



FY 2024-2025 ANNUAL REPORT (DRAFT)

LEDYARD ECONOMIC DEVELOPMENT COMMISSION



EDC OVERVIEW

The Economic Development Commission (EDC) is comprised of 7 volunteer members who are appointed to 3-year terms by the Mayor.

The EDC is responsible for expanding the tax base of the Town of Ledyard and for advocating, facilitating, promoting, and advising on economic development issues within the town through marketing, property tax incentives, and infrastructure improvement.

The role of the EDC is primarily advisory and not regulatory. Therefore, the EDC focuses on fostering a productive and positive relationship with both large and small businesses.

This report summarizes the work of the Economic Development Commission as well as other significant economic activity in Ledyard for the period of July 2024 through June 2025.



LEDYARD PROFILE

[AdvanceCT](#) generates profiles every year for all of Connecticut's 169 towns. Here is some of the information that their [2025 Ledyard Profile](#) contains.

General

ACS, 2019–2023

	Ledyard	State
Current Population	15,394	3,598,348
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	403	743
Number of Households	5,504	1,420,170
Median Age	37	41
Median Household Income	\$107,774	\$93,760
Poverty Rate	7%	10%

Demographics

ACS, 2019–2023

Age Distribution

			State
Under 10	2,048	13%	10%
10 to 19	2,367	15%	13%
20 to 29	1,502	10%	13%
30 to 39	2,410	16%	13%
40 to 49	1,697	11%	12%
50 to 59	2,099	14%	14%
60 to 69	1,469	10%	13%
70 to 79	1,302	8%	8%
80 and over	500	3%	4%

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$66,004,147
Property Tax Revenue	\$41,109,833
per capita	\$2,660
per capita, as % of state avg.	81%
Intergovernmental Revenue	\$21,939,791
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	\$64,181,779
Educational	\$38,637,354
Other	\$25,544,425

Grand List

Equalized Net Grand List	\$1,726,045,882
per capita	\$111,675
per capita, as % of state avg.	63%
Commercial/Industrial Share of Net Grand List	5%
Actual Mill Rate	33.60
Equalized Mill Rate	23.73

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA
Total Indebtedness	\$35,080,341
per capita	\$2,270
per capita, as % of state avg.	77%
as percent of expenditures	55%
Annual Debt Service	\$4,189,044
as % of expenditures	7%



LEDYARD OVERVIEW

- Less than 1% of the Town of Ledyard's real estate is commercially or industrially developed.
- For comparison, East Lyme has 9%, Colchester has 10%, Montville has 12%, Stonington has 15%, and Waterford has 26%.
- As a result, the Town has a limited ability to work with what it has, but there are opportunities presented by the old Dow Chemical site, the **#4 tax payer in town**, as well as some conceptual projects in Ledyard Center and Gales Ferry.



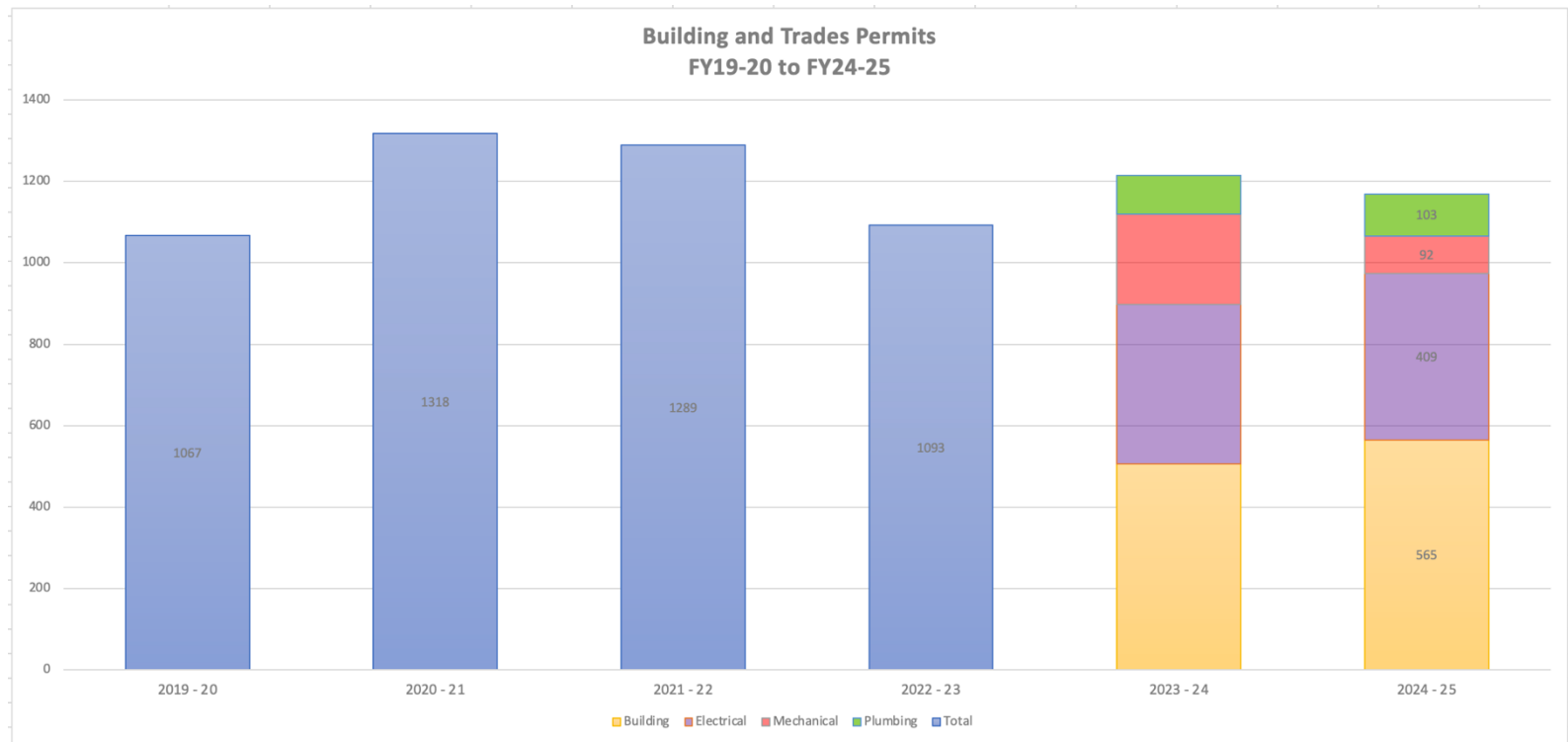
LEDYARD TOP TAXPAYERS - GRAND LIST 2024

GRAND LIST OF 2023 LEDYARD'S TOP TAXPAYERS					
TAXPAYER	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLES	TOTAL	G/L RATIO
CONN LIGHT & POWER CO	\$125,930	\$90,905,619		\$91,031,549	6.91%
MASHANTUCKET PEQUOT TRIBAL NATION & GAMING ENTERPRISE	\$19,846,187	\$1,238,294		\$21,084,481	1.60%
FOX RUN-LEDYARD LLC "FOX RUN" APARTMENTS	\$7,635,040	\$1,270	\$13,580	\$7,649,890	0.58%
GALES FERRY INTERMODAL LLC	\$3,954,580			\$3,954,580	0.30%
NS RETAIL HOLDINGS	\$3,072,020			\$3,072,020	0.23%
YANKEE GAS		\$2,658,325		\$2,658,325	0.20%
LEDYARD MEADOWS ESTATES LLC	\$2,633,190	\$20,364		\$2,653,554	0.20%
U-STORE IT	\$2,414,720			\$2,414,720	0.18%
AMERICAN STYRENICS LLC		\$2,364,702		\$2,364,702	0.18%
LEDYARD CENTER LLC	\$2,207,870			\$2,207,870	0.17%
TOTALS	\$41,889,537	\$97,188,574	\$13,580	\$139,091,691	10.55%
TOTAL NET GRAND LIST				\$1,317,930,660	
*** SHOPS, RESTAURANTS, AND VENDORS AT FOXWOODS INCLUDING TANGER OUTLETS - COMBINED ***		\$17,750,000			1.35%

