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From: Lee Ann Berry <lberryredtop@gmail.com>
Sent: Tuesday, August 11, 2026 2:58 PM
To: Town Council Group
Subject: Planning & Zoning Commission Vacancy – Request for Additional Consideration
Attachments: Candidate PZC Questions.docx

To the Members of the Administrative Committee:

I am writing regarding the proposed appointment of James Rogers to the Planning & Zoning Commission.

My concern is not with Mr. Rogers personally. His educational background in Nuclear Engineering Technology and his continued professional development are commendable, and I appreciate his interest in serving the community.

My concern is with the process used to fill this vacancy.

Due to issues during the Town's website transition, it is unclear whether this opening was fully and widely publicized. As a result, some residents may not have had a fair opportunity to apply.

Planning & Zoning is a highly consequential commission, with long-term impacts on development, conservation, infrastructure, and the character of Ledyard. Appointments should follow a transparent and open process.

While Mr. Rogers' application reflects a strong technical background, it also raises standard questions that I believe should be considered for any applicant, including familiarity with Ledyard's zoning regulations and Plan of Conservation and Development, knowledge of local land-use history, relevant municipal experience, understanding of the Commission's responsibilities, and whether the applicant has attended Planning & Zoning meetings.

These are not reasons to exclude Mr. Rogers, but rather reasons to ensure that all qualified residents have an equal opportunity to apply and be considered.

For these reasons, I respectfully ask the Administrative Committee to allow additional time before making a recommendation on this vacancy. Once the position has been clearly and widely advertised, residents should be provided a reasonable opportunity to apply, after which the Committee can consider and interview all interested candidates, including Mr. Rogers, through the same consistent process.

A brief delay will not diminish any candidate's qualifications. It will strengthen public trust in a fair and transparent appointment process.

This is especially important for a commission that helps shape Ledyard's future. Residents deserve an open opportunity to participate, and appointees deserve confidence in the fairness of their selection.

Last November, when the Administrative Committee was considering another applicant for a Planning & Zoning vacancy, I submitted a list of suggested questions that could be used when interviewing future

candidates. The intent was to help establish a thoughtful and consistent process for evaluating applicants for such an important commission. I am attaching those questions again for the Committee's consideration and believe they could be helpful in evaluating all candidates fairly and consistently.

Thank you for your consideration.

Warm regards,

Lee Ann Berry

Sample Questions for PZC Volunteer Applications

1. When was the last time you attended a PZC regular meeting? A PZC Public hearing?
2. Have you ever addressed the PZC to express your opinion on a pending land use issue?
3. Have you read the current zoning regulations? If yes, what changes, if any, do you suggest?
4. Have you read the current POCD? If yes, what changes, if any, would you suggest?
5. Describe how, in your opinion, Ledyard should look in 50 years? For example, should the town have public water and public sewer systems to allow for a much higher density of development?
6. Does the Town have a responsibility to provide housing for new residents?
7. If a Town Planner suggests changes to the zoning regulations intended to increase economic growth in response to guidance from the EDC (Economic Development Commission), should those changes be adopted if the public, during the public hearing, opposes such changes?
8. The POCD is the responsibility of the PZC. Should the Town Planner, the PZC, or a professional contractor prepare the POCD?
9. The POCD contains a goal that development should be consistent with the rural residential character of Ledyard, protection of the quality of life, protection of property values, and that large five and six-story multi-hundred-unit apartment complexes should be allowed with no standards, to quickly increase the amount of affordable housing. Should a height limit be imposed on multifamily developments, which would reduce the amount of affordable housing, but would make such developments more consistent with the rural residential character of our town?
10. Up until about 2012, Gales Ferry and Ledyard Center were designated "Village Districts", where "architecture was a critical consideration for approval. The POCD recommends restoring the Village District designation for Gales Ferry. Do you agree?
11. Do you believe that multi-hundred-unit multifamily developments should be allowed in rural Residential Districts?

12. The Planning and Zoning Commissions were combined from about 1963 to the early 1970s, when they were separated to act as a check and balance on each other. In 2012, the Planning and Zoning Commissions were recombined to encourage economic growth. Is it time to again separate the commissions? Why?
13. What do you intend to accomplish if you are appointed a member of the PZC?