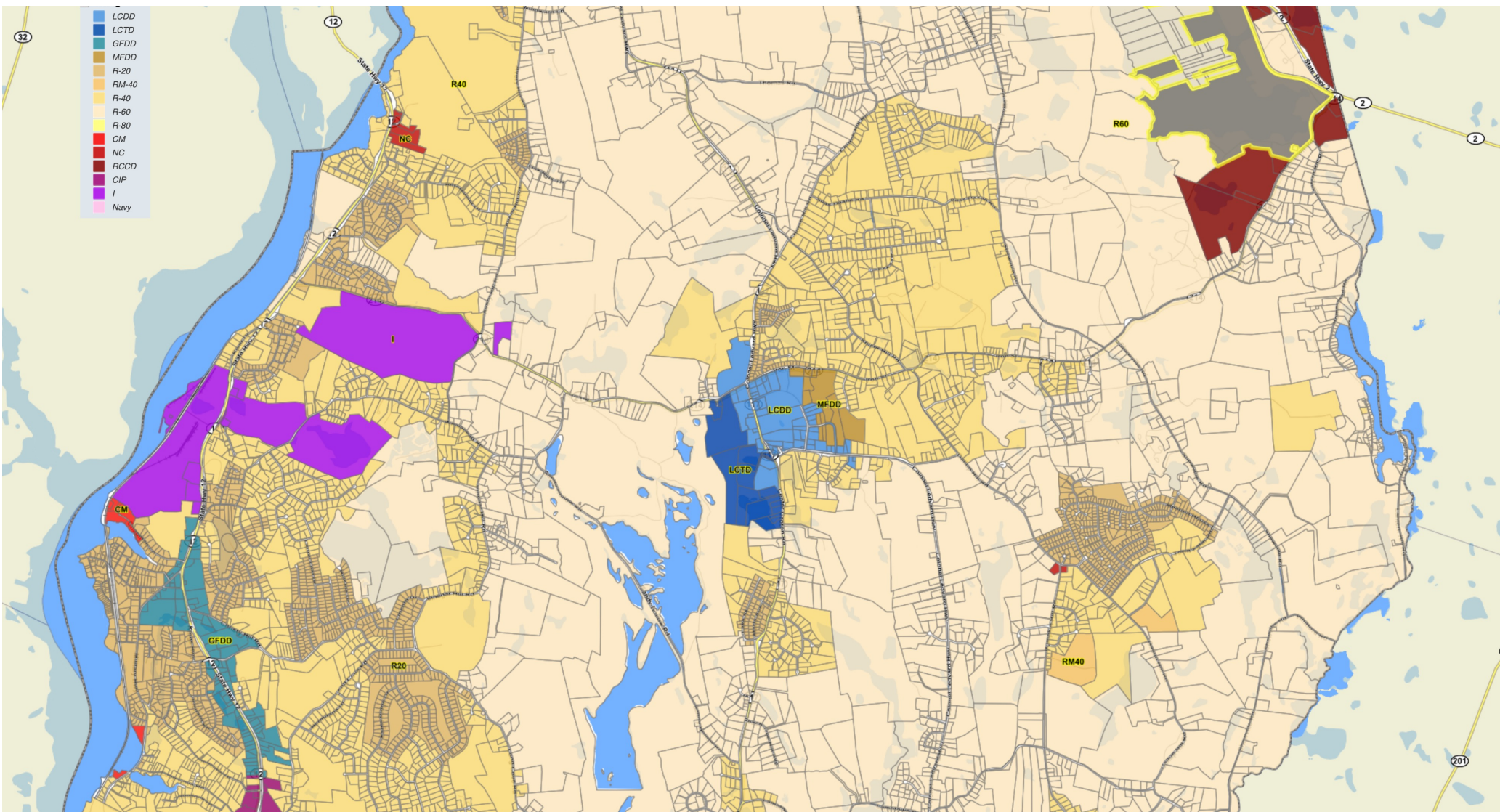




# NON-RESIDENTIAL PROPERTY INVENTORY

---

LEDYARD ECONOMIC DEVELOPMENT COMMISSION



# Ledyard Zoning Map

# Methodology and Notes

---

**Purpose:** To determine how much of the Town remains undeveloped for non-residential use.

I created a spreadsheet by scraping the data from the Town's [PeopleGIS](#) map for every non-residentially zone parcel (excluding R-20, R-40, R-60, and MFDD). I also excluded all of the RCCD zone except for 4 parcels located on Rt. 2 that are owned by the Allyn family ([165R](#), [167R](#), [169R](#), and [171R](#)). The remainder of RCCD belongs to the Mashantucket Pequot Reservation. You can view that [spreadsheet here](#).

I added data fields to my spreadsheet where I entered a Description and where I noted if the property was For Sale/For Rent. I used the Spring 2022 report put together by Juliet's intern (Jude) as a reference. I added fields Jude's Status and Jude's Comments where I entered that information from his report. Some of that information may be out-of-date. Additionally, Jude used a Zone Number in his report to break down some of the larger zones into smaller sub-zones. I added a Sub Zone field to record that information and I expanded on that by assigning a Sub Zone to all parcels. All of the fields that were not from the GIS map have a blue header.

I also used the Town's [Web Assessor](#) to gather additional information when necessary.

I was unable to find acreage data for parcels that had condominiums on them for some reason. So I used [this tool](#) to estimate the acreage of those parcels. I also used it for [48 Kings Hwy](#) and [1527 Rt. 12](#) which are also missing GIS entries.

I coded all churches, cemeteries, and libraries as Non-Profit. I coded all Single Family homes, 2-Family homes, mobile homes, condominiums, apartments, and group homes as Residential.

John Vincent provided a list of properties that were for sale or lease.

# Ledyard Zoning

---

The Town of Ledyard is approximately 24,00 acres. It has defined the following zones. The analysis in this report is based on the zones shown below in green plus 4 parcels of the RCCD which together represent the locations where the ECD can work to promote business development in town.

- I – Industrial District
- CID – Commercial Industrial District
- CM – Commercial Marine District
- NC – Neighborhood Commercial District
- GFDD – Gales Ferry Development District
- LCDD – Ledyard Center Development District
- LCTD – Ledyard Center Transition District
- TPD – Technology Park District (Recently added in new Zoning Regs and not yet in use)
- RCCD - Resort Commercial Cluster District
- R-20 – High Density Residential District
- R-40 – Medium Density Residential District
- R-60 – Low Density Residential District
- MFDD – Multi Family Development District

# Summary by Zone

---

The parcels labeled as non-residential for this study total 1,376.91 acres in 242 parcels. That represents about 5.74% of the town.

