate Zoning Commission of the Town of Ledyard", adopted on October 23, 1961 and as amended and adopted on September 13, 1972, is also repealed.

Section 7. Severability

If any provision of this Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any other provision of this Ordinance that can be given effect without the invalid provision and for this purpose the provisions of this Ordinance are hereby declared severable.

V. PUBLIC COMMENTS

Chairman Sullivan noted the number of residents in attendance and he asked that each speaker limit their comments to about three (3) minutes to allow everyone the opportunity to speak.

Chairman Sullivan began Public Comments by reading into the record a written communication dated June 13, 2012 submitted by Mr. Peter Gardner expressing his support for the adoption of the proposed Ordinance.

Ms. Paula Jackson, 239 Avery Hill Road, Ledyard, Member of the Zoning Commission provided both oral comments and a written statement. She expressed concern with combining the two commissions, noting the purpose of the Planning Commission is to review and propose plans for future activities and development; while the Zoning Commission's purpose is to supervise the zoning of areas for residential or commercial. She cited the following concerns with combining the two commissions: (a) Temptation to change hats from planning to zoning and vice-versa; (b) Greater chance that significant mistakes would be made while the new combined Commission was in its infancy stage; (c) Rebounding economy and growth in the community will increase the number of applications that will need to be reviewed; (d) Zoning Commission volunteers currently do most of the work of support staff, while the Planning Commission volunteers rely on paid support staff. Adding the extra workload that is getting done independently by the Zoning Commission could cost the town more money because the staff will be given more work; (e) Larger workload of a combined Commission may lead to volunteers "rubber stamping" applications and regulation changes based solely on staff recommendations and research. Ms. Jackson stated that while she has not had the opportunity to hear the reasons the town is

considering combining the commissions, she understands that during this economic recession merging departments, companies and commissions is politically popular. However, she stated most of the time downsizing and restructuring does not work out well because of the lack of planning. She concluded by stating if the two Commissions are combined the volunteers who remain on the Commission will be burdened with learning more regulations, spending more time at meetings, and be forced to rubber stamp many applications and zoning changes due to the increased workload, while the town may be burdened with paying out more money to cover the increase in support staff. She urged the Town Council to carefully consider the proposal keeping everyone's concerns in mind.

Mr. Larry Helfrich, 26 Cliff Road, Ledyard, Alternate Member of the Zoning Commission, addressed the amount of time volunteers spend on both the Zoning Commission and the Planning Commission. He stated a combined Commission will result in more hours and longer meetings. He stated the recession is bound to end, and with that, the applications and workload will increase. He stated he moved to Ledyard four years ago and he addressed all that you need to learn to be able to contribute to the land use commissions. However, he stated if a combined Commission is going to mean longer meetings and learning the rules of planning that he will not be able to continue to serve. He stated he was 82 years old and he did not know if he would live long enough to understand all the regulations. He stated as a member of the Zoning Commission that he felt the Commission should have seen the proposal while it was being worked on rather than waiting to get a summary at the Public Hearing this evening. He stated he was shocked with the proposal and he stated other than consolidation he did not know what the proposal was all about. He stated he would like to see a plan before a combined Commission will go into effect, if it does.

Mr. Peter Gardner, 72 Inchcliffe Drive, Gales Ferry, stated because he was able to attend tonight's meeting he would like to add to his written statement that Chairman Sullivan read earlier this evening. He noted during his thirty (30) years of experience as a land surveyor he has worked with a number of towns in eastern Connecticut and found that most towns have a combined Planning and Zoning Commission and that they function effectively and efficiently. He stated about 80% of Connecticut's towns has a combined Planning and Zoning Commission because it is an efficient use of staff and time. He stated Ledyard has a very competent Planner and he noted there will be a learning curve for the volunteers. However, he stated Ledyard has good staff that will help make this work. He stated he supports the proposal and he offered to answer questions.

