

Anna Wynn

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Land Use Department

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Sent: Thursday, May 28, 2026 3:25 PM
To: Elizabeth Burdick; natewoody7@gmail.com; Rhonda Spaziani
Cc: Anna Wynn; martyengrew@gmail.com; Hannah Gienau
Subject: Harwood proposed mods to Ledyard Zoning Regulations draft section 9.3
Attachments: Harwood proposed mods to Ledyard Zoning Regulations draft section 9.3.docx

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Hey Liz et al.,

In response to comments at the Public Hearing on 5/14 regarding our unintentional deletion of subsections from section 9.3 of our draft Ledyard Zoning Regulations, and a desire by the public to review the redraft of this section prior to the continuation of the Public hearing to the PZC 6/11 meeting, I have redrafted section 9.3 in a way that I believe corrects the inadvertent omission. The redraft is below, and also attached in Word format.

In essence, I reintroduced the three omitted subsections (previously labeled 3, 4, and 5), removed the language regarding Parking Lot Landscaping from subsection #2 and reintroduced it as subsection #6, and then moved and inserted the remaining portions of subsection #2 to follow the previously-labeled section #3, to improve the flow.

I did not make any further modifications to section 9.4.6.

Hope this all makes sense and meets with everyone's approval.

Best,

Jim

9.3 LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS

A. Purpose: In addition to the purposes set forth in §§9.1 and 9.2 of these Regulations, these landscaping design standards are intended to reduce excessive heat, glare, and accumulation of dust; provide privacy from noise and visual intrusion; prevent the excessive runoff of storm water and erosion of soil; and preserve or improve the quality of the environment and attractiveness of the Town of Ledyard.

B. General Requirements:

1. When determining the density and intensity of techniques and materials needed to provide adequate, aesthetically pleasing, year-round screening, due consideration should be given to the overall mix and intensity of current uses, building styles, existing type and presence of street trees, landscaped yards, existing landscaped buffering, stonewalls and/or type of fencing, and the presence of natural or historic features and assets within the surrounding neighborhood or district.

2. To the extent possible, existing trees, vegetation and unique site features such as stonewalls, ledge faces, kettle holes, and boulder trains shall be retained and protected.
3. Any disturbed area of a lot or property which is not being used for the location of buildings, accessory structures or uses, parking, loading, storage areas, or other similar purposes shall be landscaped and maintained in such a manner as to minimize stormwater runoff.
4. Landscape designs shall only use appropriate native species. Invasive species shall be prohibited as part of any landscape plan.
5. The retention of existing topography and vegetation in the buffer areas is preferable to regrading and new plantings, however, if natural site conditions are not adequate to meet the purposes of the buffer requirement, then landscaping shall be required to comply with criteria set forth herein.
6. Parking Lot Landscaping shall be as specified in Section 9.4.6 (Parking Lot Landscaping Requirements) of these Regulations.