



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, April 3, 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
Roxanne Maher	Administrative Assistant	Present	Remote	6:05 pm	6:58 pm

- III. CITIZENS' PETITIONS – None.

- IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.

- V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of March 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 and also made some adjustments to the assignment of properties that were previously on the list as follows:

Account Number	Owner's 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	Recommended for Admin control
104943	I TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
81756	I TOWN OF LEDYARD	151	AVERY HILL RD	24	1790	151	2.43	903V	Municipal M00	R40	Not shown on Town GIS	Further investigation needed	Holmberg Property for Water		WPCA
123672	I TOWN OF LEDYARD	40	BITTERSWEET DR	25	200	40	3.64	903V	Municipal M00	R40	Open Space with Right of Way	Mayor/Public Works	DELETE FROM LIST		Conservation Commission
	I TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	0258/0018	3/21/1996			Public Works
	I TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40				477/0004	Conservation Commission
	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40				373/805	Conservation Commission
	I TOWN OF LEDYARD	9	CHRISWOOD TRCE	126	480	9	4.88	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40				143/223	Conservation Commission
	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40				143/223	Conservation Commission
	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40				248/046	Conservation Commission
	G TOWN OF PRESTON	1094	COLONEL LEDYARD HWY	3	530	1094	0.71	903V	Municipal M00	R60			DELETE FROM LIST	273/1003	
	I TOWN OF LEDYARD	93	INDIANTOWN RD												Mayor-Sell
107507	I TOWN OF LEDYARD	99	INDIANTOWN RD	45	1090	99	0.55	903V	Municipal M00	R60	Vacant	Mayor			Mayor
403660	I TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R20	Walkway to Playground	Mayor/Public Works			WPCA
32249	I TOWN OF LEDYARD	41A	PHEASANT RUN DR	109	1910	41	0.34	903V	Municipal M00	R20	Open Space / Wetlands	Conservation Commission	Pheasant Run Homeowner's Assoc.?		Conservation Commission
	G GROTON TOWN OF	328R	PUMPKIN HILL RD	143	1960	328R	1.1	903V	Municipal M00	R60			DELETE FROM LIST	106/950	
550	I TOWN OF LEDYARD	1479	ROUTE 12	120	2120	1479	19.91	903V	Municipal M00	R40			Vacant Lot		Mayor

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
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD			Vacant Lot		Conservation Commission
		13	ROYAL OAKS DR				0.12				Boat Launch, Has no account or lot Number Auto Id # is 6039	Parks & Recreation Commission		Water ?	Parks & Recreation Commission
164303	I TOWN OF LEDYARD	38	SABLE DR	97	2145	38	2.97	903V	Municipal M00	R40	Open Space		Vacant Lot		Conservation Commission
403805	I TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32	0.19	903V	Municipal M00	R60	Future Road Right of Way	Conservation Commission			Mayor
164080	I TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	Conservation Commission /WPCA			WPCA
403812	I TOWN OF LEDYARD	990	SHEWVILLE RD	7	2210	990	9.65	903V	Municipal M00	R60	White Hall Park	Conservation Commission			Conservation Commission
	TOWN OF LEDYARD	12	VAN TASSEL DRIVE						Municipal MOO		Senior Citizens Center				Senior Citizens Commission
	TOWN OF LEDYARD	152	VINEGAR HILL ROAD						Municipal MOO		Nathan Lester House				Historic District Commission

Councilor Rodriguez addressed the Clark Farm Property, located at 1025 Colonel Ledyard Highway (101.80 acres) under the Administrative Control of the Town Council and she stated that a number of Committees had ideas for the use of the property, which included Clark Farm property.

Chairman Dombrowski stated that he has also heard from a number of people who thought the development of the Clark Farm would be a good business opportunity; and that some wanted to restrict the property to only agricultural use or maintain it as open space. He stated that he would also prefer that the property remain as agricultural use or open space. However, he explained stated the Clark Farm was the only large enough piece where they could build a new High School should the need arise in the future (20 – 30 years). He stated if they restricted the Clark Farm or used it for business opportunities that the town would then have to try to find 40 acres of land to buy to build a new High School.

Councilor Paul suggested, and the Committee agreed take a look at the entire List of Town-Owned and Town-Leased Properties at their May 1, 2023 meeting to be sure they have not missed anything before making a recommendation to the Town Council to update the Assignments.

RESULT: CONTINUED **Next Meeting: 05/01/2023 6:00 p.m.**

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

RESULT: NO ACTION

Next Meeting: 05/01/2023 5:30 p.m.

3. Security and safety concerns regarding the Park on East Drive (Christy Hill Park).

Councilor Paul stated although he did not have a Report regarding the Park on East Drive that he the Community Relations Committee and the Parks and Recreation Commission were planning to have a meeting with the area residents. He stated in speaking with Parks & Recreation Director Scott Johnson, Jr. that he was planning to hold the meeting in May, 2023.

The LUPPW Committee discussed since the Community Relations Committee would be working with the Parks and Recreation Commission whether they wanted to keep this item on the LUPPW Committee agenda going forward. Chairman Dombrowski stated because it originated with the LUPPW Committee and involved safety concerns at that the park that they keep this item on the LUPPW Committee Agenda. The Committee agreed.

RESULT: NO ACTION

Next Meeting: 05/01/2023 6:00 p.m.

VII. NEW BUSINESS

1. MOTION to recommend the Town Council adopt a “Fair Housing Resolution - Town of Ledyard” as contained in the draft dated March 15, 2023.

DRAFT: 3/15/2023

Res : 004-2023 _____

FAIR HOUSING RESOLUTION TOWN OF LEDYARD

WHEREAS, All persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

WHEREAS, Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and

WHEREAS, Connecticut fair housing laws require that all individuals, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, familial status, learning disability, physical or mental disability, sexual orientation, or gender identity or expression be given equal access to all housing-related opportunities,

including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and

WHEREAS, The Town of Ledyard is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW THEREFORE, BE IT RESOLVED, That the Town of Ledyard hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase, obtain financing and enjoy all other housing-related services of their choice on a non-discriminatory basis as provided by state and federal law; and

BE IT FURTHER RESOLVED, That the chief executive officer of the Town of Ledyard or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the Town of Ledyard and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the U.S. Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services, or other fair housing organizations to protect his or her right to equal housing opportunities.

Adopted by the Ledyard Town Council on: _____

Kevin J. Dombrowski, Chairman

I Patricia A. Riley, Town Clerk of the Town of Ledyard, do hereby certify that the above is a true and correct copy of a resolution duly adopted at a meeting of the Town Council held on April 12, 2023, and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect:

IN WITNESS WHEREOF: The undersigned has affixed his signature and corporate seal on this _____ day of _____ 2023.

(Town Seal)

Patricia A. Riley, Town Clerk

Moved by Councilor Marshall, seconded by Councilor Rodriguez

Discussion: Chairman Dombrowski stated for the Town to be eligible to apply for and receive certain Grant Funds to support fair housing that the town was required to annually adopt a "Fair Housing Resolution" to be in compliance with state regulations. He stated the draft Resolution was the same as previous years.

VOTE: 3 – 0 Approved and so declared.

RESULT: 3 – 0 APPROVED AND SO DECLARED

MOVER: John Marshall, Town Councilor

SECONDER: S. Naomi Rodriguez, Town Councilor

AYES: Gary Paul, John Marshall, Naomi Rodriguez

2. 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 7:19 p.m.

Respectfully submitted,

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