



May 14, 2026

Town of Ledyard Planning and Zoning Commission
c/o Liz Burdick, Director of Land Use & Planning
741 Colonel Ledyard Highway,
Ledyard, CT 06339

Subject: Zoning Text Amendment #26-2ZRA: Several amendments to the Zoning Regulations regarding parking.

Dear Commissioners:

Thank you for notifying this office of the proposed zoning regulation amendment noted above. Acting as the Commissioner's staff, our office has reviewed the amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA).

The subject zoning amendment proposes a comprehensive revision of several sections in the Town of Ledyard's Zoning Regulations regarding parking, parking requirements, and modification of site development standards, including incorporating a new Conservation and Traffic Mitigation (Overlay) District. We also note that a special permit is currently required in order to reduce parking requirements. In many cases, a reduction in parking requirements can result in a reduction in impervious cover, which in turn can improve water quality in nearby waterbodies and, ultimately, Long Island Sound. Based on the proposed amendments, we recommend the Commission consider not requiring a Special Use Permit review and approval for reduction in parking spaces by revising the existing language as follows: "The Planning & Zoning commission may reduce the on-site parking requirement for all uses ~~with a Special Use Permit review & approval~~, provided:..", in order to encourage appropriate reductions in parking cover and reduce inadvertent impacts to water quality and aid in stormwater management if in agreement with the noted Parking Needs Assessment.

We hope the noted recommendation is helpful to the Commission. Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter or any other coastal management or Long Island Sound matter, please feel free to contact me at Eimy.Quispe@ct.gov.

Sincerely,
Eimy Quispe
Environmental Analyst
Land and Water Resources Division

EQ/