<u>ZONE</u>	<u>ACRES</u>	<u>PARCELS</u>	<u>% of NON-RESIDENTIAL ACREAGE</u>	<u>% of TOTAL ACREAGE</u>
CIP	282.58	51	20.52%	1.18%
CM	17.16	10	1.25%	0.07%
GFDD	180.63	87	13.12%	0.75%
I	571.59	12	41.51%	2.38%
LCDD	196.83	56	14.30%	0.82%
LCTD	85.50	13	6.21%	0.36%
NC	21.14	9	1.54%	0.09%
RCDD	21.48	4	1.56%	0.09%
	<b>1376.91</b>	<b>242</b>	<b>100.00%</b>	<b>5.74%</b>

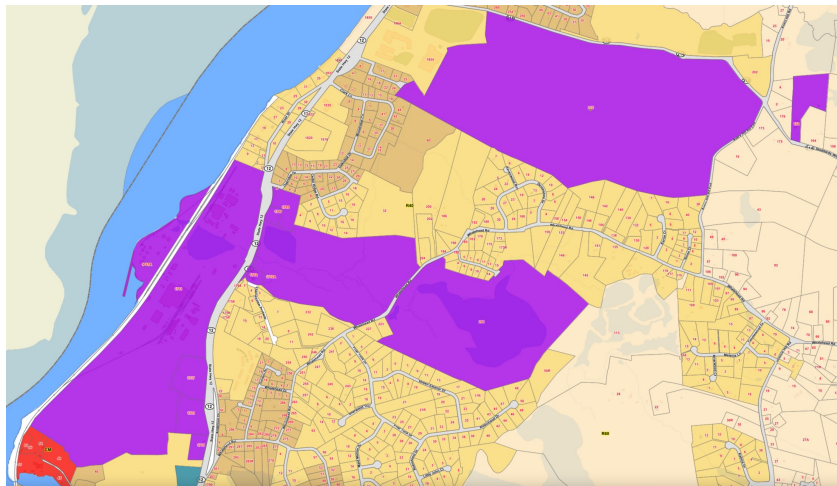
# Non-Residential Usage Breakdown

---

<b><u>CODE</u></b>	<b><u>ACRES</u></b>	<b><u>PARCELS</u></b>	<b><u>% of NON-RESIDENTIAL ACREAGE</u></b>	<b><u>% of TOTAL ACREAGE</u></b>
Commercial	462.65	91	33.60%	1.93%
Municipal	13.57	4	0.99%	0.06%
Non-Profit	17.01	11	1.24%	0.07%
Open Space	154.81	5	11.24%	0.65%
Residential	190.87	89	13.86%	0.80%
Unbuildable	298.2	11	21.66%	1.24%
Undeveloped	239.8	31	17.42%	1.00%
<b>Total</b>	<b>1376.91</b>	<b>242</b>	<b>100.00%</b>	<b>5.74%</b>



# Industrial (I)



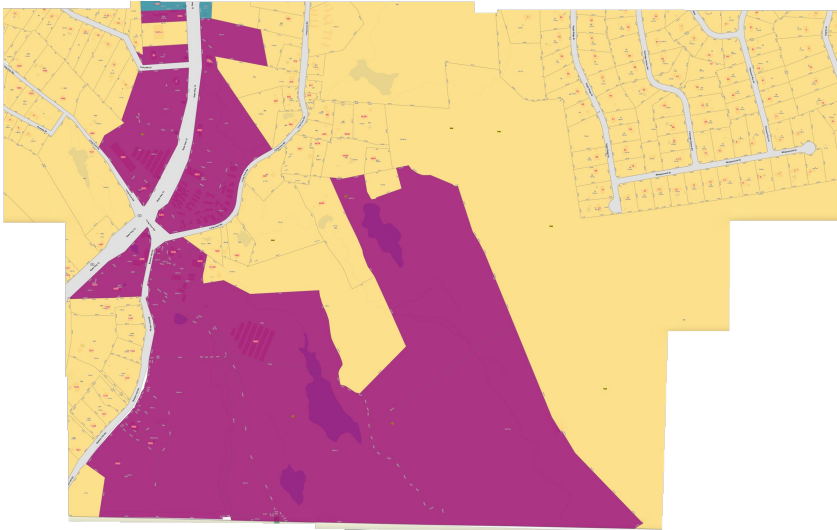
**Purpose:** To provide for new, as well as the continuation and expansion of manufacturing, research, and industrial uses in a way that protects our natural assets.

This zone (purple) contains the former Dow property on the west side of Rt. 12, the Gales Ferry Firehouse, an empty lot next to the firehouse, another lot east of that off of Whalehead Rd, and the Pfizer property and Joshua’s Limousine, both off of Stoddards Wharf Rd.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	167.07	3	35.84%
Municipal	1.85	1	0.40%
Open Space Total	57	1	12.23%
Residential Total	8.26	2	1.77%
Unbuildable Total	220.29	1	47.26%
Undeveloped Total	11.63	2	2.50%
	<b>466.1</b>	<b>10</b>	<b>100.00%</b>

*Note: The lot next to the fire station, #1772A, is for sale and will be split with 12 acres on Rt. 12 for sale and the other 52.37 acres behind it, which abuts the Whalehead Rd portion of the Pine Swamp Wildlife Corridor, donated to Avalonia as open space. So I’ve added a new record for that open space parcel and reduced the acreage of #1772A.*

# Commercial Industrial District (CID) #1



**Purpose:** To allow for a mix of compatible commercial and industrial uses specifically permitted in the zone provided the property and all buildings/structures are appropriately designed or laid out to accommodate each use individually and/or the mixture of proposed uses.

This zone (magenta) is in the southwest corner of town. The majority of the land is on the east side of Baldwin Hill Rd and the remainder extends north on Rt. 12 to Inchcliffe Dr.

*Note: Gales Ferry Medical building at [1527 Rt. 12](#) is shown as R-40 on the GIS map but that looks like a mistake so I've treated it as CIP. Also, I had to estimate its acreage (1.92 acres) due to a missing GIS record.*

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	106.74	19	45.74%
Non-Profit Total	1.5	1	0.64%
Residential Total	15.49	5	6.64%
Unbuildable Total	52.19	4	22.36%
Undeveloped Total	57.45	5	24.62%
	<b>233.37</b>	<b>34</b>	<b>100.00%</b>



# Commercial Industrial District (CID) #2



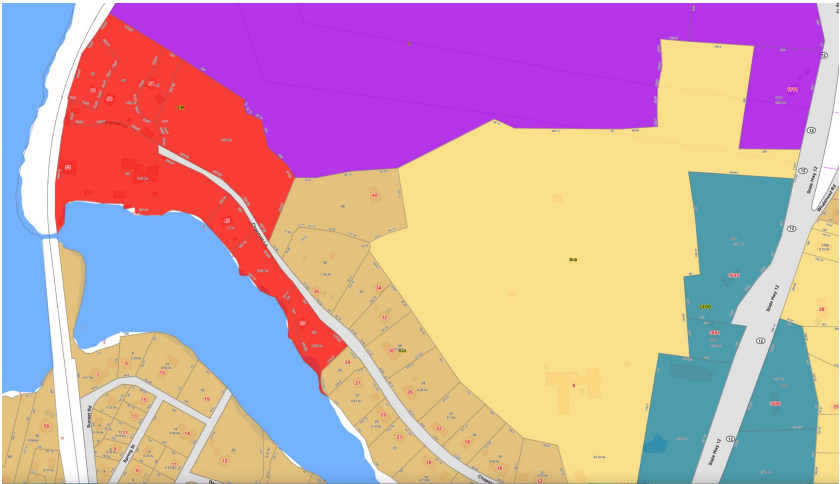
**Purpose:** To allow for a mix of compatible commercial and industrial uses specifically permitted in the zone provided the property and all buildings/structures are appropriately designed or laid out to accommodate each use individually and/or the mixture of proposed uses.

This zone (magenta) is located mostly in the Lorenz Industrial Park off of Center Groton Rd. (Rt. 117) plus the ARC Group Home just south of that at 1671 Center Groton Rd.

