



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher
Administrative Assistant

Chairman S. Naomi Rodriguez

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
REGULAR MEETING

Monday, April 1, 2024

6:00 PM

Council Chambers, Town Hall Annex

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil 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
Jessica Buhle	Town Councilor	Present	In-Person	6:00 pm	6:23 pm
Kevin Dombrowski	Town Councilor	Present	In-Person	6:00 pm	6:23 pm
Gary St. Vil	Committee Chairman	Present	In-Person	6:00 pm	6:23 pm
S. Naomi Rodriguez	Town Council Chairman	Present	In-Person	6:00 pm	6:23 pm
Juliet Hodge	Director of Planning & Development	Present	In-Person	6:00 pm	6:23 pm
John Rich	Police Chief	Present	Remote	6:00 pm	6:25 pm
Earl (Ty) Lamb	Historic District Commission	Present	In-Person	6:00 pm	6:07 pm
Daniel Stanavage	Resident	Present	In-Person	6:00 pm	6:23 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:23 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 February 5, 2024
Moved by Councilor Buhle, seconded by Councilor Dombrowski

VOTE: 3 - 0 Approved and so declared

- IV. OLD BUSINESS

1. Progress regarding the enforcement of regulations to address blight issues

Councilor St. Vil noted that an updated Blight Report for the period ending March 31, 2024 was provided for tonight’s meeting. He stated he was pleased to see Zoning Official/Blight

Enforcement Officer Alex Samalot was making good progress with bringing properties into compliance. He stated the lingering properties had additional issues noting that one property was proceeding through the Court System.

RESULT: DISCUSSED

Next Meeting: 05/06/2024 6:00 p.m.

2. Process to designate the Spicer Homestead Ruins, within the Clark Farm property, as a Registered Historical Site.

Councilor St. Vil stated he drafted the *Roles and Responsibilities Document* and that he would be prepared to present the draft to the LUPPW Committee at their May 6, 2024 meeting for review.

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic District Commission Chairman noted that Mrs. Karen Parkinson was appointed to the Historic Commission at the Town Council's February 28, 2024 meeting. He stated Mrs. Parkinson was a great addition to the Commission noting that she has been assigned to take the lead on the Commission's initiative to designate the Spicer Homestead Ruins, located within the Clark Farm property, as a Registered Historical Site.

Mr. Lamb continued by stating Mrs. Parkinson was working on the *Milestone Road Map* to outline the process for the town to apply for a Historic Designation for the Spicer Homestead Ruins from the State. He stated Mrs. Parkinson was planning to attend tonight's LUPPW Committee meeting to discuss the Milestone Road Map, however, he stated due to other circumstances, she was not able to attend.

Mr. Lamb stated with the seating of the new LUPPW Committee in December, 2023 they expressed an interest to hike the Tri-Town Trail to see the Spicer Homestead Ruins area when the weather warmed up. He questioned when the Committee would be available to hike the area. Councilor Dombrowski suggested Mr. Lamb and Mrs. Parkinson coordinate with Administrative Assistant Roxanne Maher to schedule a Site Walk for the LUPPW Committee.

The LUPPW Committee thanked Mr. Lamb for attending tonight's meeting.

Mr. Lamb left the meeting at 6:07 p.m.

RESULT: CONTINUE

Next Meeting: 05/06/2024 6:00 p.m.

3. Any other Old Business proper to come before the Committee.

Discussion regarding safety issues at the Park on East Drive – Christy Hill Park

Councilor St. Vil noted with the receipt of Mr. Jamison's email dated March 27, 2024 Chairman Rodriguez asked that this item be added to the LUPPW Committee's Agenda for discussion this evening. He also noted the email thread which included a response from Ledyard Police Chief Rich; and a response from Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. as noted below:

"On Mar 28, 2024, at 9:20 AM, Scott Johnson <Scott@ledyardrec.org> wrote:

Good morning Mr. Jamieson,

Thanks for bringing this to our attention! Just went out to assess the damage.

