

## Roxanne Maher

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**From:** Roxanne Maher  
**Sent:** Monday, April 29, 2024 2:24 PM  
**To:** Town Council Group  
**Cc:** Eric; Roxanne Maher  
**Subject:** FW: A Policy Question for the Town Council Regarding the Development of Ledyard Center and Gales Ferry  
**Attachments:** West of Super 8 Motel #4.JPG; West of Super 8 Motel #3.JPG; West of Super 8 Motel #2.JPG; West of Super 8 Motel #1.JPG; Howard St - New London #2.JPG; Howard St - New London #1.JPG

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	Town Council Group	
	Eric	
	Roxanne Maher	
	Jessica Buhle	Read: 4/29/2024 2:49 PM
	Naomi Rodriguez	Read: 4/29/2024 2:56 PM
	Gary Paul	Read: 4/29/2024 3:28 PM
	Timothy Ryan	Read: 4/29/2024 4:58 PM
	Carmen Garcia Irizarry	Read: 4/29/2024 6:34 PM
	Tony Saccone	Read: 4/29/2024 7:38 PM
	April Brunelle	Read: 4/30/2024 7:48 AM

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
council@ledyardct.org*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

**From:** Eric <bsaofnl-eric@yahoo.com>  
**Sent:** Monday, April 29, 2024 1:24 PM

To: Roxanne Maher <council@ledyardct.org>

Subject: A Policy Question for the Town Council Regarding the Development of Ledyard Center and Gales Ferry

Roxanne - Please forward this email and its attachments to Chairman Rodriquez and Members of the Council.

It is intended to be added to the council's "correspondence" file.

Thanks,

Eric

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Chairman Rodriquez,  
Members of the Ledyard Town Council

Like many residents, I favor retaining Ledyard's ambiance and character, which make it unique. However, I fear the town is at risk of losing some of that ambiance and character, especially in Ledyard Center.

The zoning regulations that allow multifamily buildings in Ledyard Center and Gales Ferry were suggested two to three years ago by a land developer and subsequently adopted by the Planning and Zoning Commission. The regulations permit six-story (65') multifamily buildings in Ledyard Center and Gales Ferry [or 3.5 stories (45') in residential districts], where density is established by the health code, primarily by the availability of public water and sewer.

The regulations do not specify a minimum size of a dwelling unit, which could be as tiny as 150' or less, which is allowed by the building code. For practical purposes, if water and sewer are available, the existing regulations impose no limits on the number of units permitted in an apartment complex.

(The prior regulations limited multifamily developments in Ledyard Center and Gales Ferry to three stories (35'), with density limited to one unit per 7,500' of lot area. They also required a minimum of 550' for one-bedroom and 750' for two-bedroom units.)

If water and sewer are available, the regulations currently allow multi-hundred-unit apartment complexes, similar to the new complexes on Howard Street in New London and the new development under construction off of Pleasant Valley Road South near Rt. 12 in Groton, just west of the Super 8 motel. (See attached photos.)

Ledyard Center will soon have a public sewer system, which means that if not amended, the developer who proposed the existing regulations, or any other developer, will be able to construct one or more massive apartment complexes that, in my opinion, will be detrimental to the "character" of our town.

But I could be wrong. The majority of residents may believe that large apartment complexes are "the future" and should be encouraged in the name of providing "affordable housing" and additional tax revenue.

Perhaps the Council could address this question by adding the following *non-binding* "Sense of the Public" question to the November 5 ballot.

Alternatively, the question could be added to the town's website as part of a "*Resident Satisfaction Survey*," similar to the typical survey questions from merchants seeking feedback on how well they treat their clients and customers. For example:

Regarding the density, size, and height of new multifamily developments in Ledyard Center and Gales Ferry, please choose one of the following:

*A. Should the Planning and Zoning Commission retain its regulations allowing the density of multifamily developments to be primarily determined by height (65' or six stories), available water, and available sewer capacity?*

**OR:**

*B. Should the Planning and Zoning Commission amend its regulations to limit the density of multifamily developments by imposing a limit on the (a) number of bedrooms per acre, (b) number of dwelling units per building, (c) minimum size of dwelling units, and (d) height of the structure (35' or three stories)?*

Perhaps the Council could discuss this as an agenda item.

