

MEMORANDUM

TO: Town of Ledyard Zoning Code Update Steering Committee

FROM: Laberge Group

DATE: April 8, 2010

RE: Zoning Code Update Steering Committee Discussion Points

The purpose of this memo is to call your attention to a few specific points that require guidance from the Steering Committee as we move forward. As the Draft Zoning Code dated April 8, 2010 is reviewed, please provide the Laberge Group with comments on the following:

- Definitions:
 - Convenience Store: Is the limitation of 5,000 square feet correct?
 - ECHO Housing is defined but not addressed in the Code. Is this something the Committee wants to consider?
 - Temporary Sawmill: Supplementary regulations are included but the term is not defined.
- Conservation Subdivision
 - Review Conservation Subdivision regulations.
- Site Plan
 - Consider adding a site walk requirement.
 - Only B&Bs, Country Inns and Manufactured Mobile Home Land Lease Communities require Site Plan review only (not as part of Special Permit process). Are there other uses that should be permitted with Site Plan review verses Special Permit?
- Supplemental Regulations
 - Review Temporary Sawmill regulations.
 - Is there a need for creating Golf Course regulations?
 - Is there a need for alcoholic liquor licensing regulations?
 - Review definition of Home Husbandry. Is there a need to address unusual livestock? Is it necessary to define unusual livestock?

- Signs
 - Consider amortizing existing billboards. Billboards are currently prohibited.
 - Consider regulating electronic message boards.
- Parking
 - Consider moving Design District parking regulations from Section 4.19 into parking section. This can easily be done once the Committee reviews and sanctions the guidelines.
 - Code currently permits on-street parking in LCVD-1 and LCVD-2, but in LCVD-3. Please clarify. Is not clear in POCD.
 - Do the regulations reflect current conditions, supply and demand in the Town?
 - Consider creating a maximum number of spaces to eliminate the creation of excessive spaces.
- Coastal Site Plan
 - Insurance rates can change; do we want to be so specific in 13.3(F)(1) regarding the coverage rates?
- Landscaping
 - Sidewalks are only mentioned in Section 4.19, Design Guidelines, (E)(3). Do we want to include additional requirements or standards for sidewalk construction?
 - Consider creating additional requirements for all districts.
- Schedule A: Permitted Uses
 - Farm Stands currently permitted in all districts. Is this correct?
 - Consider adding Hoop Houses to use table. They are permitted via special permit. Need to determine which districts they are permitted within.
 - Consider adding storage of commercial vehicles and contractor's equipment (sec 9.14) into use table.
- Schedule B: Area and Bulk Regulations
 - Front yard setbacks are same for all Districts. Is this correct?