Data Source: Town of Ledyard – Mayor's Office



LEDYARD BUILDING/TRADES PERMITS



Breakdown by type unavailable for FY 19-20 through FY 22-23

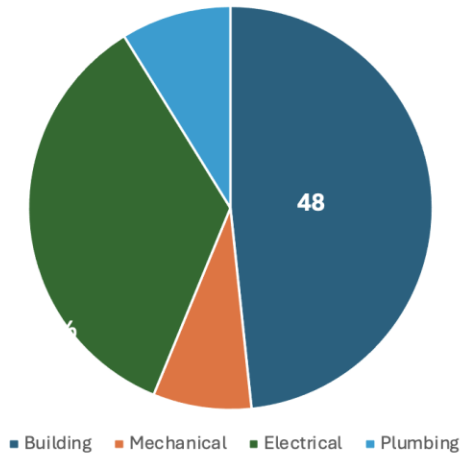
Data Source: Town of Ledyard - Town Planner's Office



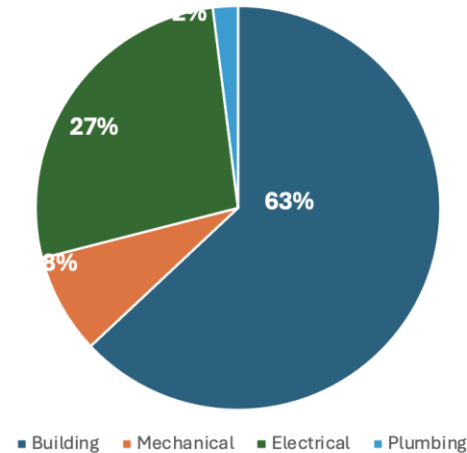
LEDYARD BUILDING/TRADES PERMITS

	Number of Permits	Cost of Projects	Total Fees
Building	565	15,443,738.76	241,365.08
Mechanical	92	3,937,272.00	31,653.50
Electrical	409	6,776,928.00	106,488.02
Plumbing	103	549,740.00	9,228.16
TOTALS	1,169	26,707,678.76	388,734.76

Total Permits 24-24



Permit Fees



Data Source: Town of Ledyard - Town Planner's Office



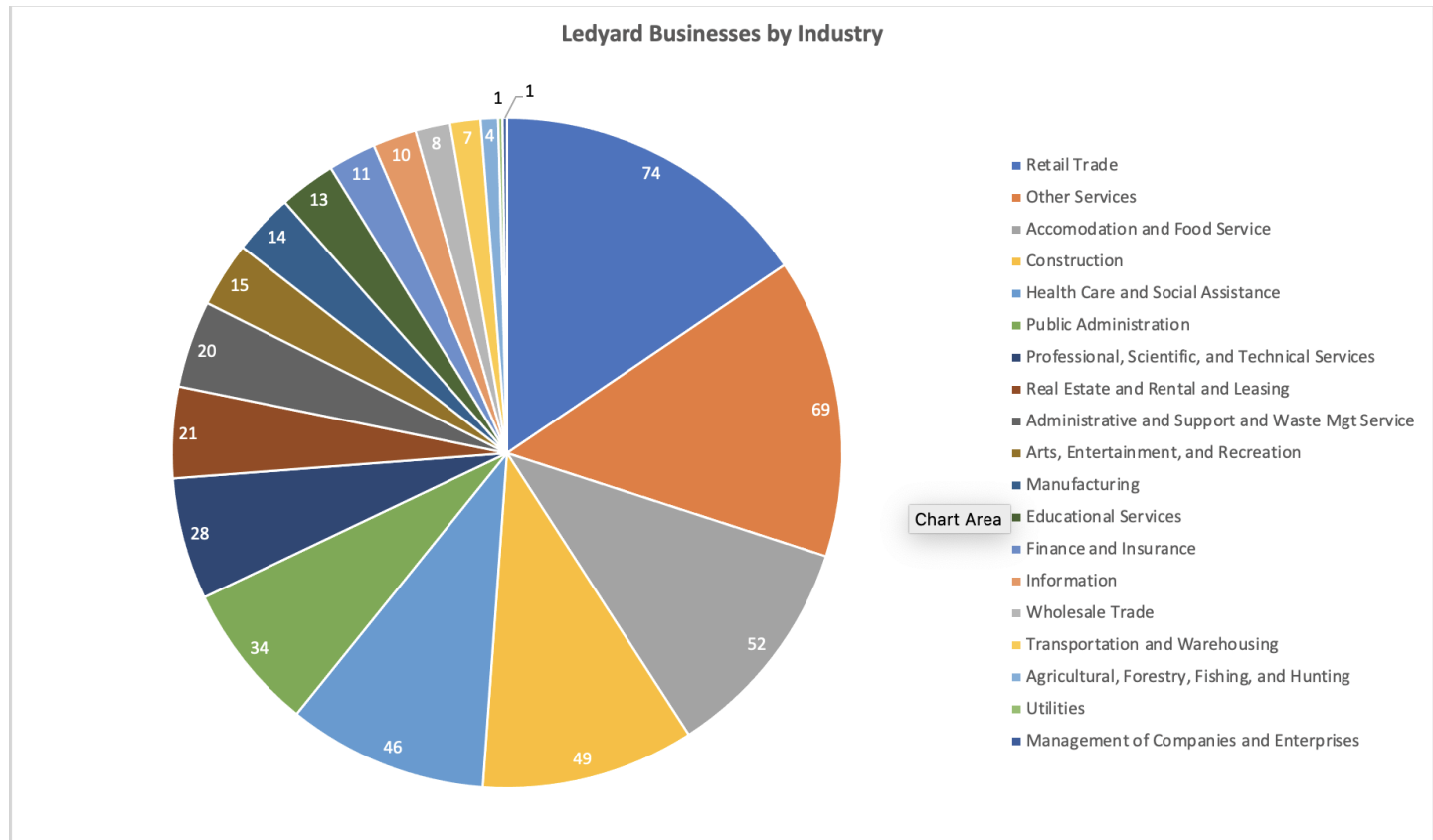
LEDYARD NEW HOUSING UNITS



Data Source: Town of Ledyard - Town Planner's Office



LEDYARD BUSINESSES



Data Source: Connecticut Department of Labor



LEDYARD KEY EMPLOYERS

Business	Industry	Employees
Foxwoods Resort Casino	Resort	5,000 - 9,999 employees
Town of Ledyard/BOE	Municipal	500 – 999 employees
Emprise Corp.	Engineering	100 – 249 employees
Prides Corner Farms, Inc.	Florist	50 – 99 employees
Student Transportation of America	Buses-School Transportation Service	
Ocean State Job Lot	Variety Store	20 - 49 employees
Starwood Village Market	Grocer	20 - 49 employees
CVS	Pharmacy	10 – 19 employees

[Data Source: Connecticut Department of Labor](#)

Non-Residential Property - Usage Breakdown

Non-residential parcels in Ledyard total 1,376.91 acres in 242 parcels. That represents about 5.74% of the town.

