



# TOWN OF LEDYARD

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works Committee Meeting Minutes

Chairman  
Kevin J. Dombrowski

### Special Meeting

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Monday, September 19, 2022

6:00 PM

Annex Meeting Room- Town Hall  
Annex Building - Hybrid Format

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In -Person - Town Hall Annex Building

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

[https://us06web.zoom.us/j/87552126022?  
pwd=L3J5NGp6cFRSSVY3NkM2cDQ4VXlyQT09](https://us06web.zoom.us/j/87552126022?pwd=L3J5NGp6cFRSSVY3NkM2cDQ4VXlyQT09)

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 875 5212 6022; Passcode: 789855**

#### I CALL TO ORDER

The meeting was called to order by Councilor Paul at 6:00 p.m. at the Town Hall Annex Building Meeting Room.

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 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  
**Excused:** John Marshall

In addition the following were in attendance:

Kevin Dombrowski Chairman  
Earl Lamb Conservation Commission Member  
Sean Moriarty Resident  
Roxanne Maher Administrative Assistant

#### III. CITIZENS COMMENTS

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Regular Meeting Minutes of August 1, 2022

Moved by Councilor Paul, seconded by Councilor Rodriguez

Discussion: Councilor Rodriguez noted New Business Item #1 regarding the Commercial Activity at 576 Lantern Hill Road. She stated her recollection was that she and Councilor Marshall agreed that that this was a town issue.

Chairman Dombrowski explained legal issues regardless of the town department were “*town issues*”.

The LUPPW Committee reviewed their August 1, 2022 Minutes and noted that the minutes were correct as written, in that New Business Item #1, stated “.....*The LUPPW Committee agreed by consensus that the 576 Lantern Hill Road matter was a Zoning Issue; and therefore, the Town Council had no authority to take any action regarding this land use matter*”.

VOTE:2 - 0 Approved and so declared

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Gary Paul

**SECONDER:** S. Naomi Rodriguez

**AYE:** 2 Paul and Rodriguez

**EXCUSED:** 1 Marshall

VI. BUSINESS OF THE MEETING

1. Discussion regarding Mr. Moriarty’s proposal dated July 13, 2022 regarding a Ledyard Garden.

Mr. Sean Moriarty, 24 Partridge Hollow Road, Gales Ferry, thanked the Land Use/Planning/Public Works Committee for inviting him to discuss his proposal for a Ledyard Garden. He stated the idea was simple, noting that food security was a real concern, not just for towns like Ledyard, but nationwide, and globally. He stated most of the food we all depend on comes from thousands of miles away, and that they need to begin addressing farming practices town by town. He stated he would like to see Ledyard start a garden farm, noting that there were a number of ways this could be

accomplished. He addressed the types of soil, using organic matter and a variety of other requirements to provide for a successful garden farm for Ledyard; and that he would like to get this type of initiative started.

Councilor Rodriguez stated that she read Mr. Moriarty's proposal for a "*Ledyard Garden*" and that she liked his idea. She stated when she first began reading the Garden Proposal she thought that this would be a "Community Garden" and that some of the produce would be donated to the Linda C. Davis Food Pantry. However, she stated as she continued to read Mr. Moriarty's proposal she understood that the produce would be sold.

Councilor Rodriguez continued by noting that she had the following concerns regarding Mr. Moriarty's proposed location of the Garden at the Nathan Lester House. She stated the area where Mr. Moriarty would like to put the Garden was in the overflow parking lot, which was frequently used during events such as the Holiday Caroling and the July 4th Celebration as well as Boy Scout Events and School Events. She suggested Mr. Moriarty talk with the Historic District Commission and the Agriculture Commission about his proposal, noting that the Historic District Commission, was also meeting this evening at 7:00 p.m. in the Council Chambers. She also noted that the Agricultural Commission was planning a Joint Work Session on October 18, 2022 with all of the town's land use commissions and that they may be able to help Mr. Moriarty find a suitable location for his Garden proposal and also provide some guidance regarding the town's requirements.

Chairman Dombrowski stated he was intrigued by Mr. Moriarty's Garden proposal; and that he agreed with Councilor Rodriguez in that he did not believe the Nathan Lester House was going to be a good location for the Garden for a number of reasons, which included Councilor Rodriguez's concern regarding the loss of the overflow parking lot area. He stated that he also had concerns regarding the following:

- Building a Greenhouse on the Nathan Lester House property.
- Building a Storage Shed.
- Installing Cooling Units
- Using the Nathan Lester House Barn.
- Cost of electricity and water.

Chairman Dombrowski continued by providing a brief overview of the process to use town property noting some of requirements were as follows:

- Planning & Zoning Commission would be required to conduct an 8-24 Review to ensure the proposal was in-keeping with the Plan of Conservation & Development (POCD)
- Lease would need to be drafted
- Public Hearing would be required
- Town Council would be required to approve the Lease

Chairman Dombrowski went on to explain that they would also need to consider whether there were any restrictions on a private indivial using the Historic property for a business that the town would not benefit from. Therefore, he stated the Historic Nathan Lester House may not be the right property for Mr. Moriarty's proposed Ledyard Garden.

Chairman Dombrowski suggested that Mr. Moriarty may want to consider other

properties that would not impact historic properties, would be close to residential areas, and would have water and electricity available such as the 1.50-acre parcel on Village Drive. He noted when Village Drive was first constructed they had a community well to support the homes in the neighborhood. He stated when public water came through the area the residents connected to the water line and the community well was abandoned. Therefore, he stated Mr. Moriarty may want to consider leasing the Village Drive parcel for his proposed “*Ledyard Garden*”.