I'll have a new P&R Lock put on and have the eyelet crimped to prevent the chain from sliding out of the eyelet. I'll look into getting a new "park closed at dusk sign" to put on the gate post or move the current sign from the backstop fence.

Sincerely,

Scott Johnson Jr, CPSI Director

Ledyard Parks and Recreation Department

Ledyard Senior Center

12 Van Tassell Drive

Gales Ferry, CT 06335

860-464-9112

www.ledyardrec.org

From: John Rich <chief.rich@ledyardct.org>

Sent: Wednesday, March 27, 2024 3:44 PM

To: William Jamieson Jr <williamjamiesonjr@gmail.com>; Scott Johnson <Scott@ledyardrec.org>; Fred Allyn, III <mayor@ledyardct.org>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Town Council Group <TownCouncil@ledyardct.org>

Subject: RE: East Drive Park

Mr. Jamieson,

Thanks for sending this information along. I've forwarded your email to all officers.

Chief John Rich

From: William Jamieson Jr <williamjamiesonjr@gmail.com>

Sent: Wednesday, March 27, 2024 3:38 PM

To: Scott Johnson <Scott@ledyardrec.org>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Town Council Group <TownCouncil@ledyardct.org>

Subject: East Drive Park

Good Afternoon All,

Last night around 9:30pm we had a pickup truck pull into the East Drive playground parking lot and park for several minutes. Then the truck began to rev the engine excessively and proceed to do donuts in the parking lot before exiting the park. A neighbor called us to ask if we had heard the disturbance as well, immediately following.

Sadly, the park had not been locked for the evening allowing this to happen and it occurred just 15 minutes after an LPD vehicle had driven by and checked on the park.

I went to look at the gate and realized that someone vandalized the eyelet that the lock secures the chain to, making it impossible to lock the gate now. Additionally, only the water company lock is still there, the parks and rec padlock is missing. I'm hoping we can have this resolved quickly before we begin to have more recurring issues there. Perhaps a sign at the entrance stating the park is closed at dusk would help as well or some cameras to catch this behavior with better angles than we can provide.

I have attached photos of the damage done to the parking lot last night and a video where you can hear the truck and see the activity described above.

*Respectfully,
William Jamieson"*



Councilor Dombrowski provided some background noting after hearing residents' concerns regarding graffiti, the lack of lighting, and other nefarious behavior that was occurring at the Park that the Community Relations Committee held an Informal Gathering at the Park on July 20, 2022 with the residents in the area. He stated Parks & Recreation Director Scott Johnson, Jr. and many Town Councilors attended the event. He stated during their conversations with the residents they found that there was a lot of miscommunication. He stated since then Parks & Recreation, Public Works, and the Police Department have worked together to address the concerns. He stated new lights were installed, brush was cleared from the entrance to the Park so that it was visible, a new gate and lock was installed, the parking lot was redone along with other improvements. He stated the LUPPW Committee had this item on their agenda for a long time to monitor; but because the issues had been resolved and there were no new incidents being reported the item was removed from the LUPPW Committee's agenda. He suggested the LUPPW Committee may want to once again keep the Park on East Drive (Chirsty Hill Park) on their agenda to monitor.

Police Chief John Rich stated Police Officers have continued to make their regular patrol checks, as they have normally done, noting that things have been very routine, and that they have not any issues. He stated since January, 2024 the Police Department has done twenty-two checks at the Park and did not see any issues during their checks.

Parks, Recreation, & Senior Citizens Director Scott Johnson, Jr., stated since the lights were installed that this was the first issue they have had in the past two-years.

Councilor Buhle questioned whether the lock/gate have been repaired. Mr. Johnson explained that their staff was in transition, noting that the new Park Caretaker just started today and that he would have them take a look at lock. He stated the Christy Hill Park was used for T-Ball, noting that it would be busy explaining that until they could have the locked repaired that he would have to arrange for someone lock the gate every night.

Councilor St. Vil questioned the last time Parks & Recreation received a complaint regarding the Christy Hill Park on East Drive. Mr. Johnson stated about eight months ago they had a playground incident. However, he stated since the lights were installed at the Park they have not received any complaints.

