

Anna Wynn

From: Elizabeth Burdick
Sent: Monday, May 11, 2026 9:55 AM
To: milton schroeder
Cc: Anna Wynn
Subject: FW: Additional Reference Materials – Gales Ferry Village District Pre-Application Conference
Attachments: Quickview Historical Houses - GF South-compressed.pdf; Henry Bisbing House.pdf; Gales Ferry Development 1950s and early 1960s.pdf; Yale and Harvard Crew Compounds at GF.pdf; Distinctive Landscapes of Gales Ferry-compressed.pdf; 5-12-2026 letter to Ledyard CC - Larson Pierson.pdf; Long Cove Road South -compressed.pdf

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Categories: Completed

5/11/26 Good morning, Dave, Do you want to replace the other documents you submitted last week with these or should they be submitted in addition to those documents? Also, you had submitted two power points, one “public and one for EDC. Are you planning on submitting one specifically for PZC?

Also, I’m pretty sure that I heard on a meeting video Eric Treaster say that the HDC plans to be the applicant to avoid the costs associated with the application and, because it’s a Town Commission, it does not have to adhere to required application timelines for holding/completing hearings and making the decision.

With respect to fees, the application & state fee can be waived, but the HDC should cover the costs associated with any and all legal notices for its application from its budget. Payment comes from the Land Use Dept. budget to pay for said legal notices after an Applicant has submitted the application and/or public hearing fee.

With respect to timelines, C.G.S §8-7d(d) states as follows: “d) The provisions of subsection (a) of this section shall not apply to any action initiated by any zoning commission, planning commission or planning and zoning commission regarding adoption or change of any zoning regulation or boundary or any subdivision regulation.” Subsequently, but for the Planning & Zoning Commission, Town Commissions, including the HDC, shall adhere to the same timeline required for any other applicant for zoning text amendments..

Thank you.

Sincerely,

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: milton schroeder <mltnschroeder@yahoo.com>

Sent: Thursday, May 7, 2026 6:38 PM

To: Elizabeth Burdick <planner@ledyardct.org>

Subject: Additional Reference Materials – Gales Ferry Village District Pre-Application Conference

Good evening Liz,

Attached is the second batch of documents I would like to submit as reference material for the upcoming pre-application conference regarding a potential Village District in Gales Ferry.

Initially, our focus was on a relatively compact area centered around Hurlbutt Road and the adjoining commercial zone. However, feedback from residents and further research highlighted that the broader Gales Ferry area contains additional distinctive historical buildings, neighborhoods, and landscape features that may also merit consideration as part of this Village District discussion.

I do not mean to overwhelm the Commission with too much information, as the proposal and supporting materials are still evolving. However, taken together, these documents provide a useful overview of the areas of distinctive character, landscape or historic value we are currently evaluating.

Additional materials will follow.

Thank you again for your time and assistance.

Dave Schroeder

Linked Documents (too big to send as attachments)

[GF National Historic District #1](#)

[GF National Historic District #2](#)

Attachments:

Quickview Historical Houses GF South - a quick overview the locations of the original settlement south of GF

Henry Bisbing House - a detailed historic overview of this notable artist and the house he built in GF

Gales Ferry Development 1950s and early 1960s - an overview of mid-century housing developments near GF, and the merit of consideration for historical consideration

Yale and Harvard Crew Compounds at GF - a detailed historic overview

Distinctive Landscapes of Gales Ferry - landscape features of distinctive character outside the main village

5-12-2026 letter to Ledyard CC - Larson Pierson - a look at the ecological significance of the landscape south of GF

Long Cove Road South - an historic overview