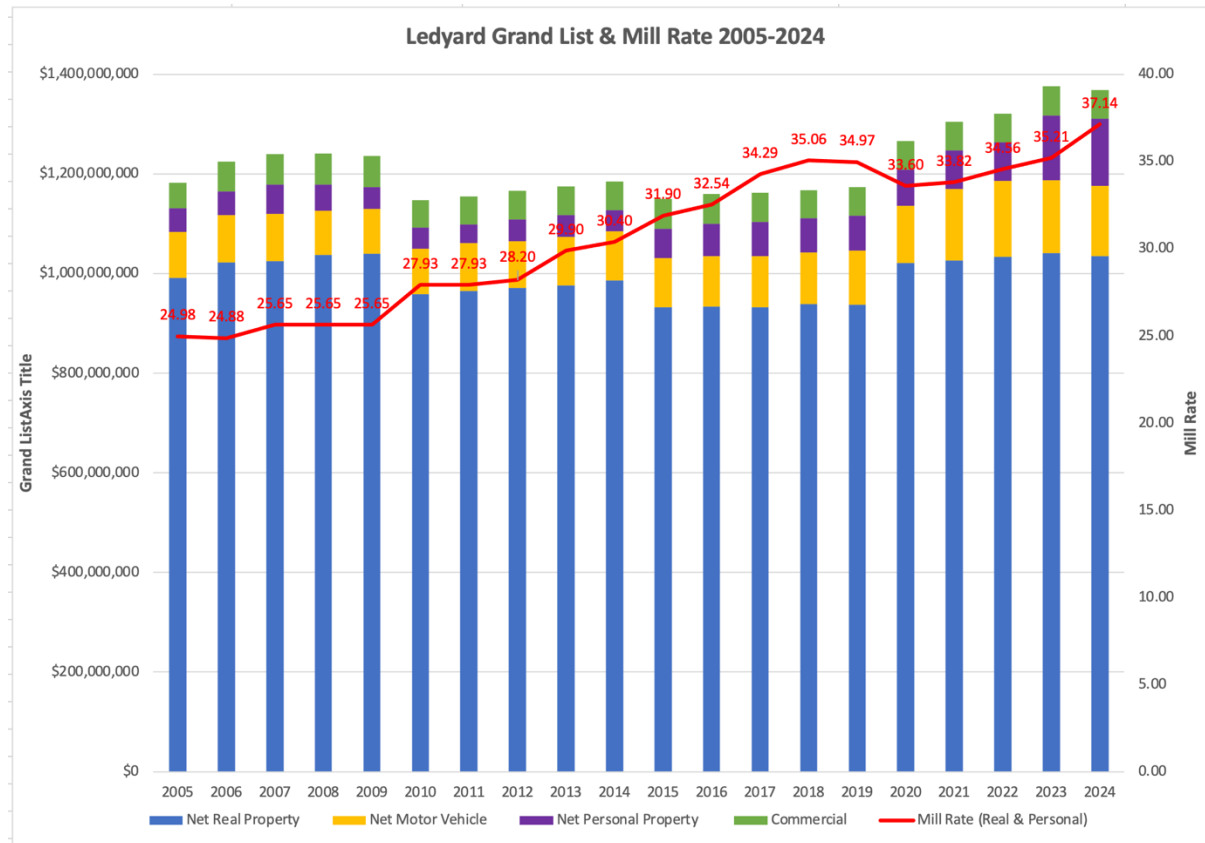
Only 0.95% of the property in town is undeveloped non-residential property. Almost half of the non-residential property (49.86%) is being used for non-commercial purposes (municipal, non-profit, open space, residential, or unbuildable).

<u>ZONE</u>	<u>Commercial</u>	<u>Municipal</u>	<u>Non-Profit</u>	<u>Open Space</u>	<u>Residential</u>	<u>Unbuildable</u>	<u>Undeveloped</u>	<u>TOTAL ACRES</u>	<u>PARCELS</u>	<u>% of NON-RESIDENTIAL ACREAGE</u>	<u>% of TOTAL ACREAGE</u>
CIP	152.04	0.00	1.50	0.34	19.06	52.19	57.45	282.58	51	20.52%	1.18%
CM	3.16	0.00	0.00	2.89	5.02	0.00	6.09	17.16	10	1.25%	0.07%
GFDD	61.92	0.00	47.33	0.00	33.08	1.52	36.78	180.63	87	13.12%	0.75%
I	175.30	1.85	0.00	161.63	8.26	220.29	4.26	571.59	12	41.51%	2.38%
LCDD	55.45	11.72	7.18	0.00	18.16	1.37	102.95	196.83	56	14.30%	0.82%
LCTD	3.65	0.00	0.00	0.00	59.18	22.67	0.00	85.50	13	6.21%	0.36%
NC	11.13	0.00	0.00	0.00	9.85	0.16	0.00	21.14	9	1.54%	0.09%
RCDD	0.00	0.00	0.00	0.00	1.21	0.00	20.27	21.48	4	1.56%	0.09%
Totals	462.65	13.57	56.01	164.86	153.82	298.20	227.80	1376.91	242	100.00%	5.74%
% Non-Residential	33.60%	0.99%	4.07%	11.97%	11.17%	21.66%	16.54%				
% Total Acreage	1.93%	0.06%	0.23%	0.69%	0.64%	1.24%	0.95%				

*Note: 4 parcels totaling 381.9 acres (66.8%) of Zone I (Industrial) are unbuildable or open space
As of January, 2023*



LEDYARD GRAND LIST VS. MILL RATE



Data Sources: [State of Connecticut – Office of Policy and Management](#) : [Grand List](#) – [Mill Rate](#)



CONNECTICUT TOWN ECONOMIC INDEXES

The Connecticut Town Economic Indexes (CTEI) are published annually in the [Connecticut Economic Digest](#) newsletter. The [Connecticut Department of Labor's Office of Research](#) developed the composite indexes of all 169 municipalities in the state to measure each town or city's overall economic health, which then can be ranked and compared to others to gain perspective.

