

HELLER, HELLER & McCOY
Attorneys at Law
736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller
William E. McCoy

Telephone: (860)-848-1248
Facsimile: (860)-848-4003

Mary Gagne O'Donal

March 18, 2011

(VIA E-MAIL and U.S. First Class Mail)

Mr. Michael Cherry, Chairman
Ledyard Planning Commission
c/o Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

(VIA E-MAIL and U.S. First Class Mail)

Mr. Eric Treaster, Chairman
Ledyard Zoning Commission
c/o Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

RE: Draft Subdivision and Zoning Regulations for a Resource Based Method of
Subdividing Land for Single Family Residential Purposes

Gentlemen:

Enclosed herewith please find draft regulations which I have prepared pursuant to our recent informal meeting which would authorize the development of single family residential building lots in the Town of Ledyard which would be resource based rather than based upon a predetermined geometric requirement. I have designated the proposal as "Open Space Subdivisions".

The intent of the regulations is to allow the design of single family residential subdivisions to be based on the ability of the land to support single family residential development without any requirement of minimum lot size or minimum frontage. Rather, individual building lots would be sized based upon their ability to satisfy the requirements of the Connecticut Public Health Code.

The draft regulations will require that not less than sixty (60%) percent of the project site be dedicated as permanent open space. I believe that these regulations have the potential to provide material benefits to the Town of Ledyard, the developer and purchasers of lots in open space subdivisions. By encouraging more compact development on the more easily developable portions of tracts, infrastructure and development cost will be reduced providing a more marketable and affordable product in an economy in which home ownership is becoming more and more difficult. The

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Page 2

regulations will also encourage more significant open space dedications than are currently required under the Conservation Subdivision Regulations which have been adopted by both of your Commissions.

I look forward to discussing the draft regulation with you at our workshop meeting scheduled for Wednesday, March 23, 2011.

Very truly yours,



Harry B. Heller

HBH/jf

Enclosure

CC: Mr. Charles Karno (via e-mail)
Mr. Peter C. Gardner (via e-mail)