

Date: May 27, 2026

To: Liz Burdick, Director of Land Use, Town of Ledyard  
Planning & Zoning Subcommittee members, Town of Ledyard

From: Kristin Clarke, Consultant

**Subject: Required and Suggested Revisions to align Town of Ledyard Zoning Regulations with PA 25-01**

At our April 29 meeting, the Planning & Zoning Subcommittee requested additional information on several topics related to Public Act 25-01 “An Act Concerning Housing Growth” (PA 25-01). Following is a list of those topics:

- Summary review and how it differs from the existing review process
- Transit community or transit adjacent community designation and whether Ledyard qualifies
- Priority housing development zones and any existing local examples
- Embedding significant design requirements in zoning regulations
- Clarification on the definition of 10% developable land
- Proposed definitions to include in the Zoning Regulation update
- Sample zoning regulations from other communities for “tiny houses” and “manufactured homes.”
- Which properties in Town would qualify as a Greyfield and would be eligible for redevelopment under DECD’s new Greyfield program

**Summary review:**

Because the definition of summary review includes references to meeting the health and safety of residents, Helen strongly suggests updating your definitions and use tables to include summary review. The big difference between standard definitions of review doesn't include health and safety, so it makes sense to update the definition. Additionally, updating the regulations to include summary review will provide language that aligns more completely with PA 25-01, and will be clearer to applicants that the Town is following the new laws (especially if you have a decision that is challenged.)

**Transit oriented community/transit adjacent community designation:**

According to Helen Zircavage, all communities in the SECOG region meet the requirements for transit community or transit adjacent community designation. In Ledyard's case, the Town is a transit adjacent community. Helen cautioned decision-makers to review all the requirements for a Transit Oriented Development District and understand the impacts and implications of adopting one.

**Priority Housing Development Zones (PHDZ):**

Because this is a new tool in the housing development toolkit, there are no examples of new Priority Housing Development Zones. However, a few communities locally have

Incentive Housing Zones (IHZ) and IHZs are essentially the same as PHDZs. Three SECOG communities have IHZs: East Lyme, New London, and Windham. I found East Lyme's IHZ regulations, which are attached as part of this meeting packet.

### **Design requirements:**

Helen felt that embedding significant design requirements in zoning regulations is a slippery slope because these requirements often need a detailed review, which is more thorough than the summary review that housing applications will undergo. She felt that using a "light touch" by including design requirements answerable with a "yes, this meets the regulations" or "no, this does not meet the regulations" would be fine.

Examples include requiring decorative lighting that directs light downward, requiring trees of a minimum trunk diameter, or meeting a specific planting palette.

### **Tiny Homes**

I found several regulations for Tiny Homes from the Town of Groton (CT), City of Groton (CT), and Town of Groton (MA). All three are attached as part of this meeting packet.

### **Manufactured Homes**

Liz has drafted language she would like to use to update the Town's regulations

### **Greyfield properties**

I took a quick look at DECD's website but it has not been updated yet with Greyfield program specifics. It does not appear that minimum lots sizes dictate a parcel's consideration as a greyfield redevelopment. It will be interesting to see whether the \$50 million in funding could be used for a comprehensive survey of commercial/retail properties in Ledyard Center and Gales Ferry to determine existing conditions, occupancy rates, challenges property owners face, etc. which would then become a list of properties eligible for redevelopment, whether as a Greyfield or not. I took a "Google Street View" tour of Ledyard Center and Gales Ferry and made notes. If Ledyard wants to pursue Greyfield funding in the future, the Zoning Regulations will need to allow for the conversion of retail and/or office space to housing.