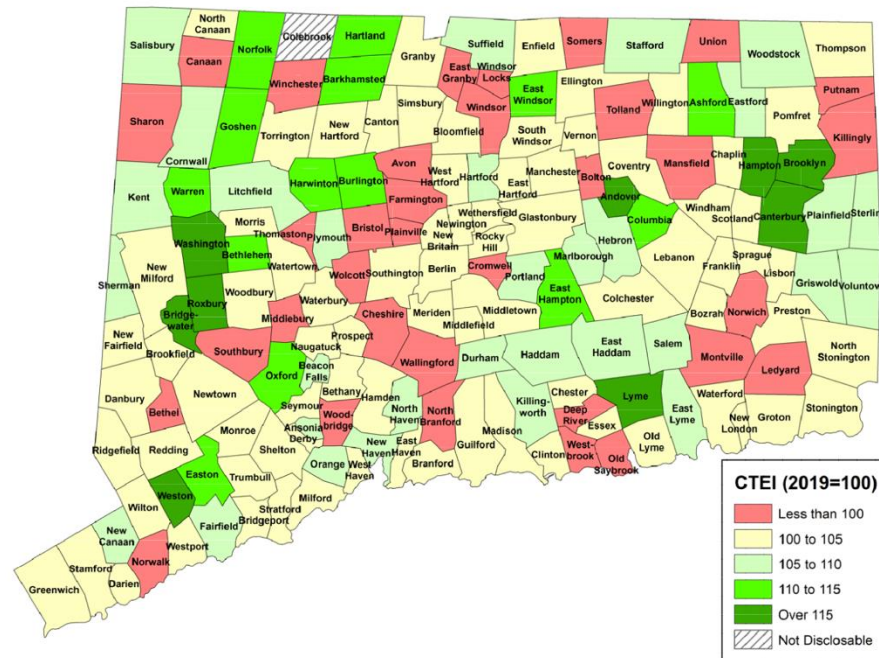
Four annual average town economic indicators are used as components to calculate the economic index. Three of them come from the [Quarterly Census of Employment and Wages](#) (QCEW) program and include all those who are covered under unemployment insurance law, thus capturing nearly 100 percent of all payroll employees in each town. Those three indicators are **total covered business establishments** (physical work units located in the municipality), **total covered employment** (number of payroll employees in establishments that are located in the town), and **inflation-adjusted covered annual average wages** (aggregate payroll pay divided by the total average employment). The fourth economic indicator is the **unemployment rate**.

[Data Source: Connecticut Economic Digest](#)



CONNECTICUT ECONOMIC PERFORMANCE

Connecticut's overall economy grew last year with nearly all towns seeing increases (Warren, Darien, Westport, South Windsor, and New Canaan all had decreases). However, 33 of Connecticut's 169 cities and towns are still below pre-COVID-19 pandemic (2019) levels in 2023. Ledyard is one of those towns. The average index for the state is 104.3 and the average increase is +3.30. The statewide unemployment rate fell from 4.1% in 2022 to 3.8% in 2023.



Data Source: [Connecticut Economic Digest](#)



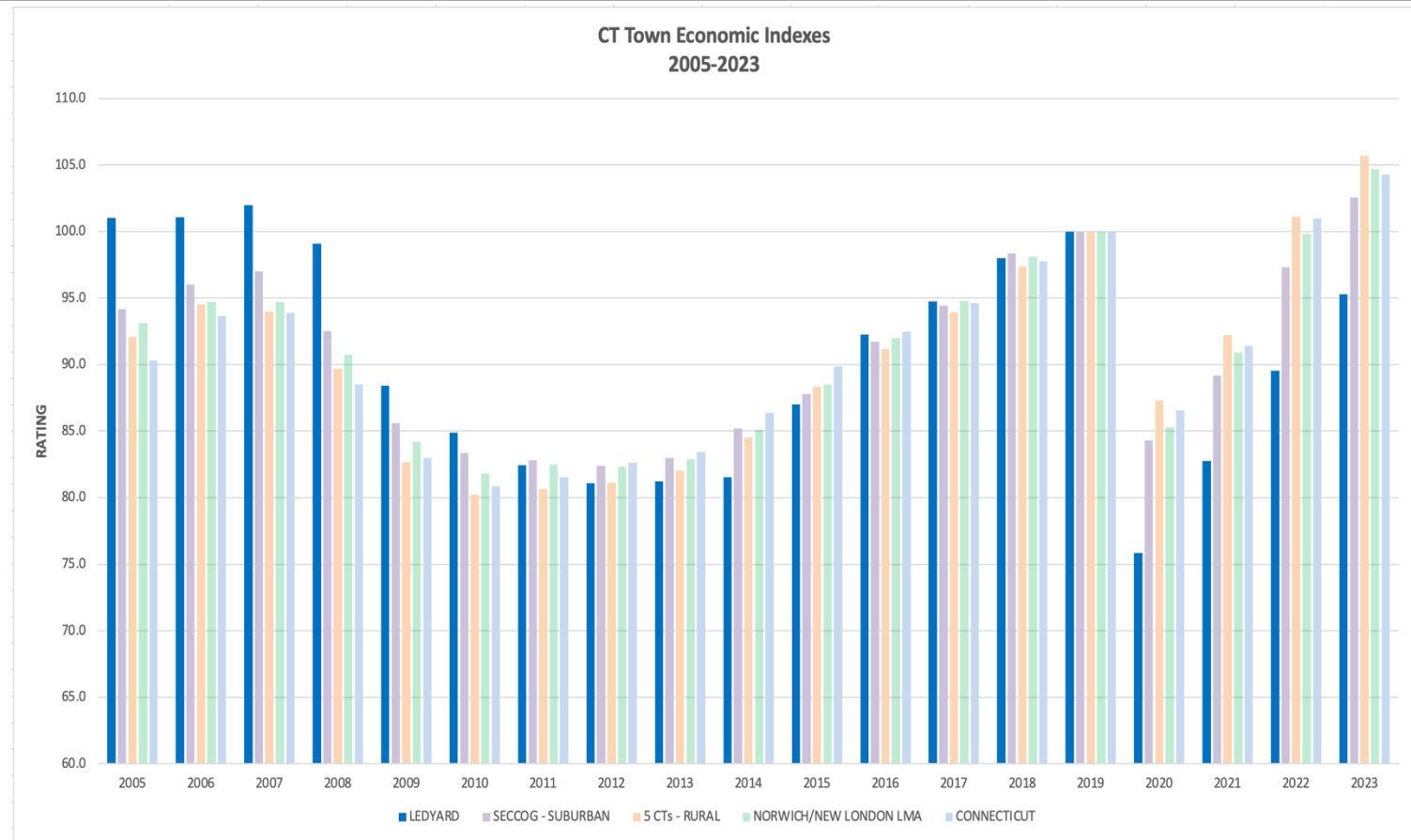
LEDYARD ECONOMIC COMPARISONS

The chart on the following slide uses the Connecticut Town Economic Indexes to compare Ledyard with the following four groups:

- **SECCOG RPOCD** - The Southeastern Connecticut Council of Government's "[2017 Regional Plan of Conservation and Development](#)" divides the 17 towns that it covers into 3 groups – Urban, Suburban, and Rural ([see page 24](#)). Ledyard is in the Suburban group.
 - **Suburban:** Colchester, East Lyme, Griswold, Ledyard, Lisbon, Montville, Sprague, Stonington, and Waterford
- **Five Connecticut** - In 2004 the University of Connecticut released a report titled "[The Changing Demographics of Connecticut — 1900 to 2000](#)". They assigned each town to one of five groups – Wealthy, Suburban, Rural, Urban Periphery, and Urban Core ([see page 15](#)). Ledyard was placed in the Rural group along with 62 other towns. In 2015 those classifications were [updated by DataHaven](#) based on the 2010 census data. The Rural category now contains 60 towns.
 - **Rural:** Andover, Ashford, Beacon Falls, Bethlehem, Bozrah, Brooklyn, Canaan, Canterbury, Chaplin, Colebrook, Cornwall, Coventry, Deep River, East Haddam, East Lyme, East Windsor, Eastford, Franklin, Goshen, Griswold, Hampton, Hartland, Harwinton, Kent, Killingly, Lebanon, Ledyard, Lisbon, Litchfield, Mansfield, Montville, Morris, New Milford, Norfolk, North Canaan, North Stonington, Plainfield, Plymouth, Pomfret, Portland, Preston, Putnam, Salisbury, Scotland, Seymour, Sharon, Sprague, Stafford, Sterling, Stonington, Thomaston, Thompson, Union, Voluntown, Warren, Washington, Waterford, Willington, Winchester, Woodstock
- **Norwich/New London Labor Market Area** – As [defined by the State of CT](#), this consists of all the towns in New London County except Colchester and Lebanon ([they are in the Hartford LMA](#)) and with the addition of Canterbury.
 - Bozrah, Canterbury, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford
- **Connecticut** - All 169 towns in Connecticut.



