

Inconsistency with the Ledyard POCD:

Page 10 – Land Use Regulations

Goals:

Manage Development - Support and manage the growth and development of Ledyard in order to maximize both the environmental and functional quality of life. Regulations must carefully protect the character of Ledyard while providing the flexibility needed to continue to attract new residents and new businesses.

Maintain Regulations - Maintain suitable subdivision and zoning regulations that reflect the development pressures on the town and that maximize compatible uses, maintain property values, minimize the impact of new development on natural resources and manage the growth of public services and maintenance costs.

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Open Space

Conditions and Trends:

Ledyard's undeveloped land is critical in shaping the town's character as a rural suburb. The presence of wetlands, ledge, and lack of infrastructure limits the density of development in many parts of the town, which contributes to a rural characteristic that residents express a desire to protect and preserve. Undeveloped land is vulnerable to development pressures coupled with the continued lack of a cohesive open space policy has led to significant fragmentation of open and protected spaces.



FIGURE 3 RED-BACKED SALAMANDER

Goals:

Preserve Open Space - Acquisition and protection of high value open space to protect and sustain habitats, natural resources, and recreation areas

Promote Connections - Develop a town-wide and inter-town network of trails and open space. Facilitate and encourage the acquisition of open space which will provide connectivity between open-space parcels.

IV. Housing

Overview

Ledyard is a predominantly residential community principally comprised of single-family detached houses. Although classified as suburban by the Southeastern Connecticut Council of Governments (SCCOG) large parts of the Town retain a strong rural character. It is this rural nature that has attracted many residents and it is a character many residents wish to retain. Residential land use dominates all other land use categories in Ledyard. Of the approximately 24000 acres in the Town of Ledyard, about 22600 acres are zoned for residential use.

Goals

- To guide the residential growth and development of Ledyard and ensure high standards of design and quality of life.

Page 37-41 - Economic Development

- Continue to revise land use regulations to be pro-business without sacrificing a commitment to environmentally sound development.

4. Support Appropriate Retail/Commercial Expansion

Historically, Ledyard residents have made major purchases (automobiles, appliances, electronics, building materials, etc.) in surrounding towns. Other than purchases at small convenience stores, gasoline stations, and small restaurants, Ledyard residents primarily shop outside of Ledyard. (Two notable exceptions to the fact that most retail businesses in town are the Holdridge Farm Nursery and Ocean State Job Lot.) Retail development that does not alter the character of the town and which improves the quality of life for residents should be encouraged. The challenge will continue to be to encourage commercial and mixed-use development where appropriate, while protecting the quality of life, property values, and the environment of the existing residents. The quest to increase the commercial tax base should also include the encouragement of land uses that preserve open space. Studies have shown that towns with a lot of open space are appealing to businesses looking for quality "campus like" settings.

As current commercial and industrial zoned land is developed, additional property, where appropriate, should be considered for rezoning, specifically adjacent to existing commercial and industrial zones along major thoroughfares. While it may be necessary to expand nonresidential zoned areas, there must continue to be an emphasis on efforts to limit sprawl and associated traffic congestion, **protect residential areas from incompatible forms of development,** and concentrate capital infrastructure in areas where there will be greatest return on tax dollar investment.

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C. Open Space

Background

Ledyard's undeveloped land is critical in shaping the town's character as a rural suburb. The presence of significant wetlands, ledge, and lack of infrastructure limits the density of development in significant parts of the town, which contributes to a more rural characteristic that residents express a desire to protect and preserve. Undeveloped land continues to be vulnerable to development pressures coupled with the continued lack of a cohesive open space policy has led to significant fragmentation of open and protected spaces.

Goals

- **Preserve Open Space** – Acquire, protect, conserve, and manage high value open space to protect and sustain habitats, natural resources, and recreation areas. Work

1. Expanding and preserving open space for natural resource and habitat protection

Ledyard is rich in natural resources. Wetlands, lakes, vernal pools, forests, coastal areas as well as productive farmland soils contribute to the landscape of the community. **The natural environment is a primary influence on the quality of life and character of the Town of Ledyard that must be protected.**

Land use regulations and controls can ensure that the growth and development of Ledyard meets high quality standards. These regulations and standards protect the overall quality of life by maximizing compatible uses, maintaining property values, minimizing the impact of new development on natural resources and managing the growth of public services and maintenance costs. Sound, coordinated land use and community planning decisions based on

Goals

- Support and manage the growth and development of Ledyard in order to maximize both the environmental and functional quality of life.
- Maintain suitable subdivision and zoning regulations that reflect the development pressures on the town and that maximize compatible uses, maintain property values, minimize the impact of new development on natural resources and manage the growth of public services and maintenance costs.

Goals

- Develop and implement best management practices to guard against degradation of visual and ecological characteristics of the Thames River, Poquetanuck Cove, other smaller embayment's, and adjoining freshwater and tidal wetlands.