Mr. Glen Graebner, 42 Eagle Ridge Drive, Gales Ferry, Member of the Zoning Commission, expressed opposition to the proposal to combine the Planning Commission and Zoning Commission. He stated he did not understand the statement "*that a combined Commission would be more efficient for the Planning Office*". He stated there are un-paid volunteers on both the Planning Commission and Zoning Commission that are devoting their time to the town. He noted Ms. Jackson's comments about the increased workload that will be delegated to a single commission of five volunteers and the concern about "rubber stamping" applications and regulation changes. He stated while serving on the Charter Revision Commission in 2008/2009 they discussed combining the Planning Commission and Zoning Commission. He explained in their research and in speaking with other towns the Charter Revision Commission found that the towns that had combined commissions were as efficient as the towns that had separate commissions. However, he stated they had support staff for the combined commission. He stated if the proposed Ordinance is approved the town will have to provide staff to support a combined Planning and Zoning Commission. He continued to state if the proposed Ordinance is approved, it is his understanding that the town may lose Mr. Treaster, who is a valuable member of the Zoning Commission. He noted Mr. Treaster's knowledge, years of experience, passion and the devotion of his time to the town. He stated under Mr. Treaster's leadership the Zoning Commission enjoy and feel they do a good service for the town. He stated without Mr. Treaster they will lose a town treasure.

Mr. Lee Treadway, former Ledyard Zoning/IWWC Officer during the period of 1994 – 2005, stated he is interested in the opportunity to provide fairness and uniformity in the enforcement of regulations. He stated he is currently doing enforcement work in other towns and has continued to help Ledyard's Zoning Commission since that time. He stated he has lived in Ledyard for over fifty years and has enjoyed working with the Town Council and the town's various commissions

and boards. He asked the Town Council to consider the increased workload that a combined Commission will take on regardless of the economy. He stated he agreed with Mr. Gardner's comments in that the vast majority of towns in Connecticut have combined Planning and Zoning Commissions. However, he stated Ledyard is different in that it has unique challenges such as tribal issues, as well as interests to develop the town while protecting its character. He stated zoning issues require a balancing act and that it sometimes takes time to come to a decision. He expressed concern that if the workload increases decisions will have to be made because of statutory deadlines and he stated those decisions may cause a denial which would be an unfair burden to an applicant who would have to start the application process all over again. He also addressed issues that could arise in rushing through a decision. He asked the Town Council to consider the operations of the Commissions in making their decision regarding the proposed Ordinance, noting the two Commissions operate under different disciplines. He stated the separate Planning Commission and Zoning Commission have worked well in Ledyard and have provided a good checks and balances process. He stated he was available to answer any questions.

Mr. Bill Geer, 67 Thomas Road, Ledyard, former member of the Zoning Commission noted he served from 1985 to 2011 except for the two years he served on the Town Council. He stated two different Charter Revision Commissions discussed combining the Planning Commission and the Zoning Commission and that both Charter Revision Commissions recommended the two Commissions not be combined. He continued by addressing the workload involved for the volunteer members of these land use commissions. He stated the town did not have any issue in combining the Zoning Commission and Planning Commission until politics started getting involved with land use about three years ago. He provided some background noting the Town Council gave up the responsibility of Planning and Zoning during the 1970's because of the workload. He stated if the Town Council wants to muddle in land use issues they should take it back. Otherwise, if it's not broke, don't fix it. He continued to comment that if this is an exercise to railroad Mr. Eric Treaster, like him or not, Mr. Treaster has the best interest of town. He noted that he and Mr. Treaster worked together on the Zoning Commission for twenty-five (25) years and they did not always agree. However, he stated the town is a better place because of their efforts. He stated keep politics out of land use. He stated if the intent is to railroad Mr. Treaster, do what they did to Mr. Mark Spruance, and don't reappoint him. He stated the Republican Town Committee took a year and a half to recommend Mr. Treaster be reappointed. He stated keep politics out of land use.