*Note: The open space at [16 Lorenz Industrial Pkwy](#) is a strip between #14 and #18 that is owned by the Town and appears to be reserved for future use as a road.*

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	45.3	15	92.05%
Open Space Total	0.34	1	0.69%
Residential Total	3.57	1	7.25%
	<b>49.21</b>	<b>17</b>	<b>100.00%</b>

# Commercial Marine (CM) #1



**Purpose:** To maximize the development of appropriate water-dependent and water-related uses on the limited number of waterfront properties in this Zone.

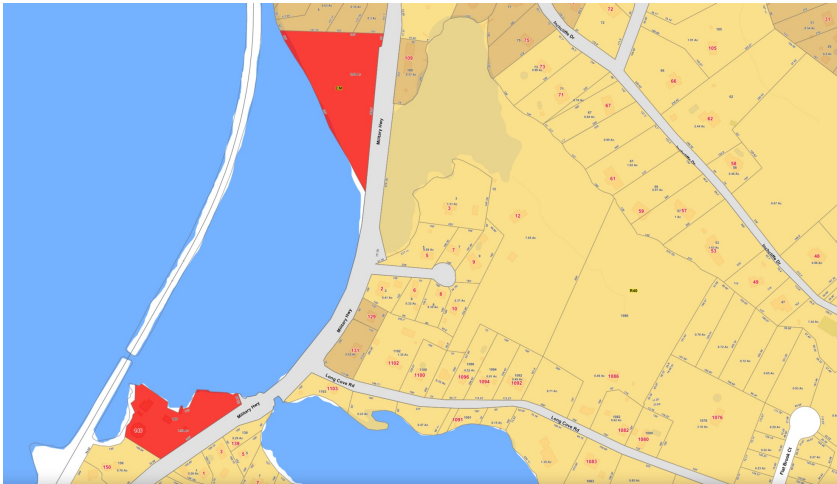
- **1. Customary Accessory Uses:** Typical accessory uses to the permitted uses in this Zone include dockside facilities such as fuel and ice sales, restrooms, and laundry facilities for overnight boaters in a marina; residence for owner of permitted marine use.

This zone (red) is located on Chapman Lane across from MacDonald's.

*Note: Gales Ferry Marina is located at 55 Chapman Lane.*

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	3.16	1	24.92%
Residential Total	3.43	4	27.05%
Undeveloped Total	6.09	3	48.03%
	<b>12.68</b>	<b>8</b>	<b>100.00%</b>

# Commercial Marine (CM) #2



**Purpose:** To maximize the development of appropriate water-dependent and water-related uses on the limited number of waterfront properties in this Zone.

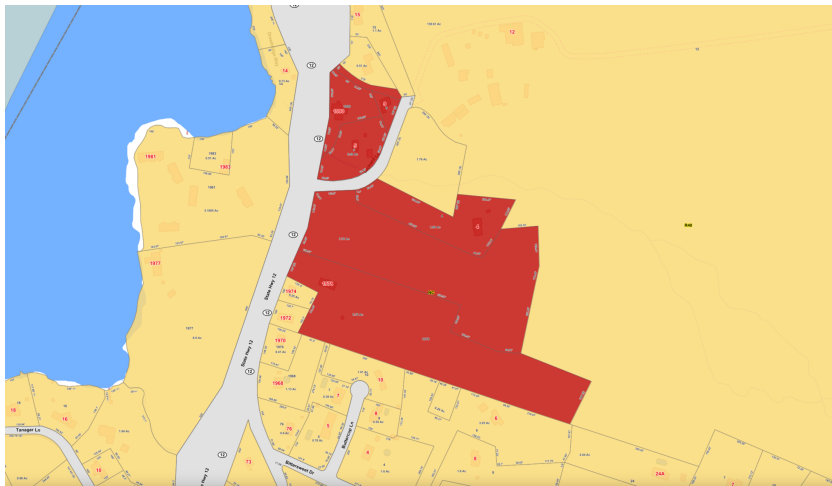
- **1. Customary Accessory Uses:** Typical accessory uses to the permitted uses in this Zone include dockside facilities such as fuel and ice sales, restrooms, and laundry facilities for overnight boaters in a marina; residence for owner of permitted marine use.

This zone (red) consists of two parcels located near the Subbase North Gate.

*Note: #146 Military Hwy used to be a marina but now has two single family homes. #114 Military Hwy is Erickson Park.*

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Open Space Total	2.89	1	64.51%
Residential Total	1.59	1	35.49%
	<b>4.48</b>	<b>2</b>	<b>100.00%</b>

# Neighborhood Commercial (NC) #1

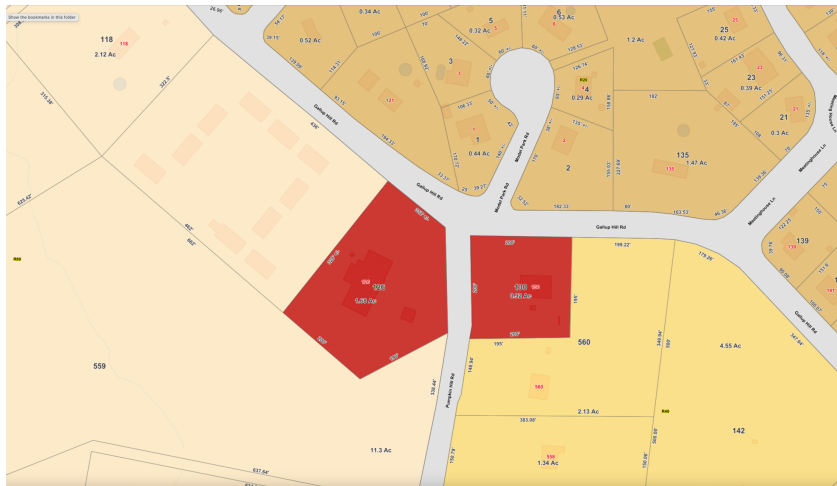


**Purpose:** To encourage development of small local businesses that will serve the daily commercial needs of the surrounding residential neighborhoods.

This zone (dark red) contains Holmberg Orchards.

<b><u>CODE</u></b>	<b><u>ACRES</u></b>	<b><u>PARCELS</u></b>	<b><u>% of ACREAGE</u></b>
Commercial Total	8.53	2	46.01%
Residential Total	9.85	4	53.13%
Unbuildable Total	0.16	1	0.86%
	<b>18.54</b>	<b>7</b>	<b>100.00%</b>

