

EX#27

Anna Wynn

From: Elizabeth Burdick
Sent: Thursday, June 11, 2026 1:59 PM
To: Anna Wynn
Subject: FW: Public Hearing: PZ#26-2ZRA

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Land Use Department

Another record item

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
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From: Carlo M Porazzi <porazzicm@gmail.com>
Sent: Thursday, June 11, 2026 1:58 PM
To: Roxanne Maher <council@ledyardct.org>; Elizabeth Burdick <planner@ledyardct.org>
Subject: Public Hearing: PZ#26-2ZRA

Town Councilors
Planning & Zoning Commission
Town Planner

I write to you today to encourage thoughtful review and consideration in regards to Public Hearing: PZ#26-2ZRA on amendments to Ledyard Zoning Regulation regarding parking. Taking in to account the guidelines in CT HB8002, which are arguably inconsistent and confusing, towns are still left will some recourse to mitigate and manage. For this discussion I will focus on Ledyard/Gales Ferry scenarios.

- Smaller developments can and will multiply and with the restriction on minimum off-street parking this has the potential to cause some serious problems in our smaller areas where streets are narrow, there are no shoulders, no sidewalks, and no public transportation to speak of. Our current zoning allow for large structures with large resident capability which is also a concern, but smaller developments can bypass parking minimums parking studies. I encourage the commissions to look at reigning in scale of the developments and thereby the amount of parking required.
- It is my understanding that current zoning allows for large scale development e.g. apartment buildings "by right". I believe that this needs to be reviewed and special permits be brought back into the zoning code for the protection of the town and it's residents. This does not make Ledyard less desirable to development, but more fact-based in its approval regarding the future of the town, its character, and it's destiny.
- In many aspects the town needs a plan to be proactive regarding development, traffic, and parking.. It would be prudent for the town to look at the current landscape and proactively investigate it's traffic, it's capacity for development and parking, and infrastructure in order to have solid evidence for the State when these mandates come from Hartford that could possibly put the townspeople at risk in regards to safety, traffic, weather concerns, and quality of life, etc.

- I encourage the town to review and take advantage of this clause in HB8002, especially in the Gales Ferry Historic District area:
 - ***Conservation and Traffic Mitigation Districts.*** A municipality may create up to two “conservation and traffic mitigation districts” where a town can extend parking minimums to development of less than 16 units. These districts may cover a combined total of no more than 8 percent of the municipality’s land area. *Sec 19.*
- In closing, I hope the Council and Commission can utilize any State provided autonomy in order to mitigate and manage development that could potentially spill over into parking and safety/health concerns in our community.

Respectfully submitted,
Carlo Porazzi
30 Chapman Lane
Gales Ferry.