



Ledyard Town Center Committee Report

Progress Report and Authorization
Request to Use Grant Funding
February 8, 2011 Draft



Ledyard Center 2006



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Ledyard Town Center Committee

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Ledyard Center Fairgrounds





History

- Ledyard Town Center Committee established by ordinance in January 2006
- 9 members appointed by the Ledyard Town Council
- Representative of various Ledyard land-use commissions, two Town Council members and two members-at-large



Participating Organizations

- Board of Education
- Ledyard Library Commission
- Ledyard Center School PTO
- Ledyard Fair Association
- The Rotary Club of Ledyard
- Ledyard Lions Club
- Interested Citizens at Large



Ledyard Town Center Committee

- Kevin Dombrowski – Member at Large
- Dr. Robert Gunnels – Parks and Rec
- Bill Saums – Town Council
- Sean Sullivan – Town Council
- Jeffrey Beacham – Economic Development
- Paul Kunkemoeller – Board of Education
- Dr. William LaRoue – Member at Large
- Peter Borch – Planning (in memoriam)



Committee Mission Statement

- Assess unique opportunity of available property in Ledyard Center to meet community needs and improve Ledyard Center:
 - Develop recommendations for the future development or redevelopment of Ledyard Center;
 - Prepare a conceptual design recommendation for the future Ledyard Center;
 - Identify possible funding methods for Ledyard Center improvements; and
 - Recommend capital projects necessary to implement the future development or redevelopment of Ledyard Center.



Vision

- Create a vibrant New England village in Ledyard Center focused on an attractive Town Green:
 - Village implies an intensification and mixture of commercial, residential, and civic uses
 - Village also implies strong “sense of place” with harmonious streetscapes, walkways, and plantings
 - The Town Green is central to our vision because it will build upon social traditions while encouraging appropriate businesses
 - The density of a village allows for the critical mass necessary for economic success and for a pedestrian environment

With its own unique character, we hope that Ledyard Center will become a destination for shopping and for services, a home for diverse age groups, and a convenient gathering place for the broader community.



Recommendation

- Enhance the Fairgrounds as a Town Green
 - Small improvements (top soil, flag pole, tree plantings, stone wall along Route 117)
 - Provide a central focus around which development can occur consistent with Ledyard Center Village District regulations, and
 - Extend use of the fairgrounds for community events including the Ledyard Fair



Work by the Committee to Date

- Pursued State and Federal grant funds to support development of the Town Green and other infrastructure
- Town Planner secured a \$150,000 grant for the Town Green Improvements project from the Small Town Economic Assistance Grant Program (STEAP) with help from Sen. Prague and Rep. Reynolds
- Ledyard saw increased use of the Fairgrounds through the Farmers' Market in 2010
- Wrote request for proposals, engaged local landscape architectural firm Kent & Frost to develop landscape designs
- Gathered input from Ledyard Center School, Fair Association, Ledyard Lions
- Worked with Planning Commission, Zoning Commission and Architectural Review Board to secure approvals
- Conducted public information session February 17, 2011



Proposal

- Replace the existing chain link fencing along Route 117 with a 30" stone wall topped by a 24" high barrier fence
- Continue barrier fence along border with Ledyard Center School
- Install single row of red maple trees along Route 117 in front of the stone wall
- Plant an allee of honey locust trees along the fencing bordering Ledyard Center School
- Install brick pavers and steps on the northwest corner of the property to create an inviting entrance with a park bench and the sign that currently is located south of Colonel Ledyard Highway on Route 117
- Relocate existing exercise equipment within the plan



Decided not to Recommend

- Moving existing veterans memorial from Bill Library to the center (too expensive, no support)
- Planting a double row of trees between LCS and Fairground (trees compromise existing use by the fair)
- Split rail fence (does not serve as a child barrier)
- Wrought iron fence (cost, maintenance, effect)
- Working for approval of new bench design