Mr. Ken Koe, 41 Woodridge Circle, Gales Ferry, member of the Planning Commission, provided oral comments and written communication. He stated that it was remarkable that was once more he was addressing the Town Council to speak and argue for the continuation of a separate Planning Commission and a separate Zoning Commission. He stated it seems as if the one cherished goal of every newly elected Town Council is to combine the Planning Commission and Zoning Commission into one body. The ordinances that the Town Council is constantly trying to repeal, Ordinance #21 and Ordinance #5; Part II were adopted in 1972-1973. He stated he was a member of Town Council at that time. The first Town Council in 1971-1972 was also charged by the Town Charter to be the Zoning Commission. He continued by addressing Section 2 of the draft Ordinance noting that the purposes or rationales for combining the Planning Commission and Zoning Commission are apparently "*to enhance development*" and, "*to improve the efficiency*". He stated these arguments are weak and shaky. He stated he has been on the Planning Commission for many years and he commented that he could not think of any development that has been hindered or hampered by the existence of having a separate Planning Commission and a separate Zoning Commission, provided the plans submitted were well-conceived and they properly followed the respective regulations. He stated to borrow an argument from fellow Planning Commissioner Roger Tremblay, "*the existence of separate commissions importantly allows for a system of checks and balances in land use decisions*". He noted a recent example of this is the new Open Space Subdivision Plan in town. He explained the Zoning Regulations for the Open Space Subdivision Plan was adopted unanimously by the Zoning Commission, but the Subdivision Regulations for the Open Space Plan was adopted by the Planning Commission with a split 3 - 2 vote. He stated although the outcome was the same, at least there were divergent and opposing views on the Planning Commission about the Plan. He stated if the Planning Commission and Zoning Commissions are combined into a single commission, the workload of citizen volunteers will substantially be increased by lengthening the time and effort demanded of them to serve. He stated since the 1970's, the system of a separate Planning Commission and Zoning Commission has worked well in Ledyard. He concluded his comments by stating one axiom of practical politics is "*if it ain't broke, don't fix it*".

Chairman Sullivan noted that it is 6:59 p.m. and he questioned who else in the room would like to speak this evening. He recognized Ms. Rodriguez, Mr. Cherry and Mr. Treaster would like to speak. He stated although the Town Council's regular meeting is scheduled to begin at 7:00 p.m. that they would continue with the Public Hearing to allow those who desire to speak the opportunity to be heard this evening.

Ms. Naomi Rodriguez, St. Peter's Court, Ledyard, Member Planning Commission, and Ledyard resident for twelve years, stated she served on the 2008-2009 Charter Revision Commission at which they discussed combining the Planning Commission and Zoning Commission. She noted the political make up of the Commission stating that it was half Republican and half Democrat and that the group worked well together. She stated the consensus of the Charter Revision Commission was not to combine the two Commissions. She stated as a resident and member of the Planning Commission that she did not support combining the Planning Commission and Zoning Commission.

Mr. Mike Cherry, Chairman of the Planning Commission, 5 Whippoorwill Drive, Gales Ferry, provided oral comments and written documentation. He stated he was not speaking for the Planning Commission this evening. He stated the members of the Planning Commission who wished to speak were present this evening and have spoken. He stated the proposed Ordinance to combine the two Commissions was not written because of any perceived problems with the Commissions. He stated this initiative began at the turn of the century with the economic development strategy report when the town was looking for an economic development coordinator. He stated since that time they have been discussing what would be the best staffing plan for land use and he noted this subject has been being studied since before the last Charter Revision Commission. He went on to explain the Charter Revision Commission and the Town Council decided the Town Charter should not dictate whether the town has a combined commission or separate commissions, and that this was a matter for an Ordinance, which the Town Charter now states. He addressed comments about the workload increasing and he noted that he is the Vice Chair of the Regional Planning Commission at Southeastern Connecticut Council of Government (SCCOG). He stated sixteen of the twenty member towns have combined Planning and Zoning Commissions. He provided the following Land Use Fact Sheets www.clear.uconn.edu from the University of Connecticut: (1) Responsibilities of Planning Commissions and Zoning Commissions; (2) Current list of SCCOG member towns and whether they are combined commissions or separate commissions; (3) Current members of Ledyard's Planning Commission and Zoning Commission. He stated he supported the proposed Ordinance to combine the two Commissions as written. He stated he believes the implementation will work. He stated politics do not enter into the land use commission's decisions. He continued by providing a letter dated April 5, 2011 from Mr. Vince Whittle to Zoning Commission Chairman Eric Treaster in which he supported combining the Planning Commission and Zoning Commission. He noted Mr. Whittle's letter also addresses the implementation which is addressed Section 5 of the proposed Ordinance and he noted that Mr. Whittle provided some recommendations that will address the issues raised by others this evening. Mr. Cherry stated he serves on a Commission with one Republican and five Democrats; and he stated politics do not enter into their land use decisions. He stated he has never been asked by any Mayor or any member of the Town Council to approve/disapprove or expedite or slow down any land use application. He stated both the Planning Commission and Zoning Commission have the following two functions: (1) Legislative – which is to write the regulations; and (2) Administrative – to make sure the application meets the regulations and approve it. He stated he has no problem with staff reviewing the application and telling the Commission which part of the application meets the regulations and which part does not meet the regulations. He stated the Zoning Commission has not been able to make affective use of staff at this point because they have not had any staff. He stated he met and worked with the new Zoning Official and he stated he looks forward to Ledyard's professional staff providing the input the Commissions need to make carefully thought-out, common sense legal decisions.

