



Gales Ferry District

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To: Elizabeth Burdick, Director of Land Use & Planning.

Marty Wood, Chairman, and Board Members, Planning & Zoning Commission

The Gales Ferry District, a state-chartered municipality, fully endorses both the thrust and specifics of pending application PZ#25-2ZRA, which serves to codify objectives outlined in the 2020 POCD and concurs with findings of multiple citizen surveys conducted over the years.

As ongoing litigation reveals, we could also implement **stricter watershed and aquifer protections** to remove any ambiguity in our regulations, thereby not only protecting the public welfare but also shielding the town from litigation. As noted on page 6 of the POCD,

"The large areas of undeveloped land that remain in town provide an opportunity for holistic planning of interconnected greenways that **promote healthy living, watersheds, and enhance property values.**"

The proposed regulations buttress these three objectives.

Page 10 of the POCD outlines several goals, including:

Support and manage the growth and development of Ledyard to **maximize both the environmental and functional quality of life**. Regulations must **carefully preserve the character of Ledyard** while providing the necessary flexibility to continue attracting new residents and businesses.

Maintain Regulations - Implement suitable subdivision and zoning regulations that reflect the development pressures on the town, maximizing compatible uses, preserving property values, minimizing the impact of new development on natural resources, and managing **the growth of public services** and maintenance costs.

The proposed application is entirely consistent with these objectives. Not the least of the concerns enumerated above is the **"growth of public services."** The fact that existing taxpayers, especially those related to schools, can be negatively impacted by development if it leads to the need for additional schools.

Page 40 of the POCD advocates for:

"protecting the quality of life, property values, and the environment of the existing residents."

The proposed application is entirely consistent with these objectives.

Privacy is an additional concern not addressed by the POCD, but a multi-story apartment complex looming above a tranquil residential neighborhood is certainly not everyone's idea of an appropriate use in our community.

The town and the district are not New London or Groton, and our citizens have repeatedly made it clear that responsible development doesn't include construction on a massive scale. If anything, we would support stricter regulations than those proposed, mainly to ensure any development provides **sufficient on-site parking** to accommodate its residents' needs without overflowing onto our streets, which are not configured to accept overnight parking.

In light of recent development pressures, it is clear that regulatory changes are **overdue** to prevent our town from suffering the fate of its neighbors. Strengthening our regulations ensures more acceptable and appropriate outcomes. This application needs to be promptly addressed due to the intense pressure to permanently alter Ledyard's current historic and rural character.

Respectfully,

Lee Ann Berry
President, Gales Ferry District

7-9-25