# Neighborhood Commercial (NC) #2

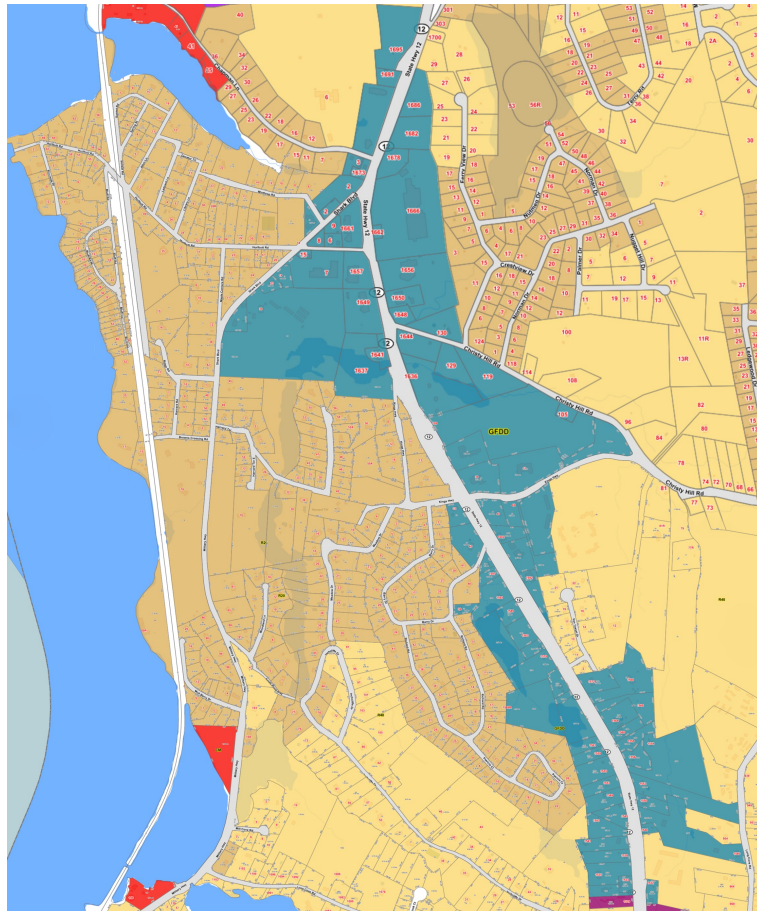


**Purpose:** To encourage development of small local businesses that will serve the daily commercial needs of the surrounding residential neighborhoods.

This zone (dark red) consists of two parcels, the Pumpkin Hill Marketplace and the Little Learner's Children Center on the other side of Pumpkin Hill Rd.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	2.6	2	100.00%
	<b>2.6</b>	<b>2</b>	<b>100.00%</b>

# Gales Ferry Development (GFDD) #1



**Purpose:** To encourage pedestrian-friendly commercial development of unified design and scale to create a higher density in Gales Ferry Village. These regulations are intended to attract and encourage family activities.

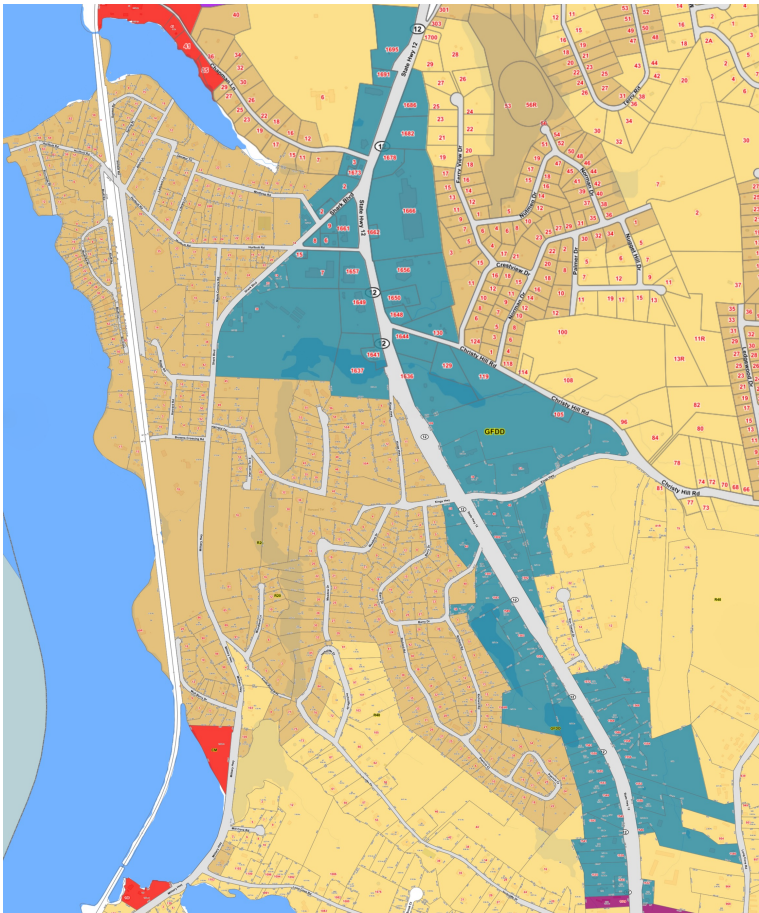
- **1.** In addition to the stated purpose, the district is intended to:
  - Encourage a blend of low intensity commercial, civic, and residential land uses.
  - Encourage cohesive architectural design and coordinated development to ensure safe access and movement of pedestrians and vehicles; minimize curb cuts; and maximize connections to adjacent properties.
  - Encourage infill and redevelopment of existing properties and underutilized structures. Allow placement of structures closer to the street to increase business exposure, minimize sign clutter; reduce traffic speeds; and transition away from development with dominant front parking lots.
  - This zone (light blue) is located west of Ledyard Center, behind Holdridges, extending from Stoddards Wharf Rd to Center Groton Rd.

This zone (teal) runs north up Rt. 12. GFDD sub zone #1 starts at 1531 Rt. 12 north of Inchcliffe Rd. and ends at 1561 Rt. 12 just before Van Tassel Dr.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	1.95	2	4.84%
Residential Total	37.05	21	91.94%
Unbuildable Total	1.3	1	3.23%
	<b>40.3</b>	<b>24</b>	<b>100.00%</b>



# Gales Ferry Development (GFDD) #2

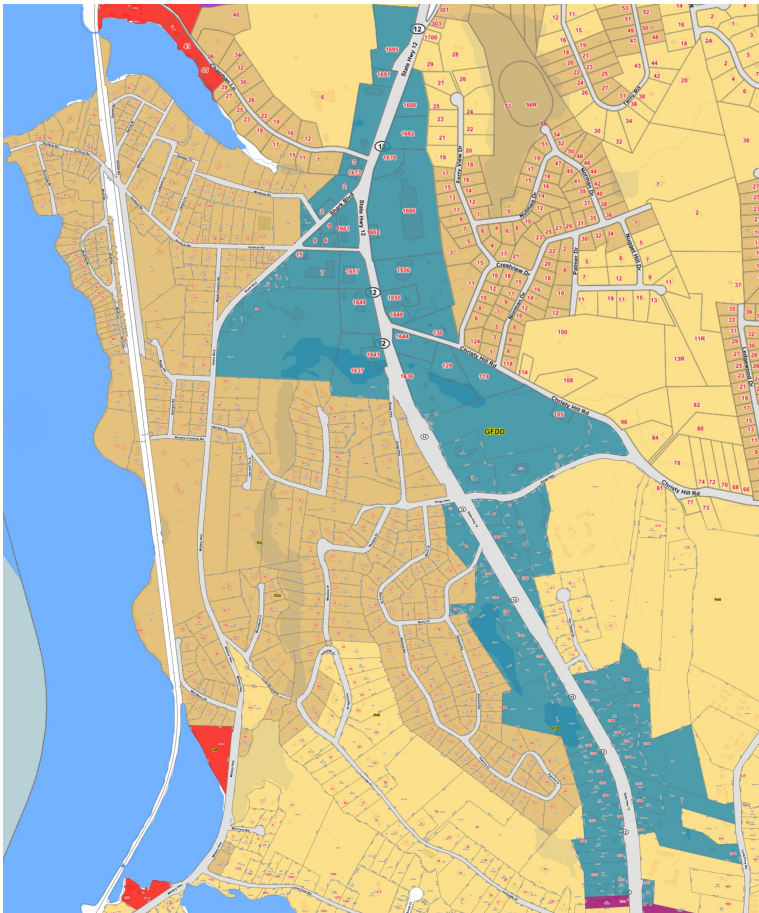


**Purpose:** To encourage pedestrian-friendly commercial development of unified design and scale to create a higher density in Gales Ferry Village. These regulations are intended to attract and encourage family activities.

