



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee Meeting Minutes

Chairman
Kevin J. Dombrowski

Regular Meeting

Monday, March 6, 2023

6:00 PM

Town Hall Annex - Hybrid Format

WORKING DRAFT

In -Person: Council Chambers-Town Hall Annex Building

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

[https://us06web.zoom.us/j/84719990774?](https://us06web.zoom.us/j/84719990774?pwd=WExRWE9yRk5WcVEycVRBWTVMaERlQT09)

[pwd=WExRWE9yRk5WcVEycVRBWTVMaERlQT09](https://us06web.zoom.us/j/84719990774?pwd=WExRWE9yRk5WcVEycVRBWTVMaERlQT09)

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 847 1999 0774; Passcode: 298123

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

Present: Gary Paul
S. Naomi Rodriguez
John Marshall

In addition, the following were present:

Kevin Dombrowski Chairman
Michael Marrelli Conservation Commission Chairman
Ed Lamb Resident
Roxanne Maher Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

Mr. Ed Lamb discussed working to preserve a piece of the Spicer Farm.

Spicer Property - Development/Placement of Historical Archeological Markers

Mr. Earl Lamb, 95 Lambtown Road, Ledyard, Historic District Commission, stated that he was present this evening to represent the Commission and their interest in a new project that would involve the Spicer Property. He explained that the Tri-Town Trail Association (Bluff Point to Preston Plains Park) has done some research and also received some grant funding to do some work in the area of the town-owned Clark Farm/Spicer Property, which was under the Town Council's Administrative Control. He explained that the Tri-Town Trail Association would like to partner with the Historic District Commission to break away from the trail and make a historic site that would tie into the work that the Tri-Town Trail Association was doing. Therefore, he stated that he was present this evening to ask about the process for the Historic District Commission to take on this initiative.

Chairman Dombrowski stated the parcel where the Spicer Farm Homestead parcel was located on the other side of the Joe Clark Brook behind the Red Barn. He stated the Tri-Town Trail crossed over the property at that point and then headed back in the other direction. He stated he was aware that the Tri-Town Trail Association was looking to put in historical archeological markers in that area.

Chairman Dombrowski asked that the Historic District Commission's proposal include the following: size of parcel needed to excavate or clear for their initiative, who will pay for the work, signage, etc.

Mr. Lamb stated that he planned to put together a proposal and schedule a Site Walk with all the groups that would be partnering with the Historic District Commission. He thanked the LUPPW Committee for their direction, noting that he would request to be include on the LUPPW Committee's Agenda once he had a proposal ready.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

1. Update regarding the Conservation Commission Interest to purchase 154 Stoddards Wharf Road for Open Space

Mr. Michael Marelli, 4 Lee Brook Drive, Ledyard, Conservation Commission Chairman, noted at the LUPPW Committee's February 6, 2023 meeting he provided some background information regarding the Conservation Commission's interest in purchasing 154 Stoddards Wharf Road to be preserved as Open Space. He stated the Commission has decided to have Avalonia Land Conservancy take the lead on this initiative noting their expertise and knowledge regarding the processes involved in seeking grant funding, etc.

Discussion regarding the Conservation Commission's interest to purchase a parcel for open space.

Mr. Michael Marelli, 4 Lee Brook Drive, Ledyard, Conservation Commission Chairman, noted at the LUPPW Committee' February 6, 2023 meeting he provided some background information regarding he the Conservation Commission's interest to purchase 154 Stoddards Wharf Road to be preserved as Open Space. He stated in speaking with Avalonia Land Conservancy Chairman Dennis Main that the Commission has decided to have Avalonia Land Conservancy take the lead on this initiative noting their expertise and knowledge regarding the processes involved in seeking grant funding, etc., and because they also had a broader range of funding opportunities than the town had

Councilor Paul thanked Mr. Lamb and Mr. Marelli for attending tonight's meeting and for providing an update regarding their initiatives.

RESULT: COMPLETED

V. APPROVAL OF MINUTES

MOTION to approve the LUPPW Committee Regular Meeting Minutes of February 6, 2023

Moved by Councilor Paul, seconded by Councilor Marshall

VOTE: 3 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Gary Paul

SECONDER: John Marshall

AYE: 3 Paul, Rodriguez and Marshall

VI. OLD BUSINESS

1. Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the "Assignment of Administrative Control".

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.

Conservation Commission Chairman Michael Marelli noted a 3.32-acre property listed as 538R Colonel Ledyard Highway, which was located behind the Outback Stables, was not included on the Administrative Control of Town-Owned/Town-Leased Properties List. He requested this property be added to the list and that it be assigned to the Conservation Commission noting that this property would allow them to link the trails from Burton Park. He stated in speaking with Land Use Director Juliet Hodge that the paperwork/mylars to transfer the open space property had not yet been filed. He stated that the Conservation Commission has been working with Avalonia Land Conservancy on a number of trails.

Councilor Paul suggested, and the Committee agreed to stop at this point and to continue their discussion regarding the assignment of town-own or town leased properties at their

April 3, 2023 meeting.

RESULT: CONTINUE

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

Councilor Marshall stated that there were no outstanding issues and there has been no enforcement of blight matters. Therefore, he stated the LUPPW Committee had nothing to discuss.

RESULT: NO ACTION

3. Status update regarding security and safety concerns regarding Park on East Drive

No Update

RESULT: NO ACTION

4. Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Councilor Paul noted that the Land Use Director Juliet Hodge attended the Community Relations Committee's February 15, 2023 meeting. He stated that Ms. Hodge would be working to prepare a presentation for an Informational Forum. He stated the Community Relations Committee would be providing some questions to Ms. Hodge to address during the presentation to pre-empt some general/common land use questions such as: "*what the process was to build a deck, put in a swimming pool, put on an addition*", etc. He went on to note that they would also like to include some FAQ about the approval process for commercial development as well. He stated as they did with the Public Works Informational Presentation, that they would like to post the Land Use Presentation video and FAQ Sheet on the town's website, the meeting portal, and that it could also be linked to social media pages. He stated the timeline would be mid to late-spring, noting that the Land Use Department was currently short-staffed.

The LUPPW Committee agreed by consensus to remove this item from their Agenda noting that the Community Relations Committee has taken the lead to provide Informational Presentations to the Community regarding the many programs and services the town offers, and about the operations, processes, and the workings of the town.

RESULT: REMOVE FROM AGENDA

RESULT: COMPLETED

Any other New Business proper to come before the Committee.

None.

- VII. NEW BUSINESS

2. Any other New Business proper to come before the Committee.
None.

IV ADJOURNMENT

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Paul.

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Gary Paul
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.