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April 15, 2026

Elizabeth Burdick
Director, Department of Land Use and Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339

Dear Ms. Burdick,

I am writing in response to a request for an intermunicipal referral for the Town of Ledyard. The application was received on April 14th. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendment seeks to comprehensively update the Ledyard Zoning Regulations regarding parking requirements and site development standards. These revisions include the establishment of a "Conservation and Traffic Mitigation (Overlay) District," which allows the municipality to require parking minimums for residential developments, including those with fewer than 16 units. The amendments also introduce a "Parking Needs Assessment" (PNA) process, providing a framework for developers to analyze existing parking and public transportation options to support alternative parking requirements. Furthermore, the proposal updates parking ratios for a wide range of uses, such as multi-family residential, hospitals, and retail, while formalizing procedures for shared on-site parking and residential parking agreements. Finally, the amendments revise parking lot landscaping standards to prioritize the use of native Connecticut species and enhance biodiversity.

Based on my review of the material provided, the proposed zoning amendments are not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at tlussier@secogct.gov or (475) 328-1814.

Sincerely,
Taylor Lussier, CZEO
Planner
tlussier@secogct.gov