

40 Woodridge Circle
Gales Ferry, CT 06335
20 February 2023

Mr. J. A. Capon, Chairman
Ledyard Planning and Zoning Commission
Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

RECEIVED

23 2023

LAND USE DEPARTMENT

Dear Mr. Capon,

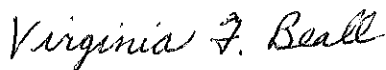
Approximately 23 years ago the Ledyard Advisory Route 12 Tri-Committee (representing Planning, Zoning, and Economic Development Commissions) was established. This committee's goal was to "consider development possibilities along Route 12 while maintaining the character and atmosphere of a New England village." It also was to consider re-uses for Gales Ferry School.

The concept report presented to the public in March 2001 included several proposals/options: establish a green way buffer along route 12, including a town green with playground or a relocated baseball field in the space east of Gales Ferry School; plant street trees; isolate local traffic from pass-through traffic; renovate derelict buildings; establish design standards; erect north and south "entry" signs on Route 12; buffer residential areas from commercial and industrial areas; etc. Your commission undoubtedly has a copy of this report on file: Recommendations Concerning Development Along Route 12 in Ledyard, Connecticut.

It appears that the vision proposed for this part of our town has been lost. There are many "For Sale" signs on the east side of Route 12 from Long Cove Road to St. Luke Lutheran Church - at least two of these parcels, north of the firehouse, back up to residential areas; CVS filled the field proposed for a green space; the traffic in and out of Dunkin' continues to be a bottleneck and safety challenge; Dollar General is adding questionable value to the village; Kartway continues to be an eyesore.

I believe that the Tri-Committee's report and recommendations were presented to the Ledyard Town Council but, except for the development of Gales Ferry Landing, no significant implementation has been realized. I hope that the Planning and Zoning Commission will review the 2001 report and re-visit the concept plans for creating an attractive New England village atmosphere along this section of Route 12. Thank you.

Sincerely,



Virginia F. Beall