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June 21, 2025

To: Marty Wood, Chairman of the Ledyard Planning & Zoning Commission

To: Elizabeth Burdick, Director of Land Use & Planning

Request for Recusal of PZC Commissioner

Nathanial Woody Due To Predetermination Regarding Application PZC #25-2 ZRA

I respectfully request that Commissioner Woody recuse himself from participating in the continuing public hearing on my Application PZC #25-2 ZRA on June 26 and from the Commission's deliberations that will follow the close of the hearing. A decision by Commissioner Woody regarding my request should be announced when the hearing resumes.

My request is based on the questions and, more importantly, the comments Commissioner Woody made during the hearing on June 12. They demonstrated that he either did not hear or did not care about the information I presented earlier during the hearing, which created an appearance that he would argue against and vote in opposition to my Application, irrespective of the information in the record.

His questions also implied that he believes the goals in the POCD are controlling, even though the enabling statutes only require zoning regulations to be adopted in consideration of the POCD, which is a very different standard.

Commissioner Woody was one of the authors of the POCD, and I know he cares deeply about affordable housing. I suspect he may be overly defensive of the affordable housing goals in the POCD that he authored. It is also possible that the need for affordable housing is clouding his judgment regarding my Application.

I am also submitting this request because, during a PZC public workshop chaired by Commissioner Woody on December 12, 2019, he stated that the need for affordable housing is a no-brainer. Based on this belief, he agreed to an unnecessary modification of a stipulated agreement requested by the owner of Stonegate Village. The modification reduced the desirability, value, and quality of the community, even though its residents, many of whom were elderly and had depended on the agreement when they purchased their homes, submitted a petition pleading that the original agreement remain in force.

Specifically, Commissioner Woody agreed to the park owner's request to reduce the acquisition cost of homes that were yet to be installed in the community by deleting the agreement's 5/12 roof pitch requirement in return for a promise that its owner would accelerate the development of the affordable housing community. Commissioner Woody knew or should have known that the change would result in the bifurcation of the community into two quality levels, which

would harm the overall desirability and value of the community, including the value of its existing homes, and that the change was unfair to its existing residents who overwhelmingly opposed changing the agreement. He also knew or should have known that relaxing the pitch requirement would not increase the total number of affordable homes in the community.

Commissioner Woody knows that perception is important, and if a proceeding is perceived to be fundamentally unfair, I may take appropriate action. I urge Commissioner Woody to recuse himself from these proceedings due to the clear perception that he will argue and vote against my Application, which, as happened to the residents of Stonegate Village in 2019, would be fundamentally unfair.

Respectfully,

Eric Treaster