Councilor St. Vil asked Mr. Johnson to provide an update to the LUPPW Committee at their May 6, 2024 meeting. Mr. Johnson stated he would be happy to provide an update to the LUPPW Committee next month. He went on to explain that initially the lock was installed as a safeguard until they could have the lights installed. He stated locking the gate was an option, however, he stated it was labor intensive to send staff to the Park every night to lock the gate. He stated if they had any additional issues that they would lock the gate, noting that there may be some night's they might not be able to close and lock the gate.

Councilor Buhle questioned whether they could use a automated timed-lock to secure the Park, noting that she has seen different style Playground Gates. Mr. Johnson stated that the gate needed to be swung to close and was held together by a chain to lock it, explaining that it would be difficult to automate locking the gate.

Councilor St. Vil provided a recap of tonight's discussion noting the following actions:

- Replace the lock to the gate at the Park.
- Develop a schedule to ensure the Park was locked up each night, noting that this would be contingent upon manpower.
- Police Department would continue patrolling the Park.

Councilor St. Vil stated the LUPPW Committee would keep Christy Hill Park at East Drive on their agenda to monitor for the near term. However, he stated that other than monitoring activities he did not foresee any additional action going forward by the LUPPW Committee, other than what was already being done by the Police Department and by the Parks & Recreation Director.

RESULT: CONTINUE

Next Meeting: 05/06/2024 6:00 p.m.

V. NEW BUSINESS

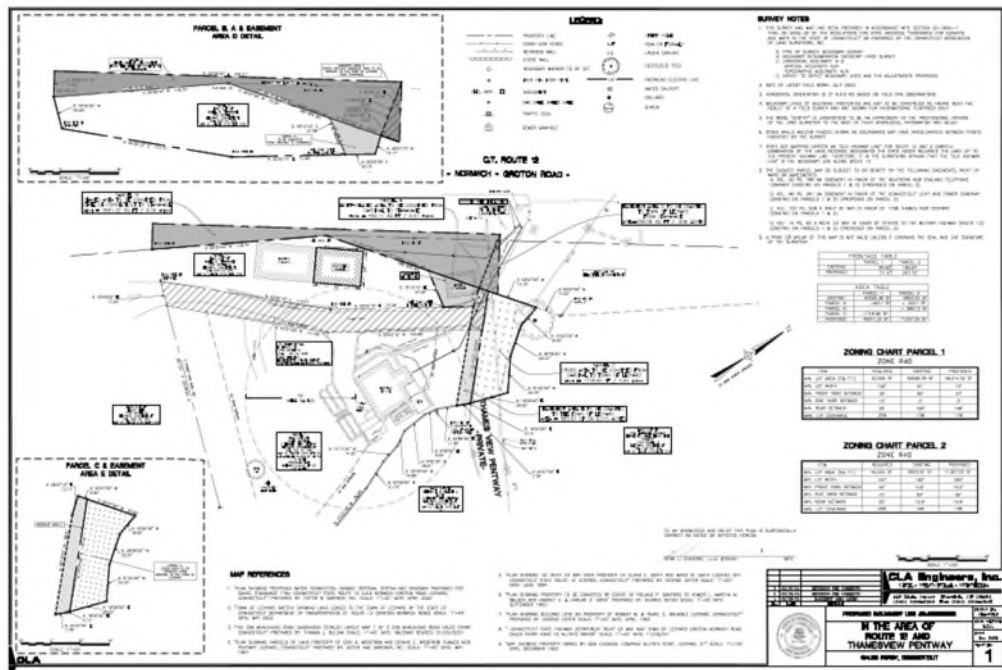
1. MOTION to recommend the Town Council recommend the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

Moved by Councilor St. Vil, seconded by Councilor Dombrowski

Discussion: Councilor St. Vil provided an overview of the process relative to the town accepting the conveyance of land from a private property owner, noting that a Public Hearing was required that would be followed by a Special Town Meeting for the townspeople to vote to accept the property. He stated that the Town Council was required to review the proposal and make a recommendation relative to whether the town should accept the conveyance of the property.

