

EX#25
Received
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To the Planning and Zoning Commission, Ledyard CT
From Mary B. Larson
June 12 2025

Dear Commissioners:

First, let me thank you for all you do and have been doing, with faithful diligence throughout several difficult issues, especially in recent months.

Tonight I would like to speak in favor of Mr. Treaster's recommendations for some changes in our regulations. I am not an engineer, a developer, nor an expert in zoning; but I do see some loopholes in present regulations that are of concern--obviously not for the good of our town.

For months now, I have been observing multi-family housing developments as I have been driving around in this region. Most buildings in our local towns and even on the sub base, rarely go over 3-4 stories tall. I cannot imagine anyone thinking that the primary goal of our Plan of Conservation and Development—to maintain our rural character in Ledyard—would be fulfilled by plunking down 65' tall buildings in the midst of residential houses. I also spent one day driving all around Ledyard, and was favorably impressed by the 2-3 story apartment and condo complexes we have already. They fit in.

We have to consider all the "side effects" of massive development, as well: water and sewage, as have been discussed many times; adequate parking, since none of our town streets could possibly absorb overflow parking. Then there's the traffic, which our roads are barely adequate for during commuting hours, even now. Do we have fire equipment with ladders tall enough to reach 65 feet? How much would such a truck cost? And the schools—what would we do with even a moderate influx of students; and how much would renovations and extra teachers cost the town? There are many factors in development.

As I said, I am not an expert, but I believe that there are ways we can work towards development in town with careful regulations to preserve our health, safety, property values, and quality of life. We cannot delay adopting changes. As Mr. Treaster has said, the current application still comes under the present regulations; but we cannot expect we will have the luxury of a time clear of all applications in the future long enough to propose, consider and adopt changes at our leisure. You don't wait til it stops raining to buy an umbrella!

Thank you.

Mary Brown Larson (Mobby)
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