

Preliminary Implementation Framework

Reestablishment of a Village District in Gales Ferry

Intent

The proposed Gales Ferry Village District Overlay is intended to encourage appropriate commercial, civic, and residential development while preserving and reinforcing the distinctive historical, landscape, and character that contribute to Gales Ferry's identity and sense of place.

The following items outline the principal regulatory and planning actions necessary to implement a Village District pursuant to Connecticut General Statutes § 8-2j.

Required Planning and Regulatory Actions

1. Consider Village Districts as an Overlay

Reestablish Village Districts in Ledyard pursuant to CGS § 8-2j(a), beginning with Gales Ferry.

The proposed Village District would function as an overlay zone, allowing existing underlying zoning districts and permitted land uses to remain in place while applying additional design and site-planning standards appropriate to the village setting.

2. Amend the Plan of Conservation and Development (POCD)

Implementation will require amendments to the POCD to:

- specifically identify areas of distinctive character, landscape or historic value per CGS § 8-2j(a).
- clearly encourage Village Districts in appropriate areas.
- include descriptions of the distinctive areas of distinctive character, landscape or historic value per CGS § 8-2j(b).

3. Adopt Village District Design Guidelines

Implementation will require adoption of Design Guidelines pursuant to CGS § 8-2j(b) and § 8-2j(c).

4. Amend the Zoning Regulations

Implementation will require amendments to the Ledyard Zoning Regulations, potentially including:

- creation of a dedicated Village District Overlay section; and/or
- creation of a separate appendix containing Village District Design Guidelines and illustrative reference material.

5. Modify Development Review Procedures

Implementation will require incorporation of review procedures consistent with CGS § 8-2j(d) and § 8-2j(e), including accommodation for:

- review by a Village District Consultant; and
- additional procedural mechanisms authorized under the Village District statutes.

6. Establish Review Authority for New Development

Implementation will require an application and review process capable of applying Village District standards to new construction, substantial reconstruction, and significant site modifications visible from public streets.

This will likely include Special Permit review authority enabling the Commission to apply reasonable conditions of approval pursuant to CGS § 8-2j(f) and § 8-2j(g).