LEDYARD ECONOMIC PERFORMANCE



Data Source: Connecticut Economic Digest

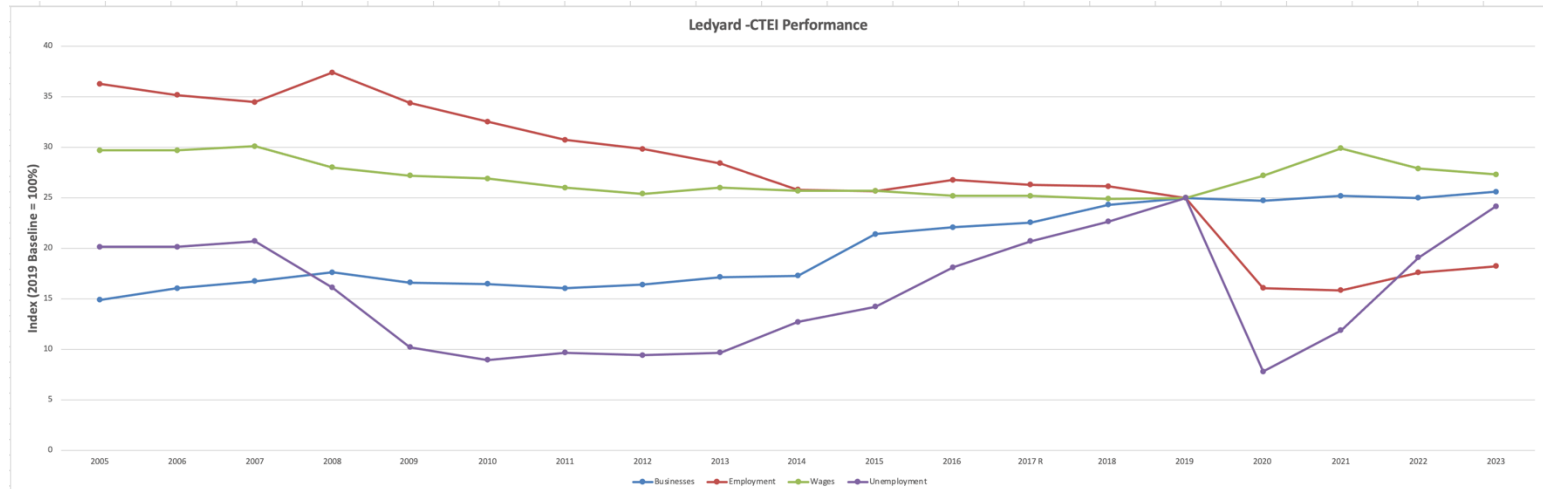
SECCOG RPOCD

Five Connecticut

Norwich/NL LMA



LEDYARD CTEI BREAKDOWN



LEDYARD	2019	2020	2021	2022	2023
Businesses	369 (25.0)	365 (24.7)	372 (25.2)	369 (25.0)	378 (25.6)
Employment	10,220 (25.0)	6,569 (16.1)	6,474 (15.8)	7,194 (17.6)	7,450 (18.2)
Wages	\$39,580 (25.0)	\$43,130 (27.2)	\$47,268 (29.9)	\$44,146 (27.9)	\$43,183 (27.3)
Unemployment	2.9% (25.0)	9.3% (7.8)	6.1% (11.9)	3.8% (19.1)	3.0% (24.2)
CTEI TOTALS	100	75.8	82.8	89.6	95.3

Data Source: [Connecticut Economic Digest](#)



LEDYARD CTEI ANALYSIS

Ledyard has the lowest Economic Index, 95.3, of all 169 towns in Connecticut for 2023. The number of people employed in the Town of Ledyard dropped 35.7% in 2020 and it has been very slow to recover. For reference, the number of people employed in Ledyard in 2005 was 14,826, almost double the number in 2023. Ledyard is tied with Sterling for the 28th largest index increase in the state in 2023 (+5.72).

- **Businesses:** Overall rise since 2005 (208), with a slight dip from 2009-2011, slight rise since 2019 (378 in 2023).
- **Employment:** A steady drop since 2005 (14,826), with a large drop in 2020 (6,569) and bottoming out in 2021 (6,474) followed by a slow rise since then (7,540 in 2023).
- **Wages:** Declining since 2007 (\$47,600) with a low point in 2018 (\$39,393), and a rise since then peaking in 2021 (\$47,268) followed by a drop (\$43,183 in 2023).
- **Unemployment Rate:** 2020's 9.3% exceeded 2009-2013 recession high of 8.1% in 2010, 2023's 3.0% is just above 2019's low of 2.9%.

•**SECCOG RPOCD** - Ledyard is one of two towns in this group whose index hasn't fully recovered to 2019 pre-pandemic levels. Montville is the other with an index of 99.5. However, Ledyard had the 4th largest increase from 2022 to 2023 (5.72). Lisbon had the largest increase (+8.01) and Colchester had the smallest (+2.87). The average index for this group is 102.6 and the average increase is +5.23.

•**Five Connecticut** - Ledyard is one of 10 towns in this group whose index hasn't full recovered to 2019 pre-pandemic levels. The average index for this group is 105.7 and the average increase is +4.56. Ledyard's gain of +5.72 is significantly above the average of this group.

•**Norwich/New London Labor Market**- Ledyard is one of three towns in this group whose index hasn't fully recovered to 2019 pre-pandemic levels (Montville 99.5 and Norwich 98.7). However, Ledyard had the 5th largest increase (+5.72) behind Canterbury (+8.24), Lisbon (+8.01), Griswold (+6.97), and East Lyme +(6.48). Norwich had the smallest increase (+2.51). The average index for Norwich/New London LMA is 104.7 and the average increase is +4.92.

