



# Tri Town Trail Association

P.O.Box 472

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To: Planning and Zoning Commission

March 9, 2023

Re: changes in zoning regulations

From: Karen Parkinson, President TTT, 55 Road Hill Rd, Ledyard.

Good Evening. I would like to address this Commission with some “visionary” ideas about future zoning for subdivision developments. You all may know my passionate belief that trails should be accessible to all. And I would like you to think a bit “out of the box” how we can expand trail accessibility to all new subdivisions. First I want to reflect on the past. Imagine that 50 years ago (when we bought our first home on Eagle Ridge Drive) that the developer had been required to design an “open space” encircling the proposed subdivision with a stone dust trail, thus allowing my kids to ride their bikes to their friend’s house and me to walk the dog safely. Then when additional subdivisions were added, so also the trail pathway. So today, what would that look like? The path/trail would extend from the Preserve on Long Cove Road, through Presidential Estates, weave through all of “Birdland” emerge across Long Cove Road, up the road to Nathan Lester House, continue onto trails to the Atkinson Preserve trails, and hopefully onto TTT developing trails to RT 184 and eventually all the way to Bluff Point State Park! The same idea could have happened to The Highlands, Aljen Heights, Lakeside Condos, Pheasant Run Condos and more. Can we start thinking now for 50 years ahead? Could you imagine that in 53 years your great great grandkids would have a network of trails through Ledyard (and maybe the State) connecting all

Trails? Can Ledyard be a part of this? Is it too late to ask the two new developments, by Nathan Lester House and one on Stoddards Wharf Road to add this to their design?

Perhaps you have heard comments from other Ledyard folks who travel to states such as Florida, California, Minnesota about how great their trails are and why we cannot do more here. And maybe we can, by starting with changing/modifying some zoning regulations for subdivisions. The time is now.

I have researched many states, and even found the attached local Town of East Windsor zoning regulations. Attached for you reference and I will read into record. Can you draft something like this into new proposed regulations to support trails?

In closing, a comment about the next Plan of Conservation and Development. Can someone assure that Trails Development has a designated section?

That's my vision; I hope it is yours.

Thank you for your time

### 6.3

#### SIDEWALKS AND PATHWAYS (EFFECTIVE 6/17/06)

1. **Provision Required** – Every subdivision in East Windsor shall make some provision for sidewalks and/or trails in places deemed proper by the Commission for the public necessity and safety.
2. **On-Site Sidewalks** – This requirement may, with approval of the Commission, be met by providing sidewalks on internal roads within the development and along adjoining streets.
3. **On-Site Trails** – alternatively, the applicant may propose and the Commission may agree that some or all of this requirement shall be met by providing trails within the development in locations approved by the Commission:
  - a. that may interconnect existing and future trails, and
  - b. which shall be open to the general public.
4. **Off-Site Installation** – Alternatively, the applicant may propose and the Commission may agree that some or all of this requirement shall be met by installing sidewalks and/or trails elsewhere in East Windsor in locations approved by the Commission provided that the value of such sidewalks and/or trails is equal to at least fifty percent (50%) of the estimated cost of installing sidewalks and trails in the development.
5. **Fee-In-Lieu-Of Installation** – Alternatively, the applicant may propose and the Commission may accept that some or all of this requirement shall be met by making a payment of a fee in-lieu-of installing sidewalks or trails to a Town Sidewalk and Trail Fund provided that such payment is at least forty percent (40%) of the estimated cost of installing sidewalks in the development.
6. **Sidewalk Requirements** – When sidewalks are to be provided within the development, plans for such sidewalks shall be shown on the construction plans and any sidewalk shall:
  - a. be a minimum of four feet (4') in width,
  - b. have four foot (4') concrete slabs with expansion joints with a maximum twelve foot (12') separation,
  - c. have a minimum four inch (4") thick concrete slab on a minimum six inch (6") deep processed gravel base except that where such sidewalk extends across any driveway, it shall have a minimum seven inch (7") thick concrete slab on a minimum eight inch (8") processed gravel base.
7. **Pathway Requirements** – When pedestrian pathways are required, plans for the pathways shall be shown on the construction plans. Pathways shall be a minimum of four feet (4') in width with an appropriate surface treatment (such as stone dust or other surface material).