This zone (teal) runs north up Rt. 12. GFDD sub zone #2 starts at 1567 Rt. 12 (just south of Van Tassel Dr.) and ends just before Kartway and the RE/Max Plaza.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	11.43	6	23.87%
Non-Profit Total	1.95	1	4.07%
Residential Total	22.12	14	46.20%
Unbuildable Total	0.22	1	0.46%
Undeveloped Total	12.16	4	25.40%
	<b>47.88</b>	<b>26</b>	<b>100.00%</b>

# Gales Ferry Development (GFDD) #3



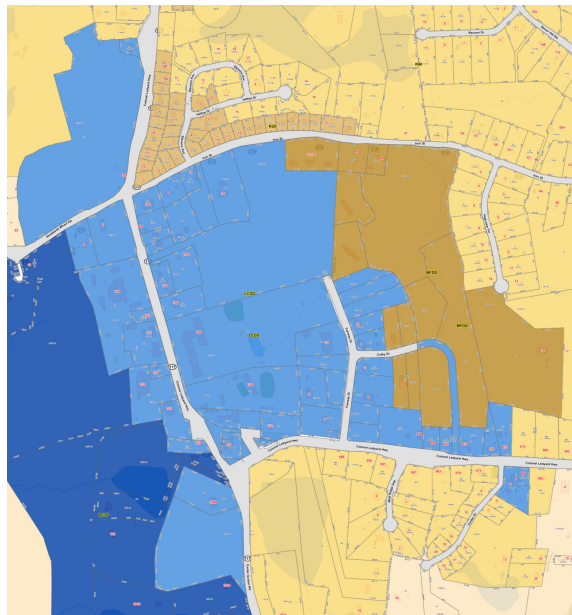
**Purpose:** To encourage pedestrian-friendly commercial development of unified design and scale to create a higher density in Gales Ferry Village. These regulations are intended to attract and encourage family activities.

This zone (teal) runs north up Rt. 12. GFDD sub zone #3 runs from RE/Max Plaza to Whalehead Rd. and also includes Hurlbutt Rd. and Military Hwy.

*Note: Jude referred to [119](#) and [129](#) Christy Hill Rd as sub zone #2 but I thought it made more sense to put them in sub-zone #3 due to their proximity to [Kartway](#), which is in sub-zone #3, and since all three of those parcels are owned by the same person and could potentially be sold together in the future.*

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	48.54	17	52.50%
Non-Profit Total	8.33	4	9.01%
Residential Total	10.96	11	11.86%
Undeveloped Total	24.62	5	26.63%
	<b>92.45</b>	<b>37</b>	<b>100.00%</b>

# Ledyard Center Development (LCDD)



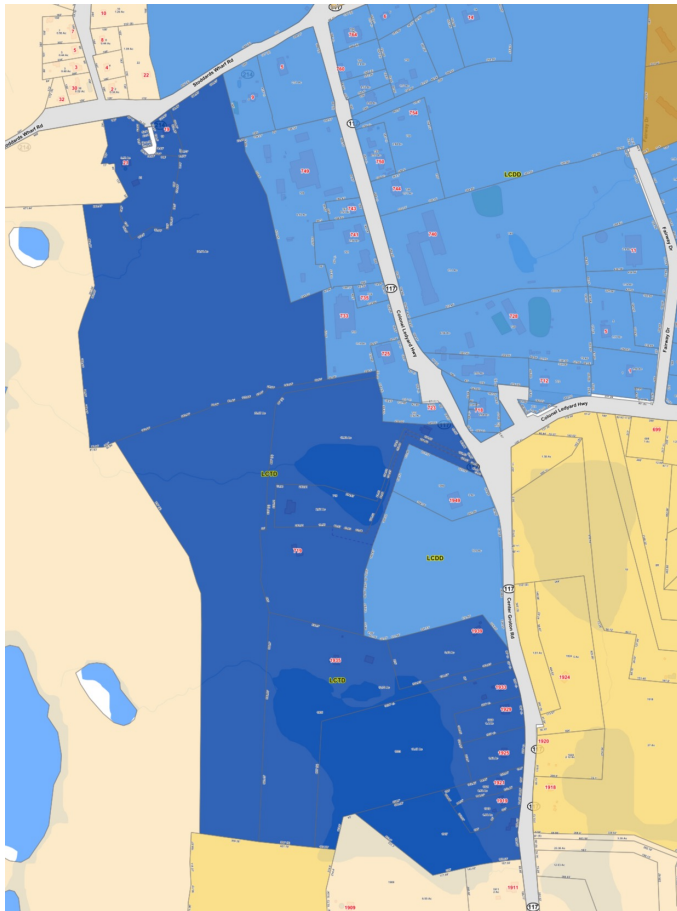
**Purpose:** To support and encourage the development of a village center, identifiable as the center of the community, through the concentration of commercial businesses along a main street.

Future development implies an intensification and mixture of appropriately scaled commercial, residential, and civic uses consistent with these Zoning Regulations, harmonious streetscapes, walkways, and plantings to create a "sense of place" and further develop the LCDD as a destination for shopping, services, and social gatherings.

This zone (light blue) contains most of Ledyard Center and extends up Colonel Ledyard Hwy towards the high school, ending at Center Dr.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	55.45	22	28.17%
Municipal Total	11.72	3	5.95%
Non-Profit Total	7.18	6	3.65%
Residential Total	18.16	13	9.23%
Unbuildable Total	1.37	2	0.70%
Undeveloped Total	102.95	10	52.30%
	<b>196.83</b>	<b>56</b>	<b>100.00%</b>

# Ledyard Center Transition (LCTD)



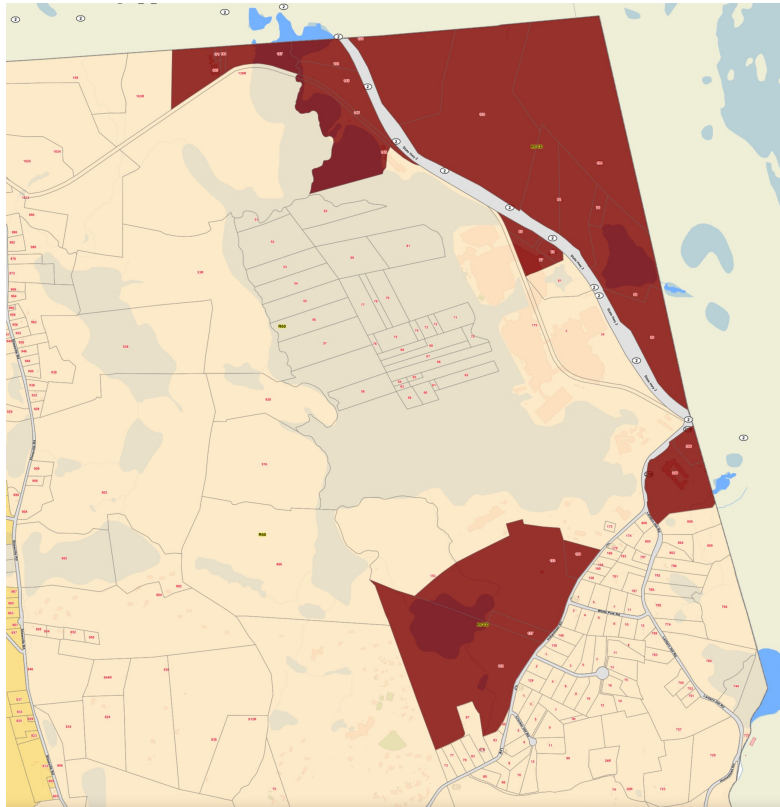
**Purpose:** To provide a transition between the developed village center, identifiable by Mixed Uses, and the surrounding residential areas. The LCTD district is the immediate area abutting the LCDD area to the west.