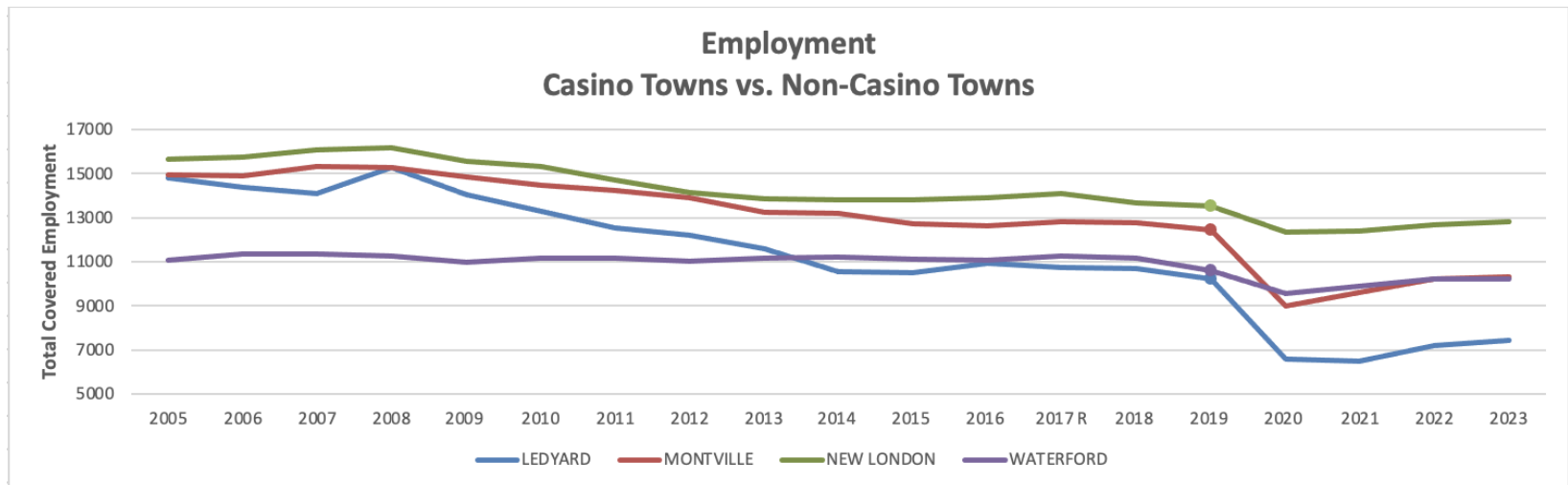
[Data Source: Connecticut Economic Digest](#)



CASINO EMPLOYMENT IMPACT

Foxwoods is the largest employer in Ledyard. Unsuccessful attempts were made to get the Foxwoods employment numbers from the State of CT and Foxwoods. So, employment numbers excluding Foxwoods could not be produced.

Montville's CTEI index has also not yet recovered to 2019 levels. Like Ledyard, their employment number is the primary reason for their low CTEI index. Like Ledyard, they host a large casino (Mohegan Sun). This chart compares the employment numbers for Ledyard and Montville with two other neighboring towns, Waterford and New London, that have similar employment totals but no casino in town. This chart shows that employment in Waterford and New London has fully recovered from the pandemic. This suggests that the continuing reduced employment numbers for Ledyard and Montville may be due to the two casinos significantly downsizing their employee head counts post-pandemic.



Data Source: Connecticut Economic Digest



COMPLETED PROJECTS

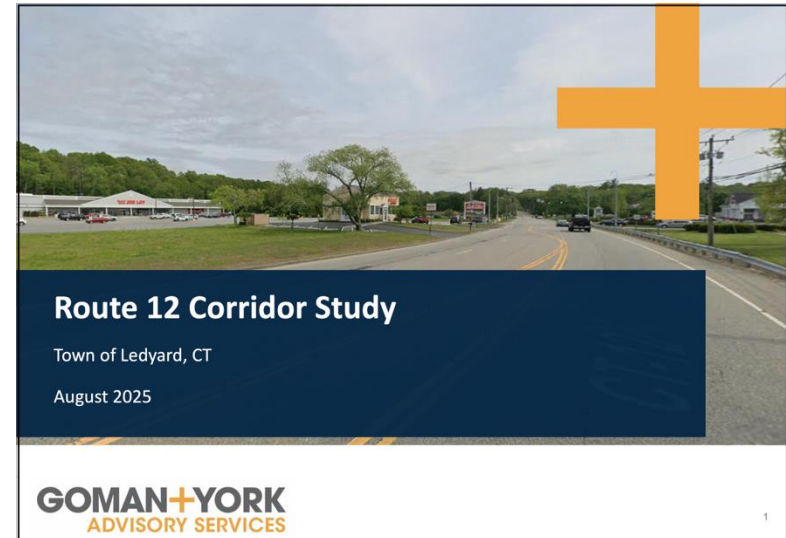
- Updated EDC's "Reference Guide For Businesses" brochure
- Transparency & Governance document presented to Town Council on April 16, 2025 (*is this online somewhere yet?*)
- CT Main Street did a ride through with the Mayor, Town Planner, and EDC Chairman on Dec. 16, 2024
 - Their report was received by the Mayor in April 2025
- Updated Ledyard Business Directory (online & PDF versions) – Sept. 2025
 - Add new Tourism Spots & Attractions category
- Ribbon Cuttings
 - Twisted Sugar Cake Design & Bakery – February 14, 2025
 - FRAG's Retro Zone – April 26, 2025
- Renewed memberships
 - Chamber of Commerce of Eastern Connecticut
 - Greater Norwich Area Chamber of Commerce
 - South Eastern Connecticut Enterprise Region (SeCTer)



COMPLETED PROJECTS

RT. 12 Corridor Study

- Completed by Goman & York in August, 2025
- Addresses the following:
 - Which properties are underutilized?
 - Where are the opportunities for in-fill?
 - How are properties zoned and what is their current land use?
 - Which businesses would be appropriate and that could be supported on the Rt. 12 corridor?
 - What grants are available for possible projects
- Updated study required to qualify for future STEAP grants
- Final report as well as previous studies and new documents are posted on the [Route 12 Corridor Study Resources](#) webpage





PROJECTS NEARING COMPLETION

- Multi-Use Path & Sewer Extension

- Work commenced in April 2024
- Pathway is on the north side of Col. Ledyard Hwy from Ledyard Center to Ledyard High School
- Funded by LOTCIP grant and ARPA funds
- The sewer line extension project is almost completed.



- Design phase for Phase 3 from Ledyard High School to Pennywise Lane is underway and will commence after Phase 1 is completed. ARPA funding has to be authorized by Dec. 31st 2024.
- Phase 2 is from the Ledyard Congregational Church to the Rt. 117/Rt. 214 intersection. The design and engineering work is almost complete. It has to be completed by Dec. 2026 in order to use the ARPA funding.



PROJECTS UNDER CONSIDERATION

- CEDAS Best Practices Certification Program
 - Connecticut Economic Development Association
 - This program is intended to drive communities to pursue excellence in land use and economic development practices and to recognize the communities that have established best practices.
 - This was previously discussed by the EDC in Fall 2021 – Juliet Hodge worked on this in North Stonington
 - 2026 application period ended in August 2025 – Awards will be handed out in October
 - 2027 application period opens Spring 2026
 - 32 questions with 250 total points available
 - Gold = 200 to 250 points
 - Silver = 150 to 199 points
 - Bronze = 100 to 149
 - A quick review found about 55 points that we already have earned and 20 points that would be easy to earn
 - Sent a list of 12 of the questions worth 100 points to Liz that I thought she could quickly determine if the Land Use Dept. is already doing those things
 - I hoped to discuss this with Liz before our Sept. 2nd meeting to see what she thought about this certification but my retirement and the holiday weekend kept that from happening
 - CEDAS membership required (\$150)
 - Even if we don't end up applying, reviewing the list of questions could identify things that we could/should be doing



BUSINESS CHANGES

- **New**

- FRAG's Retro Zone: 12 Military Hwy (*formerly BRO's Barbershop*)
- Twisted Sugar Cake Design and Bakery: 756 Col. Ledyard Hwy
- BH Wine & Spirits: 1598 Rt. 12 (*Formerly O'Connor's Wine Cellar*)
- Fur-Ever Friends: 725 Colonel Ledyard Hwy (*next to Valentino's*)
- Circle Motors: Rt. 12 & Long Cove Rd. (*Formerly Computech Auto Center*)
- Ryan's Reliable Services: 750 Col. Ledyard Hwy (*Formerly Lou's Garage*)
- Blast of Energy: 1600 Rt. 12 (*Formerly Human Performance*)