Chairman Sullivan noted for the record Mr. Cherry provided the following five handouts: (1) University of Connecticut Roles and Responsibilities of Planning Commissions; (2) University of Connecticut Responsibilities of Zoning Commissions; (3) Excel Spreadsheet of SCCOG member towns and whether they are combined commissions or separate commissions; (4) Excel Spreadsheet of Current members of Ledyard's Planning Commission and Zoning Commission; and (5) Mr. Vince Whittle's written statement dated April 5, 2011. He also noted that written statements were provided by: (1) Ms. Paula Jackson and (2) Mr. Ken Koe.

Mr. Eric Treaster, 10 Huntington Way, Gales Ferry, Chairman of the Zoning Commission, stated he was speaking as a member of the Commission and as a resident. He provided the following handouts: (1) Draft Land Use Organizational Chart; and (2) LUPPW Minutes dated March 6, 2012 (first page). He stated he appreciated the Town Council's May 23rd suggestion for members of the Planning Commission and Zoning Commission to attend tonight's Public Hearing to address their concerns; and the Town Council's comments that just because a public hearing is scheduled does not mean the proposal will be approved. However, he stated that he does know that Councilor Davis, Councilor McGrattan, Councilor Saums and Councilor Dombrowski have at various times have stated they were in favor of a combined Planning and Zoning Commission. He stated when asked why they supported the proposal some say it would increase staff efficiency and enhance development. However, he stated there have been no studies that support these opinions. In addition, and more important, there have been no estimates in how much improvement in staff efficiency might be achieved; or how much development might be enhanced. He stated no one knows if the land use departments will be able to reduce personnel or avoid having to hire additional staff by combining the two commissions. He also stated that no one has discussed simple staff organizational changes that would more likely achieve better efficiency. He stated the most obvious change would be to revise the Town Planner's job description to include supporting the Zoning Commission in the same manner he supports the Planning Commission. He urged the Town Council to keep an open mind and to base their decision on the evidence submitted on the record and during this public hearing. He stated Town Planners from two different towns who have worked in towns that had both separate commissions and combined commissions both agree that separate commissions and combined commissions work equally well. He stated one Town Planner testified that combined commissions require more administrative effort. He stated although it is not in the minutes that during the LUPPW March 6, 2012 meeting there was agreement that separate commissions would be better able to handle an increase in the rate of receipt of new applications. He also noted that no one was able to give an example of how a combined commission would enhance development. He noted SCCOG Executive Director Jim Butler stated there is no real benefit to having either a separate or a combined commission; and he noted that former Town Planner Bill Haase stated it depends on what the town wants and that it works well both ways. Chairman Sullivan noted that Mr. Treaster has gone beyond six minutes and he stated it was not fair for him to have more time than others and he asked that Mr. Treaster wrap up his comments to provide others an opportunity to speak. Mr. Treaster stated he could not. Chairman Sullivan stated he would end the Public Hearing in one minute. Mr. Treaster continued his comments noting the following reasons to combine the Planning Commission and Zoning Commission were not reasonable or justifiable as noted in the LUPPW March 6, 2012 minutes: (1) Cost savings associated with posting and the publication of legal notices, (2) Easier for staff to support one commission; (3) One commission requires less staff, and (4) Cost savings in the preparation of agendas and minutes. He stated many attorneys that have come before the Zoning Commission over the years have said the Ledyard Zoning Commission is one of the best in Connecticut. He stated the Zoning Commission has great volunteers and they take their jobs seriously and they take advantage of all the training opportunities available. He went on to state the Planning Commission also has great volunteers and they take their job seriously and they take advantage of all the training opportunities available. He stated our volunteers spend a lot of their own money and take a lot of personal time to perform their work. Chairman Sullivan noted the one additional minute has expired and he asked whether anyone else wished to speak.

