

PLANNING COMMISSION
MARCH 27, 2007 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Sherrard, Steinford
Alternate members present: Kane
Staff present: Cullen, Murphy, Stanowicz

Chairman Sherrard opened the meeting with roll call at 7:04 p.m. and seated Kane for Pritchard.

II. APPROVAL OF THE MINUTES of March 13, 2007

MOTION: To approve the minutes of March 13, 2007 as amended.

Motion made by Steinford, seconded by Munn, so voted unanimously.

III. PUBLIC COMMUNICATIONS

Staff said a wetlands permit application for Mystic Woods was recently received by the Planning Department.

Staff told the Commission that Matt Davis' father passed away last Friday.

Staff said the OPDS budget was submitted and modified by the Town Manager. The department will not fill the open housing rehab inspector position, under this proposal.

IV. SITE PLANS

V. OLD BUSINESS

VI. NEW BUSINESS

1. Report of Commission
2. Zoning Commission referral for April 4, 2007 public hearing

Special Permit #296 11 – 13 Water Street (Fred Stewart, Applicant)

Staff explained the referral. The Commission had the following comment:

The Commission would be looking for the applicant to address the parking issue at the site plan approval stage.

VII. REPORT OF CHAIRMAN

Chairman Sherrard said that he noticed there's been a lot of interaction in the newspaper regarding the subdivision in Ledyard behind the Deerfield Subdivision. The Commission discussed the project and noted that if the project significantly changed the Commission may wish to provide additional comments on the project.

Chairman Sherrard asked staff about a property on Mardie Lane that was sold. Staff said that property is one of the lots that are part of the remaining, unexpired subdivision.

Chairman Sherrard said he read in the paper about the Magnet School having a groundbreaking. Staff said they just received their wetland permit, but the site plan application is still under review.

VIII. REPORT OF STAFF

Staff said he will be talking to the Town Council on April 2, 2007 on the department's budget.

Staff said the Historic District Commission brochure is just about ready to go to the printer.

Chairman Sherrard called a recess until 7:45 p.m.

IX. PUBLIC HEARINGS

1. Candy Lane Subdivision, 0 Bonnie Circle (10 lots)

The meeting reconvened at 7:45 p.m. Chairman Sherrard appointed Munn as Acting Secretary. And read the public hearing procedures for the public.

Acting Secretary Munn read the legal ad and noted that the legal ad advertised Community Room 1, and it was noted for the record that the public hearing was being held in Community Room 2. Staff posted a notice at Room 1 to address legal requirements.

Staff said the mailings to abutters were completed and were correct. Staff read a letter from the applicant requesting the public hearing be opened and continued to April 24, 2007 in order to submit additional information to staff. The applicant also requested a 30 day extension, bringing the final date to May 31, 2007.

Staff gave a brief overview of the application and the plans. The applicant is waiting for the acoustical engineer's report.

Tom Beaudro, 135 Whalehead Road, Gales Ferry, wished to speak and said he owns property that abuts the proposed subdivision. His land is landlocked, and he would like to have some consideration to gain access to his property. Staff said a better locational map will be provided to the Commission.

MOTION: To continue the public hearing in Room CR2 to Tuesday, April 24, 2007 and to approve an extension of the public hearing period to May 31, 2007.

Motion made by Sherrard, seconded by Steinford, so voted unanimously.

X. SUBDIVISIONS

1. Candy Lane Subdivision, 0 Bonnie Circle (10 lots)

The public hearing was continued to April 24, 2007.

XI. ADJOURNMENT

Motion to adjourn at 8:02 p.m. Motion made by Sherrard, seconded by Munn, so voted unanimously.

Respectfully submitted,

Raymond Munn