- **New Ownership**

- Triple B: 1649 Rt. 12
- Gales Ferry Spirit Shop: 1674 Rt. 12

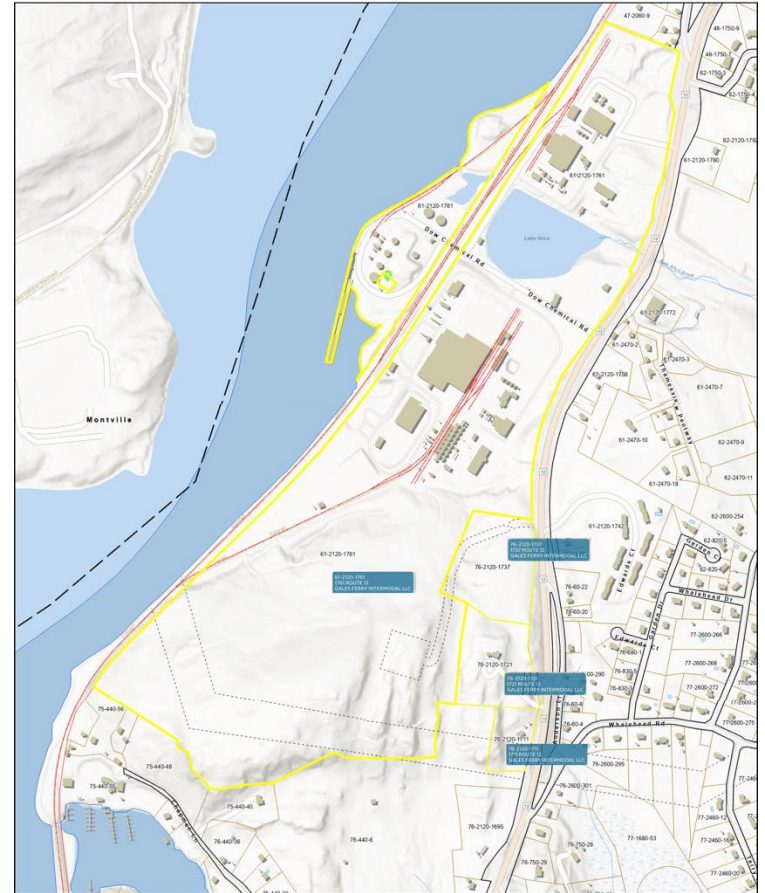
- **Closed**

- BRO's Barbershop: 12 Military Hwy
- Gales Ferry Animal Hospital 1 Inchcliffe Dr. (*moved to Montville*)
- O'Connor's Wine Cellar 1598 Rt. 12 (*new owner/name*)
- Blueprint Thrift 1600 Rt. 12
- Computech Auto Center 1496 Rt. 12 (*new owner/name*)



PRIME PROPERTY UPDATES

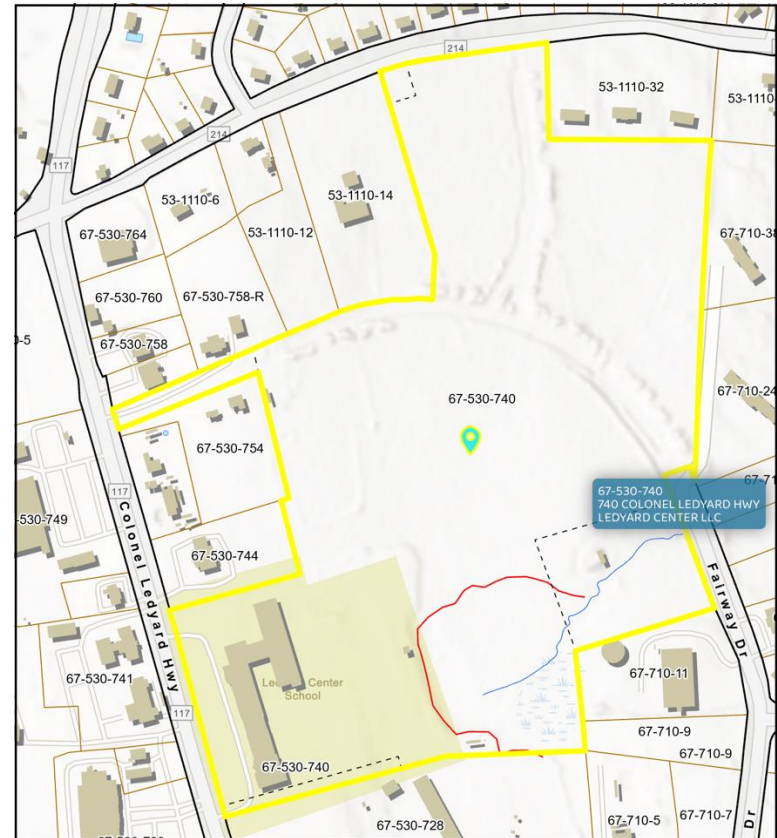
- Gales Ferry Intermodal (1761 Rt. 12)
 - 157.97 acres – Zoned Industrial
 - Industrial site with rail and upgraded deep water pier currently being redeveloped
 - Cashman Dredging and Marine Contracting and Americas Styrenics are using about 30 acres combined
 - Adjacent parcels also owned by GFI are 1737 (undeveloped), 1721 & 1711 (both have houses)
 - Received approval for 10,000 sq ft building
 - Permit issued for 6,000 sq ft building
 - Request for special permit to allow blasting ledge denied Feb. 2025
 - Filed suit to appeal decision Mar. 2025





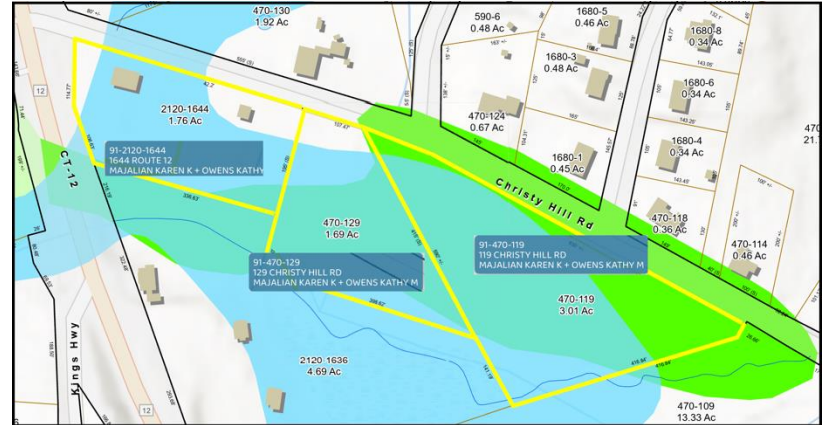
PRIME PROPERTY UPDATES

- 740 Colonel Ledyard Hwy
 - 42.61 acres – Zoned LCDD
 - Owned by Ledyard Center LLC (Sal Monarca)
 - Includes The Ledyard Center Shoppes (former Ledyard Center School)
 - 12 multi-family apartments (two 2-bedroom units and 10 1-bedroom units) in the back of the at former Ledyard Center School have been approved. They'll be removing some of the parking in the back and creating a green space.
 - Proposed Fairway Dr extension would pass through this property to Iron St.



