

Roxanne Maher

From: Lee Ann Berry <lberryredtop@gmail.com>
Sent: Tuesday, November 11, 2025 9:57 AM
To: Town Council Group
Subject: Town Council Administrative Committee
Attachments: Candidate PZC Questions.docx

Dear Members of the Administration Committee,

I'm writing regarding the upcoming Administration Committee meeting and File #25-2771 — the motion to appoint Mr. Joshua Mackin (I), 546 Colonel Ledyard Highway, Ledyard, to the Planning & Zoning Commission as an Alternate Member to complete a two-year term ending December 31, 2026, filling the vacancy left by Mr. Woody.

Could you please let me know when this opening was first posted and how long it has been available for resident applications?

I'm also sharing, on behalf of a group of residents, a set of sample questions for consideration when interviewing or evaluating new PZC volunteer applicants. My goal is to encourage thoughtful dialogue and ensure that prospective members understand both the responsibilities of the Commission and the values that guide our planning decisions. These can serve as a foundation for the committee's discussion and can be adjusted as needed to best fit our process.

Respectfully,
Lee Ann Berry
78 Military Hwy.

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?