

PLANNING COMMISSION
PUBLIC HEARING

Subdivision Regulation Change: The Ledyard Planning Commission proposes to add “Section 4.9 Open Space Subdivision” and related definition to Section 2 of the Ledyard Subdivision Regulations. The primary purpose of the proposal is to provide greater flexibility in the clustering of residential units.

1. The public hearing was reconvened by Mike Cherry on Thursday, March 1, 2012 at 8:49 p.m. in Council Chambers, Town Hall, 741 Colonel Ledyard Highway, Ledyard, CT 06339.
2. Regular members present: Roger Tremblay, Mike Cherry, Ken Koe, Ed Lynch (Excused), Naomi Rodriguez.

Alternate members present: Tom Baudro (Excused), Jeff Kulo (seated for Ed Lynch).

Also present: Charlie Karno, Town Planner

3. Exhibits:

- A. Legal Notice
- B. Proposed Regulation
- C. 9/14/2011 letter from Atty. Heller regarding “Open Space Subdivision”
- D. 12/15/2011 email from Eric Treaster regarding “Concerns Regarding Application #3575”
- E. 12/21/2011 letter from Kenneth Norris, Chair, Ledyard Conservation Commission, regarding “Open Space Subdivision”
- F. 1/27/2012 E-Mail Atty. Heller Transmittal
- G. Markup Zoning Regulation
- H. Markup Subdivision Regulations
- I. Clean Regulation Copy
- J. Conservation Subdivision Design: A Brief Overview
- K. Analysis of Open Space Conservation Subdivision-April, 2003
- L. The Property Value Myth
- M. Effects of Mixed –Income, April, 2005
- N. The Fiscal Impact of Mixed Income May, 2007
- O. Fannie May Residential Demographic, June, 2006
- P. Municipal Officials Assess Mixed ...
- Q. Housing In Connecticut 2010
- R. Affordability In Connecticut
- S. The Fiscal Impact of ...May, 2007
- T. Courant-A Model Way, May 24, 2011
- U. Courant- Subdivisions On The Way Out? May 8, 2011
- V. Housing Creates Jobs, 3/2/2011
- W. The School Cost Myth
- X. The Coming Housing Calamity April 28, 2011
- Y. Housing: An Irresistible force April 29, 2011
- Z. Congressional District Profiles
- AA. Ledyard Town Profile
- BB. 2011 Hope Regional Housing

- CC. 2/2/2012 Memo George Caulkins
- DD. Eric Treaster Comment Notes 1/5/2012 Hearing
- EE. Eric Treaster Comments 1/22/2012
- FF. Comprehensive Housing Market Analysis 3/1/2011
- GG. Benefits of Density & Affordability
- HH. Email Treaster 2/1/2011
- II. "Where have all the children gone?", UCONN CT State Data Center
- JJ. East Hampton Open Space Subdivision Regulations

NEW 3/1/2012

- KK. Proposed Changes (Eric Treaster 2/9/2012 Zoning Commission Meeting)

4. Presentation by applicant and/or consultants:

- Att. Harry Heller

He is in support of the proposed text amendment. Regarding George Caulkins's written report identifying potential septic system problems with small lots; Att. Heller noted that the State code has been in place and is a very conservative code, if a septic system is properly designed & maintained.

The Aljen Heights septic system was nowhere close to current code. The 75' separation between well & septic is around 200% over specified. Ledyard regulations are consistent with current state code. Att. Heller feels Mr. Caulkins's concerns are based on problems he deals with that were built to old code designs and that technology is rapidly improving septic system design.

The zoning component of the Open Space Subdivision (exhibit KK) was discussed at the recent Zoning Commission Public Hearing. The lot yield computations are more complicated than originally specified, but he feels they still work, but may be more difficult to understand.

Regarding Subdivision Regulations, he cannot support any of the new changes requested by the Zoning Commission. The change as originally submitted and modified (red-line draft) meets state regulations, and should remain as is. He feels the new requested changes are overly micro-management in nature. As it stands, the Planning has much flexibility, using site specific decisions. Mike Cherry doesn't see support in the POCD that were claimed for some of the new Zoning Commission recommended changes.

Att. Heller cited needs regarding section 8.5.4 dealing with community septic systems doesn't apply. Mike Cherry agrees.

Mike Cherry thanked Att. Heller for his support and assistance in getting this regulation change together.

5. Questions from Commissioners:

6. Statement of Citizens In Favor of the application:

- Peter Gardner,

This has been talked about for a long time and lot's of thought has gone into it and he believes the Planning Commission should approve the change as it is currently proposed.

7. Statement of Citizens Opposed to application:

8. Rebuttal by applicant and/or consultant:

9. Adjournment/Continuance: The public hearing was continued/adjourned at 9:10 p.m.

Respectfully Submitted,
Roger J. Tremblay,

Secretary (Acting)