

Memo

To: R. Scott Duffus, ZEO
From: Charles Karno
Date: July 19, 2010
Re: **Zoning Application #3327: Proposed Regulation Change**

At its July 15, 2010 meeting, the Ledyard Planning Commission voted to indicate to the Ledyard Zoning Commission that the proposed text amendments, submitted by Mark K. Branse, concerning Sections 3, 9, 11 and 13 of the Town's Zoning Regulations were consistent with the Town's Plan of Conservation and Development as they relate to the provision of affordable housing in our community.

In making its determination, the Commission indicated that specifics of the proposal related to building height, building setbacks and parking should be based on general standards, justified by the requirements for public health, safety and the protection of the environment. Furthermore, the Zoning Commission may wish to refer recommendations for inclusion of these requirements to the committee researching modification and update to Ledyard's land use regulations. It further recommended that, should the Zoning Commission have questions related to the specifics of the proposal or site plan, it seek expert advice.

Finally, based a review of the submitted documents, Torrey Pines Subdivision records, and Planning Commission minutes, the Commission expressed its concern that the land known as 83 Inchcliff Drive is not an approved building lot under the Town's regulations. This issue should be resolved prior to any site specific approval.

Should you have any questions or require additional information, please do not hesitate to contact me.

c. M. Cherry, Chr. Ledyard Planning Commission