New England Fences and Walls



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Wooden Fence over Wall



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Iron Fence over Wall



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Proposed Fence over Wall



Looking north to Ledyard Center School



Fence Looking South



Looking south to Congregational Church



Central Detail



Semi circle detail with track in background

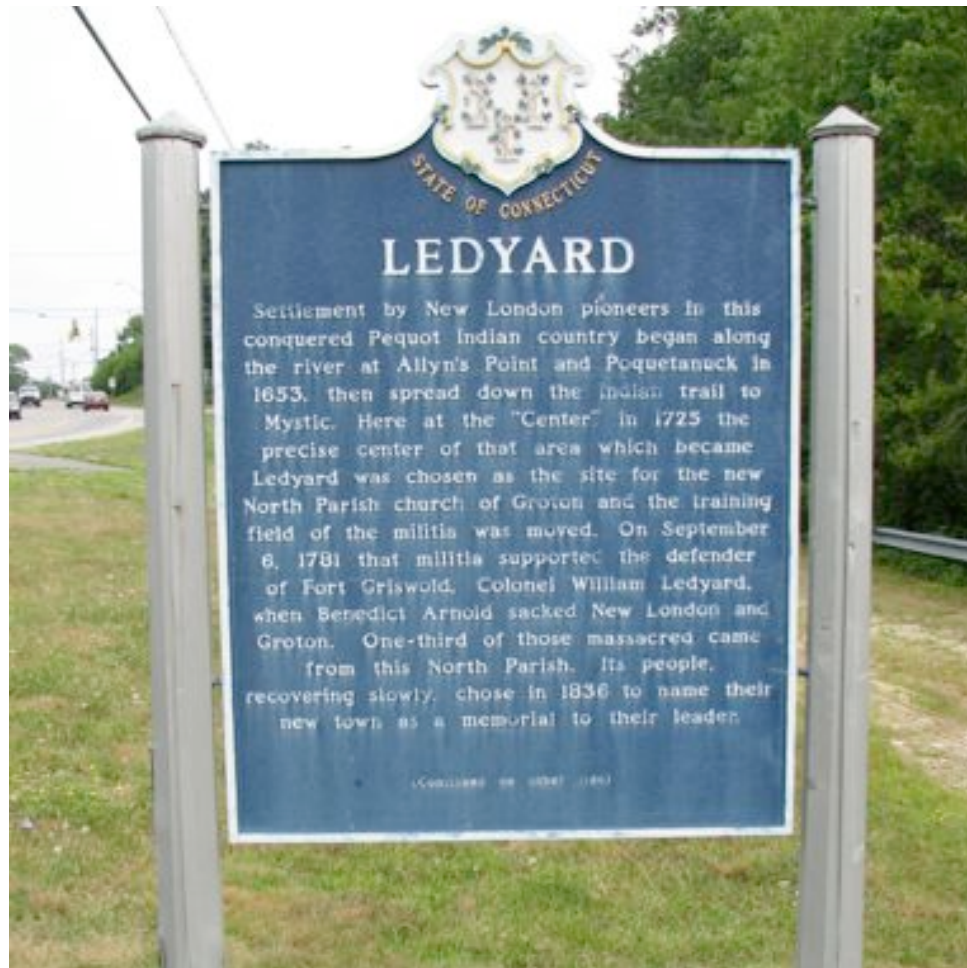


Bench for Northwest Entrance





Historic Sign Northwest Entrance



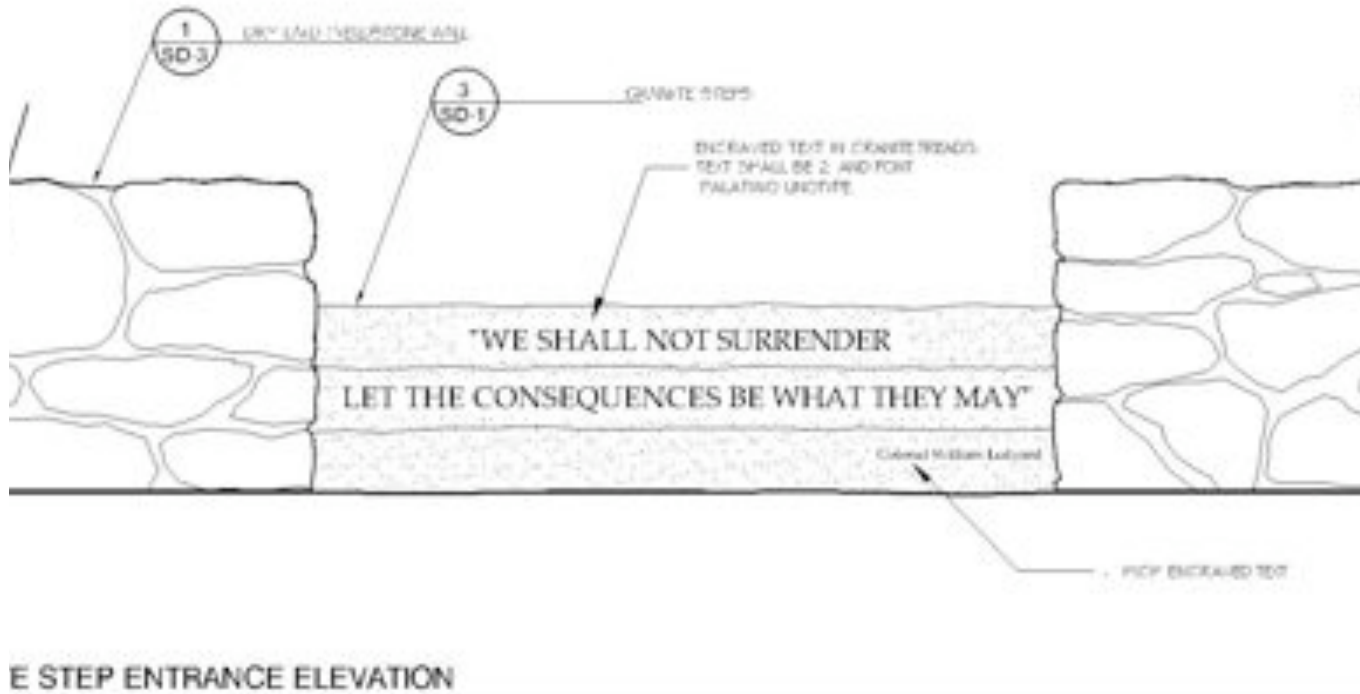
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Colonel Ledyard's Quote