Having the above question on the ballot or the town's website would do no harm and would be helpful in providing guidance to the Planning and Zoning Commission in guiding the development of our town.

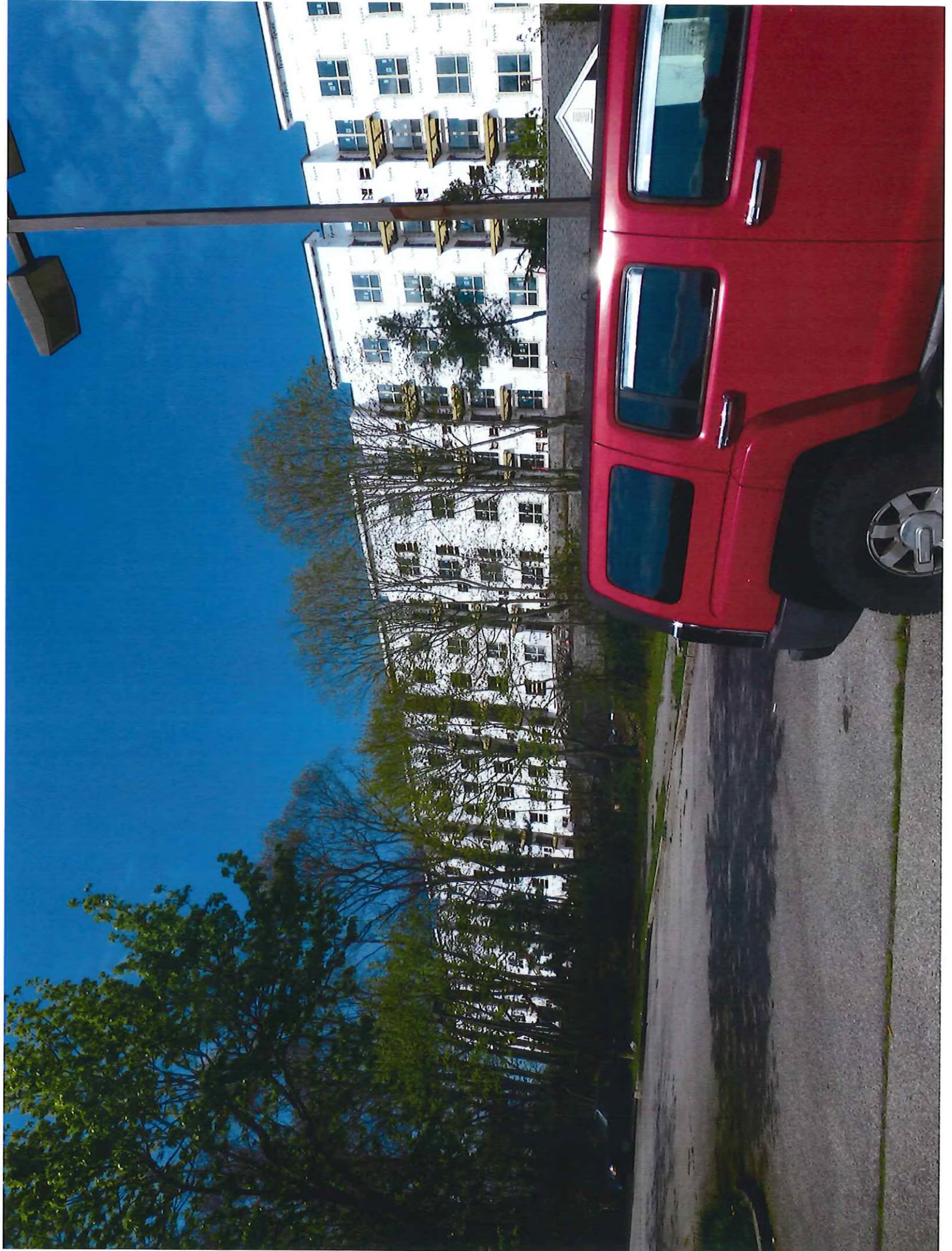
Please let me know your thoughts and if I can help.

Respectfully,

Eric Treaster















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