Planning & Development Director Juliet Hodge provided some background stating that this property conveyance/transfer from private landowners to the town involved three (3) different “areas” on Thamesview Pentway, each for no cost to the Town:



Ms. Hodge proceeded to explain:

- The first is shown as “Parcel C” on the map. It is .04 acres. This is a portion of 2 Thamesview Pentway that was currently owned by Noah Cardinal. In accordance with Ordinance: # 300-028 “*Town of Ledyard Private Easements And Rights-Of-Way Ordinance*” the town has been currently maintaining this area of Thamesview Pentway; therefore, taking ownership of this area would not incur any additional costs to the town.
- The second is a 259.08 square foot area identified as “Easement Area D” (259.08sf) located over a portion of 1764 Route 12, Gales Ferry, which was being conveyed from Daniel Stanavage, which would also to be used by the Town for the purpose of snow removal/snow stacking.
- The third is a 685.67 square foot area identified as “Easement Area E” that is being conveyed from Noah Cardinal. The Town was also using this area for the purpose of snow removal/snow stacking.

Planning & Development Director Juliet Hodge concluded by explaining the boundary line adjustments, which included a lot line adjustment with the State was a good plan because it would provide the abutting property, which currently did not have any frontage, with frontage along Route 12. Therefore, she stated the adjustments would allow the property owned by Mr. Cardinal, which was a garage with an apartment on top, to be redeveloped. She stated the Plan would clean up a message corner on Route 12, which was the goal of Zoning. She noted that the town recently paved the entry point of the Pentway.

Councilor Dombrowski questioned whether Public Works Director/Town Engineer Steve Masalin was aware of the conveyance of these pieces of land to the town and whether he supported the town taking ownership. Ms. Hodge stated that Mr. Masalin supported the town taking ownership of the property involved in the property boundary line adjustments.

Councilor St. Vil questioned who would be responsible to pay for the costs of the boundary line adjustments, maps, and associated work.

Mr. Daniel Stanavage, 1764 Route 12, Gales Ferry, stated that he has incurred most of the costs, which included the engineering work, Ledge Light Health District Test Holes, and associated work.

Ms. Hodge stated there would be no cost to the town for boundary line adjustments. She noted that the Planning & Zoning Commission would conduct an 8-24 Review at their April 11, 2024 meeting.

VOTE: 3 – 0 Approved and so declared

RESULT: 3 – 0 RECOMMEND TO APPROVE [UNANIMOUS]
MOVER: Gary St. Vil, Town Councilor
SECONDER: Kevin Dombrowski, Town Councilor
AYES: Jessica Buhle, Kevin Dombrowski, Gary St. Vil

2. MOTION to recommend the Town Council set a Hybrid (In-Person & Video Conference) Public Hearing date on May 8, 2024 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS 07-163e; to receive comments and recommendations regarding the following:

For the Town of Ledyard to accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal.*
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.*
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.*

In addition, recommend the Town Council set a Hybrid (In-Person & Video Conference) Special Town Meeting on May 8, 2024 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

“Shall the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers, and as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal*
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.*
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.?”*

Moved by Councilor Buhle, seconded by Councilor Dombrowski

Discussion: Councilor Dombrowski stated in accordance with CGS 7-163e that a Public Hearing was required *for the sale, lease or transfer of real property owned by the*

municipality prior to final approval of such sale, lease or transfer. He also noted that in accordance with Chapter VII; Section 9 of the Town Charter a Town Meeting was required “for any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting”.

VOTE: 3 – 0 Approved and so declared

RESULT: 3 – 0 APPROVED [UNANIMOUS]
MOVER: Jessica Buhle, Town Councilor
SECONDER: Kevin Dombrowski, Town Councilor
AYES: Jessica Buhle, Kevin Dombrowski, Gary St. Vil

The LUPPW Committee thanked Ms. Hodge and Mr. Stanavage for attending tonight’s meeting.

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

IX. ADJOURNMENT-

Councilor Buhle moved the meeting be adjourned, seconded by Councilor Dombrowski.

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Gary St. Vil
Committee Chairman
Land Use/Planning/Public Works Committee