



Figure 34. Church, Route 12 and Route 214 Intersection



Figure 35. United Way Office, Route 12 and Route 214 Intersection



Figure 36. Route 12 Forested Buffer



Figure 37. Holmberg Orchard Store near Preston Town Line



Figure 38. Poquetanuck Cove at Ledyard Preston Town Line



Figure 39. Tree Canopy Along Route 214 Near Route 12



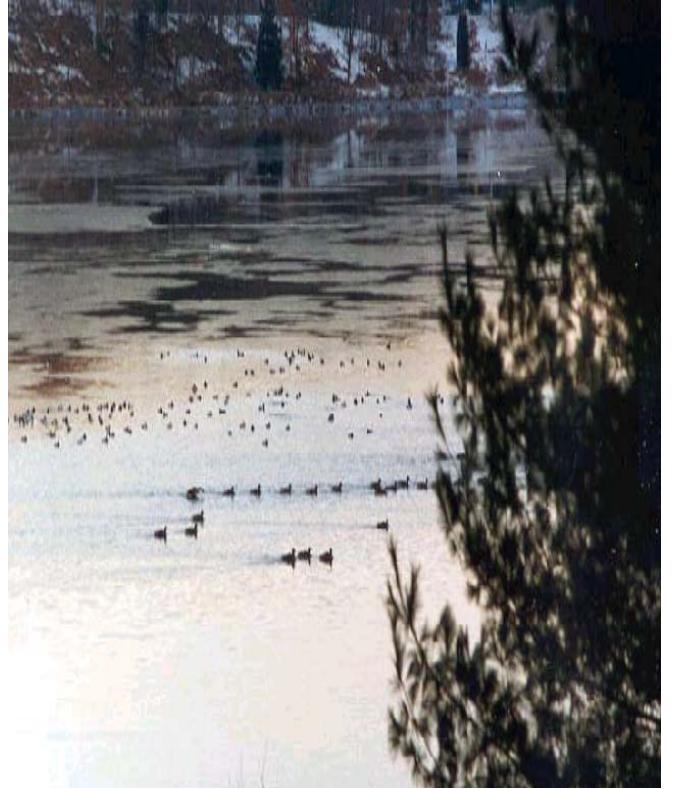
Figure 40. Gales Ferry Firehouse



Figure 41. Old Store in Disrepair Just Off Route 12



Habor Seal



Ducks and Geese

Figures 42. Wildlife Visiting the Cove

6.5 Retail Sprawl

When examining ideas for development the Tri-Committee also noted what would be undesirable development. Figure 43 shows the type of retail sprawl that can develop if proper planning is not considered. The traffic congestion, curb cuts, little screening of retail shops from the highway and numerous traffic lights give the area little sense of community. It should be noted that reference (a) (An Economic Development Strategies for Ledyard Connecticut) observes that without planning, development will occur, typically as shown in Figure 43.



Figure 43. Retail Sprawl to be Avoided in Ledyard