This zone (dark blue) is located west of Ledyard Center, behind Holdridges, extending from Stoddards Wharf Rd to Center Groton Rd.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Commercial Total	3.65	1	4.27%
Residential Total	59.18	11	69.22%
Unbuildable Total	22.67	1	26.51%
	<b>85.5</b>	<b>13</b>	<b>100.00%</b>



# Resort Commercial Cluster (RCCD)



**Purpose:** To encourage development of commercial recreational uses and commercial tourism-oriented uses while maintaining the character of the surrounding area.

In addition to the stated purpose, the RCCD District is intended to:

- Cluster new commercial buildings and parking areas on the most developable land within the district while retaining significant contiguous land areas in a natural or landscaped condition.
- Discourage uncoordinated strip commercial development consisting of small, individual, unrelated uses varying unpredictably in type, size, style, access arrangements and environmental impact. Such development is inconsistent with the maintenance of a rural appearance and maximum traffic safety.

This zone (dark red) is in the northeast corner of town. The four parcels that are included in this report ([165R](#), [167R](#), [169R](#), and [171R](#)) are located west of Rt. 2 and north of Indiantown Rd. on the norther edge of town.

<b>CODE</b>	<b>ACRES</b>	<b>PARCELS</b>	<b>% of ACREAGE</b>
Residential Total	1.21	2	5.63%
Undeveloped Total	20.27	2	94.37%
	<b>21.48</b>	<b>4</b>	<b>100.00%</b>

# Land For Sale

Parcel#	Address	Acres	Price	Owner	Comments
<a href="#">121-2120-1513</a>	<a href="#">1513 Rt 12</a>	4.63	<a href="#">\$199,999</a>	L&H Properties	CIP - No wetlands
<a href="#">61-2120-1772-A</a> & <a href="#">62-2120-1792</a>	<a href="#">1772A</a> & <a href="#">1792</a> Rt 12	16+/-	<a href="#">\$1,140,000</a>	Dow Chemical	I – Being sold together - 1772A to be split 52+/- acres for preservation and 12+/- acres sold, 1792 is 4.56 acres
<a href="#">91-470-109</a>	<a href="#">109 Christy Hill Rd</a>	13.33	<a href="#">\$219,000</a>	Laura Norman	GFDD – Large parcel extends out to Rt 12
<a href="#">92-1160-59</a>	<a href="#">59 Kings Hwy</a>	1.62	<a href="#">\$49,000</a>	Barry Holt & Laura Norman	GFDD - Sold on 30 Jan 2023 for \$32,000
<a href="#">67-430-1947</a>	<a href="#">1947 Center Groton Rd</a>	10.00	<a href="#">\$250,000</a>	1947 Center Groton Rd LLC	LCDD - Between Ledyard Bestway and Grimms Furry Tails
<a href="#">67-530-754</a>	<a href="#">754 Col Ledyard Hwy</a>	2.88	<a href="#">\$675,000</a>	John & Deborah Cruz	LCDD – 750 Col Ledyard Hwy (Lou’s Garage) also for sale



# Office/Retail Buildings For Sale

Parcel#	Address	Size	Price	Owner	Comments
<a href="#">50-2360-172</a>	<a href="#">172 Stoddards Wharf Rd</a>	8.23 acres, 3,345sf office, 5,730sf service garage	<a href="#">\$925,000</a>	McKeon & McKeon	I - Joshua's Limousine
<a href="#">67-530-750</a>	<a href="#">750 Col Ledyard Hwy</a>	0.97 acres	<a href="#">\$675,000</a>	Dominic Ceravolo	LCDD - Formerly Lou's Garage, land behind it at 754 Col Ledyard Hwy also for sale
<a href="#">125-1380-2</a>	<a href="#">2 Lorenz Industrial Pkwy</a>		<a href="#">\$15</a>	Ledyard Self Storage LLC	CIP - Sold 9 Jan 2023 for \$10 (!?)
<a href="#">68-520-2</a>	<a href="#">2 Colby Dr</a>	Office Bldg	1.03	KINEO PROPERTIES LLC	LCDD - This was for sale last year. Not sure if it was sold.

# Office/Retail For Lease

Parcel#	Address	SqFt	\$/Mo	Owner	Description
<a href="#">121-1340-1026</a>	<a href="#">1026 Long Cove Rd</a>			L&H Properties	CIP – 1 vacancy (former GF Vision Center/Dr. Lopez)
<a href="#">138-1380-5</a>	<a href="#">5 Lorenz Ind. Pkwy</a>		<a href="#">\$500 - \$650/sf/mo</a>	7 Lorenz LLC	CIP - 4 vacancies
<a href="#">67-530-725</a>	<a href="#">725 Col Ledyard Hwy</a>			Valpol Realty LLC	LCDD – 1 vacancy (next to Valentino's)
<a href="#">67-530-756</a>	<a href="#">756 Col Ledyard Hwy, Unit #1</a>	475sf or 1,000sf	<a href="#">\$425 - \$1,650/mo + elec</a>	Blue Sea Properties	LCDD - 1 vacancy
<a href="#">68-520-2</a>	<a href="#">2 Colby Dr</a>	Office Bldg	1.03	KINEO PROPERTIES LLC	LCDD - For sale last year. Not sure if it sold.
<a href="#">91-1160-41</a>	<a href="#">41 Kings Hwy</a>			Kings Hwy CPA LLC	GFDD – 2 vacancies
<a href="#">106-2120-1598</a>	<a href="#">1598 Rt 12</a>			Gales Ferry Plaza LLC	GFDD – 1 vacancy (near Loko Yoko)
<a href="#">91-2120-1649</a>	<a href="#">1649 Rt 12</a>			BOQ Investments Inc	GFDD - 2 vacancies (near Triple B)
<a href="#">91-2120-1666</a>	<a href="#">1666 Rt 12</a>			Riverside Mall Inc	GFDD – 1 vacancy (near My Pet's World)

