

EX#32

RECEIVED

JUN 11 2026

Land Use Department

June 11 2026

Dear Mr. Wood, and Planning and Zoning Commissioners:

Once again, I want to express appreciation for the time, knowledge and wisdom you all invest in serving our town. Thank you!

I am not an expert in zoning regulations as you, our staff, and some of my fellow residents are. But after many years of preaching, I am good at naming the “so what” as it applies to all of us. In my presentation earlier this year to the Sub-Committee on parking regulations, many of my neighbors and I expressed concern about parking regulations and how they might affect us. I would like to expand on that, relating to the new proposed state regulations.

For example, let’s assume some new apartment buildings were built in town, with maybe 200 units. 100 of them have one bedroom, and 100 of them have two bedrooms. As I understand the proposed regulations, this would require 300 off-street parking spaces, assuming only one vehicle would be in use by residents in the 1-bedroom units, and two vehicles for adults in the 2-bedroom units.

I wonder if Ledyard would attract 100 single people wanting 1-bedroom apartments; I would rather expect that many of the 1-bedroom units would have a couple, or two roommates living there. I recently talked with a supervisor at EB, who was telling me how his employees are having a hard time finding housing. I asked about apartments; and he emphatically stated that these were not single people, but couples and families. And as we know, in our rural area each adult living in the apartments would probably need their own vehicle.

Assuming, however, that even 50 single people might move into the 1-bedroom apartments, that would still mean an extra 50 parking spots would be needed just to cover a spouse or a roommate’s vehicle from the other 50 units. Now, if the apartment complex provided 300 parking spots, that would leave those 50 vehicles parking in the street.

Legally, the required spots would be provided; but practically speaking, our streets were not meant for permanent overflow parking—even in the non-snow months. In my last presentation, I shared a photo of a steep curve on Military Highway with snow on the sides, less than 100 yards from the entrance to what was the Sweet Hill ice cream store. In the picture below, the same spot is shown. In this example of so many roads in Ledyard, you can see, even without the snow, there is no space for cars to park, and no visibility for

traffic to see other vehicles or some of the many pedestrians jogging or walking with dogs or strollers. Any vehicles parked along a road such as this would be an extreme safety hazard, not only for pedestrians and other cars, but for school buses, delivery trucks, and fire and police vehicles.

This is just an example of how our safety could actually be endangered by following inadequate guidelines. I am urging you, as you consider new parking regulations, to put the well-being and safety of our residents as your primary concern. Do not rely on on-street parking for permanent overflow. Please look at the reality of living in our community and what our actual needs are.

Thank you.

Mary B. Larson (Mobby)
53 Harvard Terrace, Gales Ferry