Mr. Moriarty stated his Ledyard Garden proposal was open to what the town would like to do. He stated the bottom line was that there was currently no food production in Ledyard. He explained that it was the idea/concept of a Ledyard Garden, that he was looking to create, stating that he was fine with using a different site and with donating the food produced by the Ledyard Garden to the Linda C. Davis Food Pantry, if that was what the town wanted to do.

Chairman Dombrowski stated the town currently leased a portion of the Clark Farm (1025 Colonel Ledyard Highway) to Mr. Majcher, and that the town could do something similar for Mr. Moriarty, if they could find a suitable location that would meet his needs (water & electricity).

Councilor Rodriguez noted that she initially thought the Clark Farm would be a good site for Mr. Moriarty’s proposed Ledyard Garden. However, she stated she later realized that the Clark Farm did not have the infrastructure needed to support Mr. Moriarty’s proposal, noting there was no water or electricity at that site. She noted, as Chairman Dombrowski suggested that Mr. Moriarty may want to consider the property on Village Drive or that perhaps a private farmer may be interested in leasing some land to Mr. Moriarty.

Chairman Dombrowski stated in 2017 *The Arc of Eastern Connecticut* approached the Town to lease property for a Community Supported Agricultural (CSA) program that would involve a Farm Stand. He stated the LUPPW Committee discussed several properties with *The Arc* and he noted that most town-owned open space parcels, including the Clark Farm, were not suitable for the CSA because they did not have water or electricity. However, he stated during the exercise they identified the 1.50-acre parcel on Village Drive that could support such an initiative, as he noted earlier this evening, and that they also considered the open field going to the Transfer Station, however, he stated they ran into the same issues of no water and no power at that site.

Chairman Dombrowski stated he believed Mr. Moriarty’s proposal for a Ledyard Garden was a wonderful idea. However, he stated they needed to find a suitable location.

Councilor Paul stated Mr. Moriarty’s proposed Ledyard Garden was well thought out and that he liked the idea. He questioned how Mr. Moriarty came up with the Garden idea. Mr. Moriarty stated the Covid-19 Pandemic got him thinking about the importance to have food grown/produced locally.

The LUPPW Committee suggested Mr. Moriarty contact Agricultural Commission Chairman Bruce Garstka, noting that he would be a good resource.

Councilor Rodriguez suggested Mr. Moriarty attend the Agricultural Commission’s October 18, 2022 Meeting; noting that they would be hosting a joint meeting at which all Town’s Land Use Commissions would be in attendance. She also noted

that there may be some other young people who would be interested in joining Mr. Moriarty's in working to create and operate a Ledyard Garden.

Mr. Moriarty stated his hope was that the Town would be able to put the Ledyard Garden under the town's umbrella. However, he stated if the town could not take on the project and he was going to have to lease land from the town that perhaps he would just move forward in a different direction and work on growing the Garden on his own. He thanked the LUPPW Committee for the information they provided and for talking with him this evening.

Councilor Paul thanked Mr. Moriarty for attending tonight's meeting.

Mr. Moriarty left the meeting at 6:22 p.m.

**RESULT: COMPLETED**

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

Councilor Rodriguez questioned whether the work to update the GIS System has been completed. Councilor Paul stated he would check on the status of the project with Land Use Director Juliet Hodge.

**RESULT: NO ACTION**

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

The LUPPW Committee noted that the Zoning Official would be providing Blight Reports on a quarterly basis, which would help the Committee determine whether Ordinance # 300-011 (rev.1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was continuing to be effective.

**RESULT: NO ACTION**

4. Potential future uses for the 101.80-acre Clark Farm property located at 1025 Colonel Ledyard Highway.

Chairman Dombrowski stated the Lease for a portion of the Clark Farm with Mr. Majcher was scheduled to expire in 2026.

Councilor Rodriguez questioned the town's liability if an Organization such as *The Arc of Eastern Connecticut* was leasing town property to grow produce and they had an issue such as an e-coli breakout. Chairman Dombrowski stated the Organization leasing the property would bare the liability, not the town.

**RESULT: NO ACTION**

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

Councilor Rodriguez noted although the Parks & Recreation Commission had planned to hold their September 20, 2022 meeting at the Park on East Drive that there was a change in plans; noting that the Parks & Recreation Commission would not be holding their September meeting at the Park.

Councilor Paul, Liaison to the Parks & Recreation Commission, noted at tomorrow night's meeting he would ask the Parks & Recreation Commission whether they planned to reschedule holding one of their meetings at the Park on East Drive.

**RESULT:** CONTINUE

6. Continued discussion regarding Public Act #21-29 "An Act Concerning The Zoning Enabling Act, Accessory Apartments, Training For Certain Land Use Officials, Municipal Affordable Housing Plans And A Commission On Connecticut's Development And Future".

Chairman Dombrowski reported at their September 8, 2022 meeting the Planning & Zoning Commission approved the Zoning Regulations Update, which included Ledyard's Regulations for Accessory Dwelling Units (ADU). He stated the new Zoning Regulations would become effective on September 28, 2022. He explained by Ledyard having their own Accessory Dwelling Units (ADU) Regulations that the town would be able to Opt-Out of the State's ADU Regulations; and it would provide the town with more flexibility in regulating the Accessory Dwelling Units in our community.

Chairman Dombrowski went on to explain the next step in the process was for the Planning & Zoning Commission to vote to recommend the Town Council *Opt-Out of Public Act #21-29 (Accessory Dwelling Units)*. He stated that he would expect the Planning & Zoning Commission's recommendation to *Opt-Out of Public Act #21-29* to be presented to the LUPPW Committee in the coming weeks. He stated to *Opt-Out of the Public Act #21-29 ADU* that it would require a two-thirds vote of the Town Council.

**RESULT:** CONTINUE

IV ADJOURNMENT

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

VOTE: 2 - 0 Approved and so declared, the meeting was adjourned at 6:28 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.