Mr. Steve Eichelberg, 246 Haley Road, Gales Ferry, member of the Town Council and former Chairman and member of the Economic Development Commission stated he was speaking as a public citizen and not as a member of the Town Council. Mr. Eichelberg stated he does not believe tonight's discussion regarding the proposed *"An Ordinance Combining the Zoning Commission of the Town of Ledyard with the Planning Commission of the Town of Ledyard"* was a political discussion; and he stated it certainly was not an attempt to railroad Mr. Treaster. He stated he believed that everyone here tonight was thankful and grateful for Mr. Treaster's many years of service to the town. He stated the purpose of the proposed Ordinance is to find ways to promote not only economic development but other land use concerns in town. He stated this subject has been discussed for along time and they have looked for ways to get around roadblocks, which led to the generation of the proposed Ordinance.

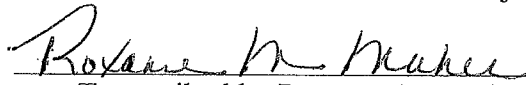
Ms. Linda Davis, 91 Inchcliffe Drive, Gales Ferry, member of the Town Council, stated she would reserve her comments as a Town Councilor for discussion during their regular meeting later this evening. However, she stated a resident and member of the Republican Town

Committee, she would like to correct comments that were said earlier this evening that implied that this decision was political. She stated that she was personally Mr. Treaster's biggest defender on the floor of the Republican Town Committee when they voted to endorse him for reappointment to the Zoning Commission. She stated she is disturbed by the comments that this is a political decision.

Chairman Sullivan recognized that Mr. Treaster was still standing at the podium and he noted that Mr. Treaster would have an opportunity to address the Town Council during "Residents Comments" at their regular meeting that will follow the Public Hearing. Mr. Treaster stated the proposed Ordinance may be improper because the land use statutes do not list enhanced development as a goal for planning or zoning. He stated for the Zoning Commission the proper purposes include the encouragement of open space, farming, affordable housing, reduced congestion, and the protection of public health safety. He also noted there are some difficult catch 22's in the proposed Ordinance as well as some conflicts between the Town Charter and the proposal. Chairman Sullivan stated Mr. Treaster will have an opportunity to speak during "Residents Comments" at the Town Council's regular meeting that will follow this Public Hearing. Mr. Treaster provided a handout listing "*Fifteen Reasons Not to Create a Planning and Zoning Commission*" that he prepared.

VI. AJOURNMENT

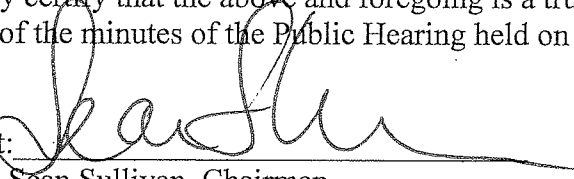
Hearing no further public comment, Chairman Sullivan adjourned the public hearing at 7:22 p.m.



Transcribed by Roxanne M. Maher
Administrative Assistant to the Town Council

I, Sean Sullivan, Chairman of the Ledyard Town Council,
hereby certify that the above and foregoing is a true and correct
copy of the minutes of the Public Hearing held on June 13, 2012

Attest:


Sean Sullivan, Chairman