



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Tony Capon

Regular Meeting

Thursday, March 9, 2023

6:00 PM

Council Chambers - Hybrid Format

I. CALL TO ORDER

Chairman Capon called the Regular Meeting of the PZC to order at 6:00 P.M. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Staff Present: Planning Director, Juliet Hodge

Members Present:

Commissioner Marcelle Wood

Chairman Tony Capon

Commissioner Paul Whitescarver

Commissioner Howard Craig

Alternate Member Jessica Cobb

Members Thomas Baudro (Alt.) and James Awrach joined late.

Members Absent:

Commissioner Gary St. Vil

Alternate Commission member, Jessica Cobb was appointed as a voting member.

IV. CITIZENS PETITIONS (ILIMITED TO NON-AGENDA ITEMS)

None

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

Agenda was approved with no changes.

VI. PRE APPLICATION OR WORKSHOP

None

VII. PUBLIC HEARINGS/APPLICATIONS

A. Application PZ#23-2 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations.

Planner Juliet Hodge reviewed the proposed changes to the Subdivision Regulations. She

stated that the Attorney did not provide any formal comments but discussed the regulations pertaining to Open Space and Conservation Subdivisions with her.

The following people provided general comments:

Karen Parkinson, 55 Rose Hill Rd, President of the Tri Town Trail handed out a letter she submitted concerning trails in the Town of Ledyard and future possible changes to regulations that would expand trail accessibility. She shared some existing regulations from the Town of East Windsor regarding the requirement of providing sidewalks and/or trails within new subdivisions. She would like the future POCD to have a section on the creation of trails.

Eric Treaster, 10 Huntington Way expressed concerns about Section 4.2.6 and the requirement that subdivisions with more than 30 lots having direct connections to one or more town accepted road.

Mike Cherry, 5 Whipporwill Dr. made the following suggestions:

In Section 4.2.6, decide whether to require 2 connections for subdivisions greater than 30 lots or greater than 50 units- both are included in this section.

In Section 4.3.4 - suggested that the Commission remove the words " wherever practicable"

8.4.3 Suggested that we specifically require surveys to be to T-2 Standards.

6.3.1 and 8.7 - Should take out the possibility of deeding the Open Space to Homeowner's Association

Had concerns about requiring sidewalks as homeowners need to maintain them.

Commissioner Baudro offered additional information about the need for two connections in an emergency.

Vincent Godino, 1906 Center Groton Road, requested that we add the requirement of public access to cemeteries into the regulations. J. Hodge has not had the opportunity to determine legality of this requirement but is looking into this.

There were no further comments or questions from the public or commission members.

Chairman Capon closed the Public Hearing at 6:43pm

Discussion:

Commissioners Wood and Cobb both agreed with keeping the requirements for 2 connections to a town road for larger subdivisions. Cobb added that having some additional through streets are helpful should there be an issue on the main road.

With respect to sidewalks, she agrees that we need sidewalks, but this adds to the amount of total impervious surfaces. She would like to see viable shoulders for pedestrian access vs. sidewalks in subdivisions.

Chairman Capon commented on Open Space and that sometimes it is OK that it remain inaccessible to the public for recreation.

J. Hodge, Planning Director stated that she felt the changes were consistent with the POCD.

There was no further discussion.

After finding that the proposed amendments are consistent with the Plan of Conservation and Development and necessary to eliminate conflicts with the newly revised Zoning Regulations, and to clarify the process for obtaining approval, a Motion was made by Commissioner Wood and Seconded by Commissioner Whitescarver to approve Application #PZ 23-2 of the Town of Ledyard, for the rewrite and reorganization of The Town of Ledyard's Subdivision Regulations with an effective date of 4/1/23. The motion carried unanimously.

RESULT: APPROVED AND SO DECLARED

- B.** Application PZ#23-3 of the Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard, CT 06339 for amendments to The Town of Ledyard's Zoning Regulations, Section 8.31 Short-Term Rentals, Hosted; and Section 2.2 Definitions (Mixed-use Commercial/Industrial) to add the words "or development" ; and to add Accessory Apartment to Section 6.4 Use Table.

Application was received and Public hearing will be held on April 13, 2023 at 6:00pm in the Town Hall Annex unless otherwise noted.

RESULT: APPLICATION ACCEPTED

- C.** Application PZ#23-4SUP of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for a special use permit for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12 in the Town of Ledyard, Country of New London and State of Connecticut.

Application was received and Public hearing will be held on April 13, 2023 at 6:00pm in the Town Hall Annex unless otherwise noted.

RESULT: APPLICATION ACCEPTED

- D.** Application PZ#23-5CAM of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for coastal area management approval for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Connecticut, Route 12 in the Town of Ledyard, Country of New London and State of Connecticut.

Application was received and Public hearing will be held on April 13, 2023 at 6:00pm in the Town Hall Annex unless otherwise noted. There will be one public hearing for both this application and associated Special Permit Application PZ#23-4SUP.

RESULT: APPLICATION ACCEPTED

VIII. OLD BUSINESS

- A.** Application PZ#23-1 of Dieter and Gardner, Inc, PO Box 335, Gales Ferry CT, 06335 for the modification of a site plan located at 740 Colonel Ledyard Highway, Ledyard CT, 06339.

The Application was received on 2/7/23. No one was present at either the February or March Meeting to present. Information is still missing as well. No action taken.

RESULT: NO ACTION

IX. NEW BUSINESS

X. APPROVAL OF MINUTES

A. Draft Meeting Minutes from February 9, 2023 PZC Meeting

Without objection, the minutes of the 2/7/2023 regular meeting were accepted as written.

RESULT: APPROVED AND SO DECLARED

XI. CORRESPONDENCE

A. Virginia Beall Letter to the PZC

A letter was received from Virginia Beall regarding the suggestion to review the 2001 report of the Advisory Rte. 12 Tri-committee and revisit the concept plans for creating a New England village atmosphere along Rte. 12.

XII. REPORTS

A. Juliet Hodge Feb- March Report

Juliet Hodge, Planning Director reviewed her written report that was submitted prior to the meeting. The Commissioners did not have any questions.

XIII. ADJOURNMENT

Without objection, the Chairman adjourned the meeting at 7:09pm.

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

Marcelle Wood, Secretary

Date