# Undeveloped Opportunities - CIP #1

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">121-1340-1017</a>	<a href="#">1017 Long Cove Rd</a>	UNDEV LAND	0.12	Victor & Donna Worst	(Jude) Small lot
<a href="#">134-140-1322</a>	<a href="#">1322 Baldwin Hill Rd</a>	IND LD DV	8.25	B&R Holding Co. LLC	For sale Feb '21 - Feb '22 Quarry useage
<a href="#">134-140-1340</a>	<a href="#">1340 Baldwin Hill Rd</a>	IND LD DV	20.55	B&R Holding Co. LLC	For sale Feb '21 - Feb '22 Quarry useage
<a href="#">121-140-1348</a>	<a href="#">1348 Baldwin Hill Rd</a>	IND LD DV	5.46	Terra Firma LLC	(Jude)
<a href="#">134-140-1354-R</a>	<a href="#">1354R Baldwin Hill Rd</a>	IND LD PO	5.86	Terra Firma Inc	(Jude)
<a href="#">134-140-1356-R</a>	<a href="#">1356R Baldwin Hill Rd</a>	IND LD PO	35.51	Terra Firma Inc	(Jude)
<a href="#">121-1340-1001-R</a>	<a href="#">1001R Long Cove Rd</a>	IND LD UD	40.58	Terra Firma LLC	
<a href="#">121-2120-1476</a>	<a href="#">1476 Rt 12</a>	Vacant M00	0.92	R Baron Construction LLC	
<a href="#">121-2120-1513</a>	<a href="#">1513 Rt 12</a>	DEVEL LAND	4.63	L&H Properties LLC	<a href="#">For Sale \$199,999</a>

# Residential Opportunities - CIP #1

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">121-2120-1510</a>	<a href="#">1510 Rt 12</a>	Single Family	6.70	Barbara H. Barnes	(Jude) Fair amount of wetlands
<a href="#">121-2120-1529</a>	<a href="#">1529 Rt 12</a>	Single Family & 2 Mobile homes	0.92	JB CUBED LLC	
<a href="#">121-1340-1015</a>	<a href="#">1015 Long Cove Rd</a>	Single Family	0.93	Victor & Donna Worst	(Jude) Use Desc is Factory?
<a href="#">121-140-1355</a>	<a href="#">1355 Baldwin Hill Rd</a>	Single Family	1.96	BROWN JAMES J	James Brown Heating & Plumbing (temporarily closed) - Next to RB Kent

# Undeveloped Opportunities - CM #2

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">75-440-41</a>	<a href="#">41 Chapman Ln</a>	Undeveloped	0.73	James Lewis	
<a href="#">75-440-48</a>	<a href="#">48 Chapman Ln</a>	Ledge/Scrub	3.87	Dorothy Lewis	
<a href="#">75-440-60</a>	<a href="#">60 Chapman Ln</a>	Tillable C	1.49	Dorothy Lewis	(Jude) "needs to be blighted"

# Residential Opportunities - CM #1

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">119-1590-146</a>	<a href="#">146 Military Hwy</a>	2 Single Family	1.59	Cheryl & Edmund West	



# Residential Opportunities - CM #2

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">75-440-56</a>	<a href="#">56 Chapman Ln</a>	Single Family	1.03	Dorothy Lewis	(Jude) "needs to be blighted"

# Residential Opportunities - I

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">76-2120-1711</a>	<a href="#">1711 Rt 12</a>	Single Family	2.36	SLATER LEONARD P + MADELINE C	(Jude) Proximity to Down
<a href="#">76-2120-1721</a>	<a href="#">1721 Rt 12</a>	Single Family	5.90	CLINE CLIFFORD E + EMILLIA A	(Jude) Proximity to Dow

# Residential Opportunities - NC #1

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">24-2120-1978</a>	<a href="#">1978 Rt 12</a>	Single Family	6.78	Donald & Kowalski Bossardet	(Jude) – Large parcel next to Hombergs
<a href="#">24-1790-5</a>	<a href="#">5 Orchard Dr</a>	Single Family	0.99	LAMB MARK E + JOY L	(Jude)

# Residential Opportunities - GFDD #1

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">107-2120-1552</a>	<a href="#">1552 Rt 12</a>	Single Family	3.23	Raymond Imbriaco	(Jude) Wetlands through middle
<a href="#">107-2120-1554</a>	<a href="#">1554 Rt 12</a>	Single Family	6.21	Sean & Shaina Feia	(Jude) Wetlands through middle

# Undeveloped Opportunities - GFDD #2

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">107-2120-1567</a>	<a href="#">1567 Rt 12</a>	Municipal M00	1.95	I TOWN OF LEDYARD	(Jude) Significant amount of wetlands. Why does town own this?
<a href="#">106-2120-1569-R</a>	<a href="#">1569R Rt 12</a>	POT DEVEL	4.17	Spicers Lawn Care & Landscape Design LLC	(Jude) Parcel <a href="#">107-2120-1571</a> provides access
<a href="#">91-2120-1637</a>	<a href="#">1637 Rt 12</a>	POT DEVEL	5.18	BARRETT ELIZABETH J + ROBERT C + GLENNON DEBRA BARRETT -TR	(Jude) Located south and behind RE/Max Plaza
<a href="#">91-1160-46</a>	<a href="#">46 Kings Hwy</a>	DEVEL LAND	1.17	Stonington Behavioral Health Inc	(Jude) Located behind Yoko Loko & CIC Automotive with a long, thin connection to Kings Hwy
<a href="#">92-1160-59</a>	<a href="#">59 Kings Hwy</a>	POT DEVEL	1.62	Barry Holt & Laura Norman	(Jude) Sold on 30 Jan 2023 for \$32,000
<a href="#">91-470-109</a>	<a href="#">109 Christy Hill Rd</a>	DEVEL LAND	13.33	Laura Norman	(Jude) For Sale

# Residential Opportunities - GFDD #2

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">107-2120-1568</a>	<a href="#">1568 Rt 12</a>	Single Family	3.11	Francis & Eva Lowell	(Jude)
<a href="#">107-2120-1579</a>	<a href="#">1579 Rt 12</a>	Single Family	1.96	RICKER ELIZABETH F	(Jude)
<a href="#">107-2120-1581</a>	<a href="#">1581 Rt 12</a>	2 Family	0.51	COUTRE JACOB	
<a href="#">106-2120-1583</a>	<a href="#">1583 Rt 12</a>	Single Family	1.08	CAVALERI FRANK J JR	
<a href="#">106-2120-1589</a>	<a href="#">1589 Rt 12</a>	Single Family	0.80	FISHER DENISE R	
<a href="#">106-2120-1591</a>	<a href="#">1591 Rt 12</a>	Single Family	1.81	PARKE DANIEL A + DUPLISEA HEATHER L	Opposite CIC Automotive
<a href="#">106-2120-1597</a>	<a href="#">1597 Rt 12</a>	Single Family	0.42	LEFFERT JASON	Opposite Gales Ferry Plaza
<a href="#">106-2120-1599</a>	<a href="#">1599 Rt 12</a>	Single Family	0.30	DUYAN JAMES	Opposite Gales Ferry Plaza



# Undeveloped Opportunities - GFDD #3

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">91-470-119</a>	<a href="#">119 Christy Hill Rd</a>	DEVEL LAND	1.19	Majalian BEN TR + Karen + Owens Kathy	(Jude) Not for sale
<a href="#">91-470-129</a>	<a href="#">129 Christy Hill Rd</a>	DEVEL LAND	1.69	Majalian BEN TR + Karen + Owens Kathy	(Jude) Not for sale
<a href="#">91-2120-1648</a>	<a href="#">1648 Rt 12</a>	Parish Hse M01	0.69	B OUR LADY OF LOURDES CHURCH	(Jude) Parish house
<a href="#">91-2120-1650</a>	<a href="#">1650 Rt 12</a>	Parish Hse M94	1.18	B OUR LADY OF LOURDES CORP	(Jude) Parish house
<a href="#">91-2120-1656</a>	<a href="#">1656 Rt 12</a>	Church M94	5.98	B OUR LADY OF LOURDES CORP	(Jude) Our Lady of Lourdes Church

# Residential Opportunities - GFDD #3

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">76-2120-1691</a>	<a href="#">1691 Rt 12</a>	Single Family	0.69	TORGERSON TYLER D	Proximity to Dow
<a href="#">76-2120-1695</a>	<a href="#">1695 Rt 12</a>	Mobile Home	6.87	CERAVOLO DOMINICK	Proximity to Dow

# Undeveloped Opportunities - LCDD

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">53-1110-26</a>	<a href="#">26 Iron Street</a>	FOREST C61	25.51	Ledyard Center LLC?	<a href="#">Sold 5 Jan 2022 for \$520,000?</a> Large parcel that Fairway Dr. extension would run through to Iron St. and down to Col Ledyard Way between Ming Moon Restaurant and Lou's Garage
<a href="#">53-530-767</a>	<a href="#">767 Col Ledyard Hwy</a>	Land w/OB M00	25.58	SYLVIA LOUIS W + VAIS ALICE +	(Jude) - Diagonally across from Ledyard Post Office. Farm?