Lettering engraved on face of steps, northwest entrance

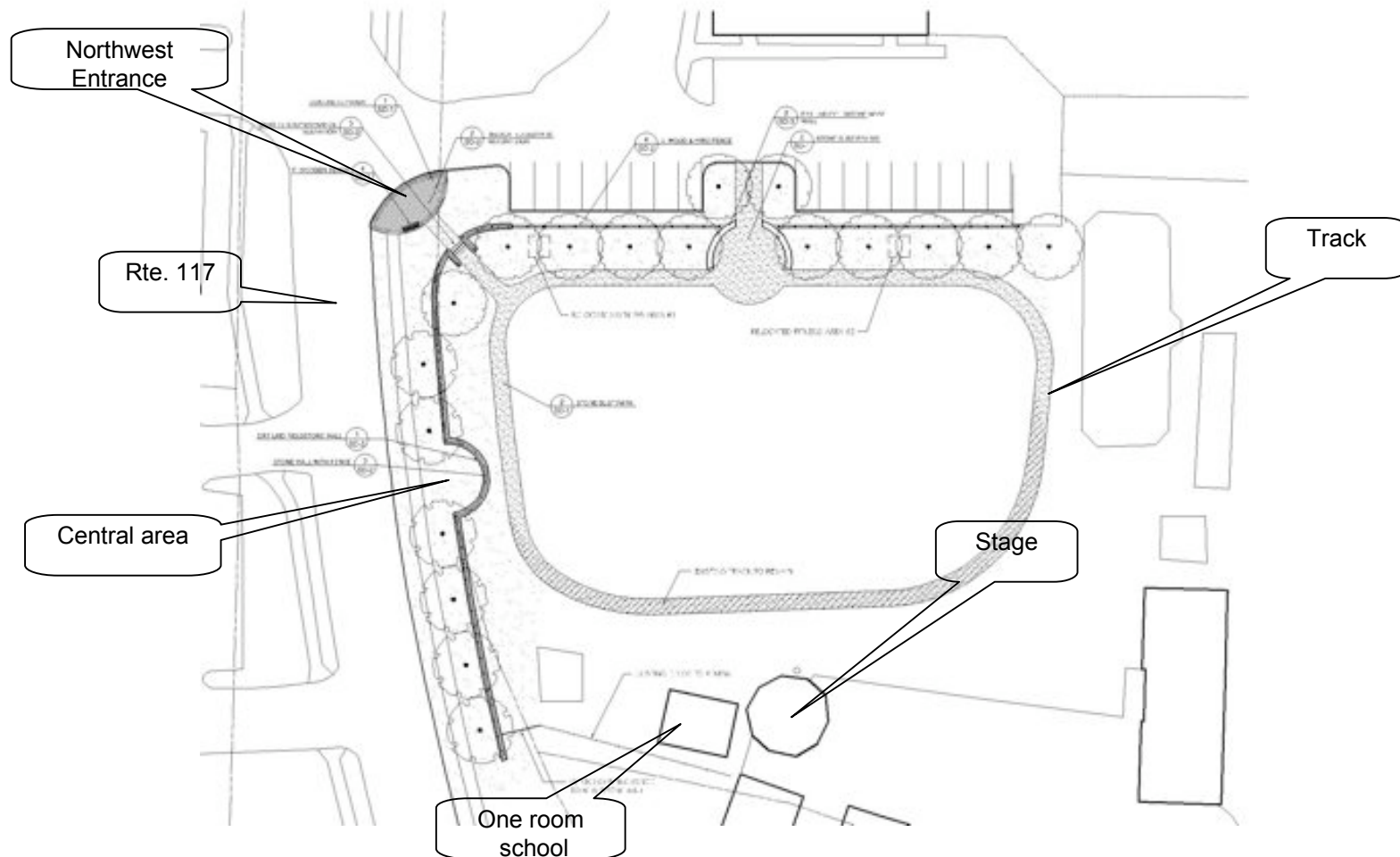


Original Plan - Aerial View





Current Aerial Design View

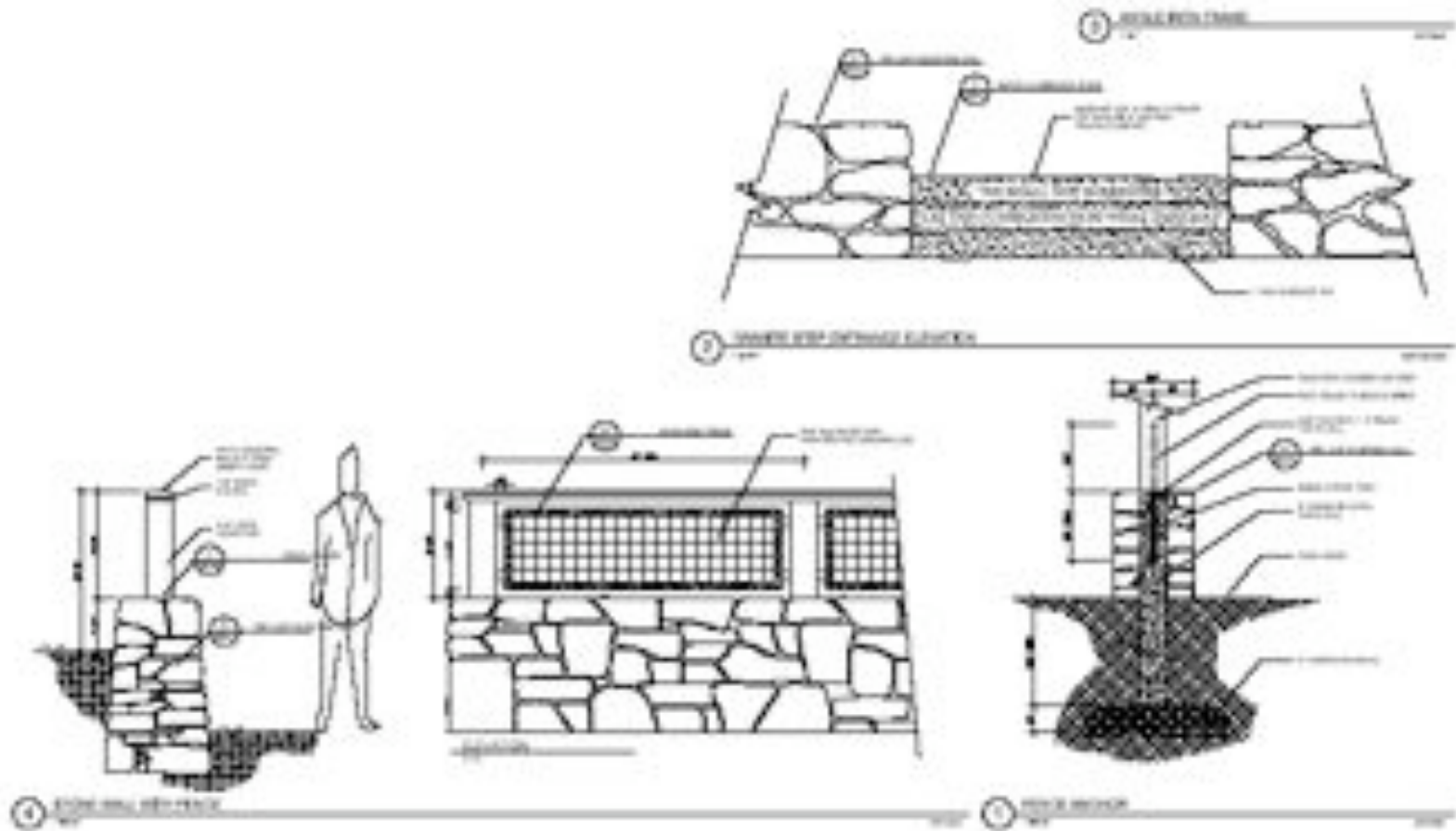


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Construction Details





Future Consideration

- Installation of new stage, centrally located
- Realign the walking path
- Relocate the one room school house to a more prominent location
- Install a flagpole as shown at center
- Relocate overhead electric utilities underground
- Replace existing 'topsoil' and reseed Town Green



Request

- The Ledyard Town Center Committee requests the Town Council authorize the expenditure of the \$150,000 grant funding secured from the Small Town Economic Assistance Grant Program (STEAP) to implement the landscape architecture plan as presented at a cost not to exceed \$131,000.
- The Committee is willing to serve as the project manager



Timeline

- Public Information Session February 17
- Town Council Approval February 23
- Construction Bids Received March 30
- Construction June 27 – August 5
- Plant Trees, Perennials September 19-30