Ledyard Town Planner
Ledyard Planning & Zoning Commission
Ledyard Town Council
Colonel Ledyard Hwy
Ledyard, CT 06339

Deborah Edwards
30 Bluff Road West
Gales Ferry, CT 06335

July 31, 2025

Dear Ms. Burdick and Commission Members,

I am here today in support of the application PZ#25-02 ZRA, submitted by Mr. Eric Treaster. Having reviewed his application, I am happy to see changes that are intended to respect our residents' long-term investment, protect our health, our safety and our property values, while still allowing for responsible and sustainable development and growth for our Town. Additionally, I would like to extend my thanks to Mr. Treaster for contributing his time and extensive knowledge to help our Town.

I am especially prompted to speak tonight after listening to the public comments made by Mr. Schroeder and Ms. Kelly at the last meeting on July 10th. They were professional, accurate and directly illustrated my own feelings regarding what has become of our regulations over recent years. I do remember (well over a decade ago) going through the exhaustive, yet necessary meetings for developing districts and regulations that helped to bring to life the vision from residents and their desires of the type of community in which they wished to invest and raise their families. At that time my husband and I owned both residential and business/commercial property. It required compromise between that desire for the future, what was already existing, and what could encourage ongoing reasonable and responsible economic improvement. There were several significant obstacles, primarily lack of infrastructure, yet accomplishments were made as Mr. Schroeder outlined for you at the last meeting. I think it was a surprise to so many of us how much of that work was dismantled over these past years and not in a good way.

Our Town has been left vulnerable and our system clogged by large developers, from outside our town, looking to take advantage and line their own pockets. It's capitalism, free enterprise, I get it. But it is up to our Town and its' residents to keep it in check. It is up to us to decide what we want to live with 24/7, and our daily quality of life. The recent Route 12 Corridor Study illustrates that our ideals of 20 years ago have not changed so much. We are not against responsible development or the economic need for it. But the last 4 years have also shown that, by allowing public hearings for impactful development, our Commissions are helped by the wealth of untapped knowledge from residents. It has become clear that questions/concerns/facts brought up at public hearings have helped our Commissions in conducting informed deliberations.

Lastly, it has also become clear to me that, for all of the "reaching out" that is professed by those taking on responsibility for Town business, it is falling short of where it counts. It counts with the residents directly impacted and it counts between Commissions. I, as well as many others, have made a point of attending or reviewing multiple different Commission/Committee meetings over these past 4 years and it is clear that most are under-informed or misinformed about what is happening within other meetings. This despite having liaisons. Reviewing the video of the July 22nd WPCA meeting is the most recent example I have. Those members would have benefited greatly from the Public Hearing testimony presented at the IWWC. Just as residents are not adequately informed, our other committees are suffering the same. Please figure out a way to rectify this. I would also request that applications for any large impact development be COMPLETE before accepted. Our process and ability to move forward efficiently is being hampered by developers who choose to submit incomplete or inaccurate applications and then pass corrections off as "modifications". I am not referring to small applications where a resident may be trying to put up a garden shed and may need additional assistance to navigate the process. I am speaking about professional developers who are experienced and know better. They are inhibiting Town progress on other issues, as well as draining limited Town resources. If an application to a Commission is incomplete, it should not be accepted. If an application becomes incorrect, due to major "modifications", it should be withdrawn and a new application submitted when complete. This corrective action can be incorporated immediately.

In closing, I am urging the Commission to approve the application for regulation changes. Thank you.

Deborah Edwards