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March 28, 2025

Elizabeth Burdick  
Director, Department of Land Use and Planning  
Town of Ledyard  
741 Colonel Ledyard Highway, Ledyard, CT 06339

Ms. Burdick,

I am writing in response to a request for an intermunicipal referral for the Town of East Lyme. The application was received on March 24th. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendment seeks to modify Ledyard's zoning regulations governing multifamily developments, requiring a special permit for multifamily developments with revised conditions of approval, regardless of zoning district. The amendment would limit multifamily structures to a 5,000 square foot maximum footprint, maximum heights to 35 feet/3 stories, prohibit apartments with no bedrooms (studios and efficiencies), prohibit private sewer treatment plants, and add additional new parking requirements.

The proposed regulatory changes would appear to reduce the overall capacity of Ledyard properties to accommodate additional multifamily development, but based on my review of the material provided, are not likely to have specific negative intermunicipal impacts.

If you have any questions, please contact me at (475) 328-1727.

Sincerely,

Dan Robinson  
Associate Planner  
drobinson@secogct.gov