

Anna Wynn

EX#25

RECEIVED

JUN 11 2026

Land Use Department

From: Elizabeth Burdick
Sent: Thursday, June 11, 2026 1:52 PM
To: Anna Wynn
Subject: FW: Parking Amendment PZ#26-2ZRA
Attachments: Parking Amendment PZ 26-2ZRA-2.jpg; Parking Amendment PZ 26-2ZRA-1.jpg

New record item for public hearing tonight ...

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: Gales Ferry District <galesferrydistrict@gmail.com>
Sent: Thursday, June 11, 2026 12:58 PM
To: Roxanne Maher <council@ledyardct.org>; Elizabeth Burdick <planner@ledyardct.org>
Cc: Todd Rice <Etsubjock2003@yahoo.com>; Bob Chester <Bob451962@gmail.com>; Angela Cassidy <acassidy1122@yahoo.com>; Missy Dyson <missy.dyson@gmail.com>; Liz Smith <7995smith@gmail.com>; Charles Duzy <duzycharles@gmail.com>
Subject: Parking Amendment PZ#26-2ZRA

Dear Ms. Burdick, Planning & Zoning Commissioners, and Town Councilors

Please accept this letter as a comment for the public hearing regarding Parking Amendment PZ#26-2ZRA.

Respectfully,
Lee Ann Berry
President,
Gales Ferry District



GALES FERRY DISTRICT

18 HURLBUTT ROAD / P.O. BOX 181

GALES FERRY, CT 06335-1825

(860)-464-2306



These concerns are particularly important in Ledyard, where many roads are narrow and public transportation options are virtually nonexistent. Most households have multiple vehicles, and adequate parking is necessary to support the realities of daily life in our community.

I respectfully urge the Planning and Zoning Commission to carefully consider the health and safety impacts of reduced parking requirements and to utilize any authority available under state law to require reasonable off-street parking standards that reflect the unique needs of our town. I also encourage the Commission to evaluate whether building height and building scale should be adjusted as part of a comprehensive approach to addressing future parking demand and protecting public safety.

Thank you for your consideration and for your service to our community.

Respectfully,

Gales Ferry District Board Members

Lee Ann Berry

Missy Dyson

Liz Smith

Todd Rice

Charley Duzy

Angela Cassidy

Bob Chester

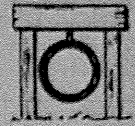


GALES FERRY DISTRICT

18 HURLBUTT ROAD / P.O. BOX 181

GALES FERRY, CT 06335-1825

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June 11, 2026

Dear Commissioners and Counselors,

One of the Gales Ferry District Board responsibilities is to help protect the safety, character, and infrastructure of our community. Gales Ferry is a rural village with many narrow roadways, limited pedestrian infrastructure, and no practical public transportation options. As a result, parking, traffic circulation, and emergency vehicle access are particularly important concerns for our residents. Any reduction in available off-street parking has the potential to create significant impacts on public safety and quality of life within our District.

I am concerned that the proposed parking regulations may create unintended health and safety issues for residents in Ledyard. Unlike urban areas that have public transportation, public parking facilities, sidewalks, and walkable infrastructure, Ledyard is a largely rural community where residents depend on personal vehicles for daily transportation.

If future residential developments are permitted with insufficient off-street parking, overflow parking will inevitably spill onto nearby streets and roadways. This raises several public safety concerns, including:

- Restricted access for emergency vehicles such as fire trucks, ambulances, and police vehicles.
- Increased risks for pedestrians who may be forced to walk along roadways that lack sidewalks.
- Reduced visibility for motorists, creating additional traffic hazards.
- Increased congestion on local roads that were not designed to accommodate on-street parking.
- Potential delays in emergency response times during critical situations.

One additional concern is building height and overall building scale. Larger residential buildings can generate greater parking demand, increased traffic, and additional infrastructure impacts. If State law limits the Town's ability to require adequate off-street parking, reducing allowable building heights may be one of the most effective tools available to help prevent future parking shortages before they occur. Managing the scale of development can help ensure that growth remains compatible with the character of our community and the capacity of our existing roadways and infrastructure.