# Undeveloped Opportunities - LCTD

Parcel#	Address	Use Desc	Acres	Owner	Comments
<a href="#">67-2360-15</a>	<a href="#">15 Stoddards Wharf Rd</a>	FOREST C61	34.54	ACORN FIVE LIVING TRUST DATED OCTOBER 8 1999	(Jude)
<a href="#">67-530-727</a>	<a href="#">727 Col Ledyard Hwy</a>	Unbuildabl	22.67	ARNOLD EILEEN B BENNET + BRETT D +	(Jude) Behind Ledyard Bestway and Grimms Furry Tails – Accessible via Valentinos parking lot? Not sure why this is unbuildable

# Residential Opportunities - LCTD

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">67-530-719</a>	<a href="#">719 Col Ledyard Hwy</a>	Single Family	17.63	BENNET BRIANE R + BERNARDINE R	(Jude) Behind Ledyard Bestway and Grimms Furry Tails
<a href="#">67-530-721</a>	<a href="#">721 Col Ledyard Hwy</a>	Single Family	2.97	ARNOLD EILEEN B BENNET + BRETT DANIEL	(Jude) Behind Ledyard Bestway and Grimms Furry Tails
<a href="#">82-430-1925</a>	<a href="#">1925 Center Groton Rd</a>	Single Family	1.62	ALLEN CAROL D	(Jude) Opposite of south end of Ledyard Center Cemetery
<a href="#">82-430-1929</a>	<a href="#">1929 Center Groton Rd</a>	Single Family	1.40	BENFATTO RICHARD F + GLORIA J	(Jude) Opposite of south end of Ledyard Center Cemetery

# Undeveloped Opportunities - R-40 & R-60

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">66-2360-33</a>	<a href="#">33 Stoddards Wharf Rd</a>	DEVEL LAND	5.93	GREEN ROSELA M	(Jude) – Zoned R-60, adjacent to LCTD
<a href="#">24-1790-8</a>	<a href="#">8 Orchard Dr</a>	Vacant M00	1.76	HOLMBERG RICHARD A + DIANE Y	(Jude) – Zoned R-40, adjacent to NC#1
<a href="#">8-2130-139-R</a>	<a href="#">139R Rt 2</a>	TILLABLE C	134.85	ALLYN FAMILY LP	(Jude) – Zoned R-60, adjacent to RCCD

# Residential Opportunities - R-40

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">119-1590-150</a>	<a href="#">150 Military Hwy</a>	2 Family	0.76	SHEEHAN TIMOTHY K + ROWENA	(Jude) – Zoned R-40, adjacent to CM#1

# Other Opportunities

Parcel#	Address	Description	Acres	Owner	Comments
<a href="#">91-1160-51</a>	<a href="#">51 Kings Hwy</a>	Office Bldg	3.88	Stonington Behavioral	GFDD - Not for sale, blighted in 2015
<a href="#">107-2120-1550</a>	<a href="#">1550 Rt 12</a>	Office Bldg	0.75	1500 ROUTE 12 LLC	GFDD – <a href="#">Sold for \$210,000 in June 2022</a>
<a href="#">91-2120-1644</a>	<a href="#">1644 Rt 12</a>	Kartway	1.76	Majalian BEN TR + Karen + Owens Kathy	GFDD - Not for sale
<a href="#">121-140-1362</a>	<a href="#">1362 Baldwin Hill Rd</a>	Aqua Sports	0.24	Victor & Donna Worst	CIP – Not for sale
<a href="#">121-140-1358</a>	<a href="#">1358 Baldwin Hill Rd</a>	Terra Firma Business Park	16.99	Terra Firma Inc	CIP - Has Terra Firma Self Storage, Student Transportation of America, room for more
<a href="#">50-2360-215</a>	<a href="#">215 Stoddards Wharf Rd</a>	IND LD PO	220.29	Pfizer Inc	I - Contaminated? <a href="#">Is remediation possible?</a> Should this be rezoned? Is Stoddards Wharf a scenic route? If so, should this remain as is?



# Questions

---

- Why is [32 Barry Drive](#) zoned GFDD instead of R-20?
- Why is [1527 Rt. 12](#) (Gales Ferry Medical building) zoned R-40 and not CIP?
- What can be done with [215 Stoddards Wharf Rd](#) (Pfizer)? Should anything be done?
- Why does [1015 Long Cove Rd.](#) have a Use Desc of Factory if it's a Single Family house?
- Why don't these condominiums have a complete GIS record?
  - Village Gate Condominiums ([48 Kings Hwy](#))
  - Christy Hill Condominiums ([1538 Rt. 12](#))
  - Countryside Condominiums ([24 Fairway Dr](#) and [38 Fairway Dr](#))
  - Countryside Condominiums ([3 Colby Dr](#))
- Why isn't there a GIS record for [1527 Rt.12](#)?
- Did the new police station merge the parcel for 737 Col Ledyard Hwy with [741 Col Ledyard Hwy](#) (parcel size 2.36 acres suggests that it was merged)? If so, why do those parcels ([741](#) and [737](#)) both still show up in the Web Assessor?
- [153 Indiantown Rd](#) is color-coded RCDD but the GIS data shows R-60. [153R Indiantown Rd](#) has the opposite problem.
- Why does Web Assessor list [754](#) and [754R](#) Col Ledyard Hwy but GIS only shows [754](#)?
- This [web page](#) says that [26 Iron St.](#) sold in Jan. 2022 for \$520,000 but the [Web Assessor](#) doesn't reflect that.
- This [web page](#) says that [1550 Rt. 12](#) sold in June 2022 for \$210,000 but the [Web Assessor](#) doesn't reflect that.

# Change Log

---

- Rev 1 (6-Feb-2023)
- Rev 2 (9-Feb-2023)
  - Corrected size of town (was 25,600 acres, now 24,000 acres per POCD)
  - Removed 12 Orchard Dr from NC #1 zone
  - Removed 737 Col Ledyard Hwy from LCDD zone
  - Deleted some questions that were answered at 9-Feb-2023 EDC meeting
  - Removed some notes that were no longer necessary
  - Added some questions about parcels in Web Assessor
  - Added page for Undeveloped Opportunities in R-40 and R-60
  - Added page for Residential Opportunities in R-40
  - You can never have enough links – all addresses on the Opportunity pages now link to Web Assessor
  - Now with page numbers
  - Less Kyle – More Jude!