

## Executive Summary of Eric Treaster's December 10, 2025 Letter

Dear Ad Hoc Committee members, members of the public,

Mr. Treaster's December 10, 2025 letter to the Town Council presents a number of observations based upon his experience serving on Ledyard's Zoning Commission between 1985 and 2012, including as Chairman immediately prior to the merger of the Planning and Zoning Commissions.

He raises several points that, when framed as questions about institutional structure rather than policy outcomes, appear to fall within the Town Council's charge to evaluate whether separate Planning and Zoning Commissions would better serve the Town. Namely, the Committee may wish to consider the following questions:

- **Commission workload:** Has the combined Commission had sufficient time and capacity to adequately perform both its planning and zoning responsibilities?
- **Institutional balance:** Has the combined Commission become more focused on development review than on long-range planning?
- **Regulatory development:** Did the merger of the commissions materially affect the way zoning regulations were developed, debated, and maintained?
- **Regulatory quality:** Has the Commission structure affected the clarity, consistency, or legal defensibility of the Town's zoning regulations?
- **Reliance on staff and consultants:** Has combining the commissions increased reliance on professional staff or outside consultants for legislative drafting or policy development?
- **Institutional checks:** Does a combined Commission provide the same level of independent review during the development of planning policy and zoning regulations as existed under separate commissions?

Many of these questions overlap with the broader discussion topics outlined in my July 7, 2026 **Proposed Topics for Discussion and Research** memorandum to the Committee.

That said, Mr. Treaster's letter may provide valuable historical context and specific examples for the Committee to examine. Rather than treating the letter as presenting conclusions, I suggest we view it as identifying hypotheses that can be objectively evaluated through the public record and our research over the coming months.

Sincerely,

Dave Schroeder Jr

Member, Ad Hoc Committee