PRIME PROPERTY UPDATES

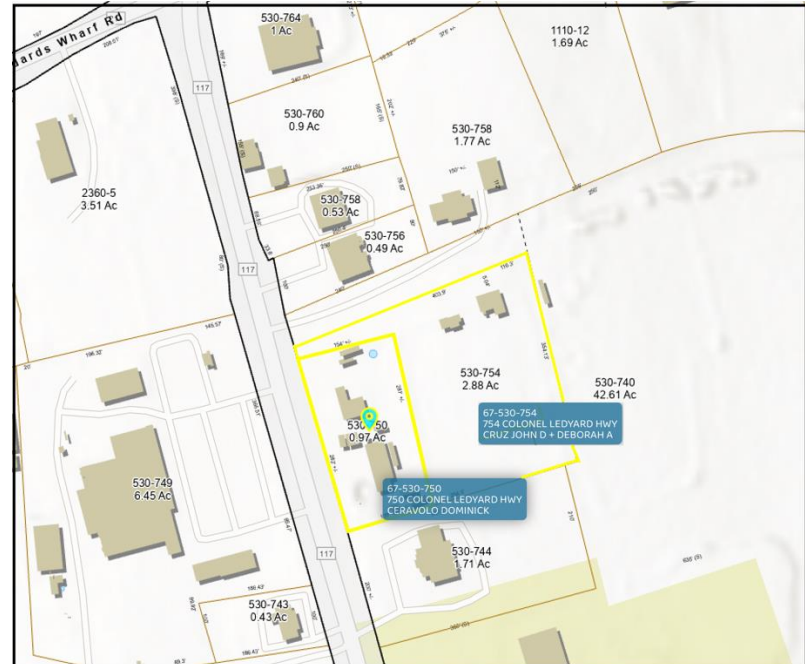
- Kartway (1644 Rt. 12)
 - 1.76 acres – Zoned GFDD - Owned by Karen K. Majalian & Kathy M. Owens
 - Opened in 1963, closed since 2020
 - Was listed sale for \$995,000 in 2024 – appears to be off-the-market now
 - 119 & 129 Christy Hill Rd are adjacent to Kartway
 - 3.01 & 1.69 acres – Zoned GFDD – Also owned by Karen K. Majalian and Kathy M. Owens
 - The listing for 1644 Rt. 12 shows 6.46 acres which suggests that it is for all three parcels, but the map on the listing only shows the Kartway parcel
 - The southeast corner of the go-kart track was built over wetlands (green shading)
 - A majority of the property is in a 100-year flood plain (blue shading)
 - Zoning and Wetlands Enforcement Official contacted them in August regarding the state of the site which resulted in some clean-up being done





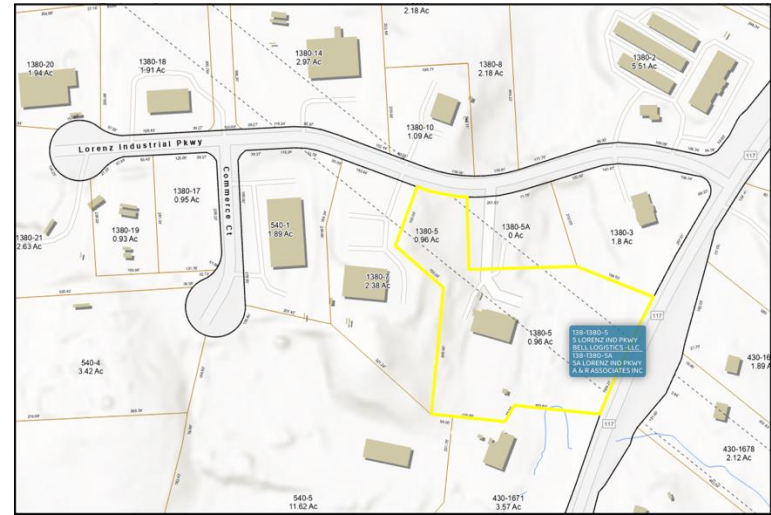
PRIME PROPERTY UPDATES

- Lou's Garage (750 Colonel Ledyard Hwy)
 - 0.97 acres – Zoned LCDD - Owned by Domonic Ceravolo (closed since 2017)
 - For sale for \$575,000
 - New business opening up on site - Ryan's Reliable Services (landscape company)
 - 754 Colonel Ledyard Hwy (2.88 acres – Zone LCDD) located behind it is also for sale for \$675,000
 - Owned by John D. and Deborah A. Cruz



PRIME PROPERTY UPDATES

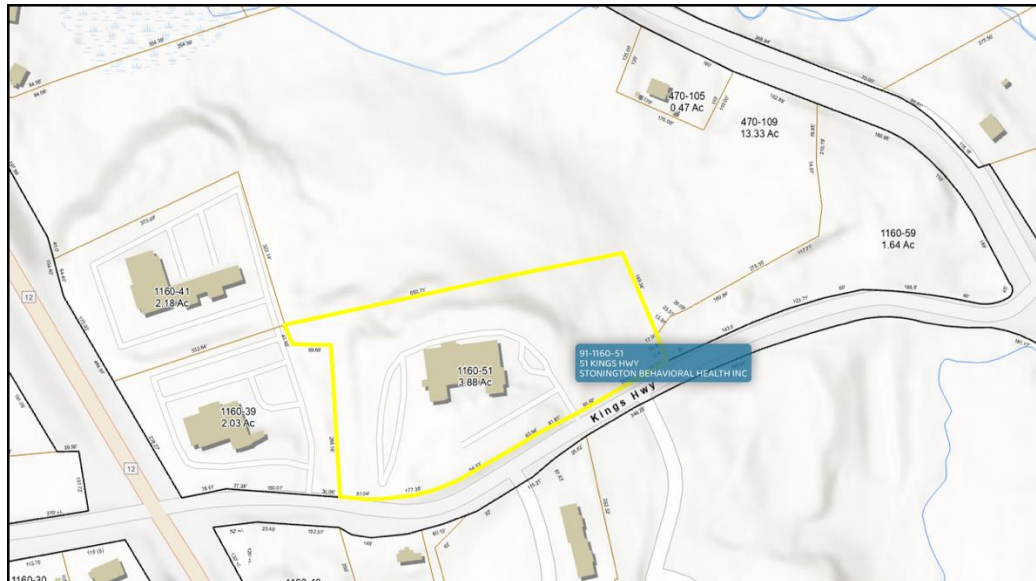
- 5 & 5A Lorenz Parkway
 - 4.08 & 0.96 acres – Zoned CIP – Purchased by K-Trail for \$405,000 in 2024
 - Manufactures galvanized steel trailers in Montreal and have a big dealer presence in the area.
 - They are looking to open a call center for dealer network, do dealer trainings there, and perhaps have a small showroom.
 - They want to build an additional building in the front of the old police station of about 8,000 sq ft.
 - **Now owned by Bell Logistics LLC?**
 - Current listed **For Sale for \$475,000**





PRIME PROPERTY UPDATES

- Daticon/Stonington Institute (51 Kings Hwy)
 - 3.88 acres – Zoned GFDD - Owned by Stonington Behavioral Institute
 - A company in Kansas City, Kansas purchased Stonington Behavioral Institute in 2004
 - They pay about \$25,000 in taxes every
 - The property hasn't been on the market since 2004





PRIME PROPERTY UPDATES

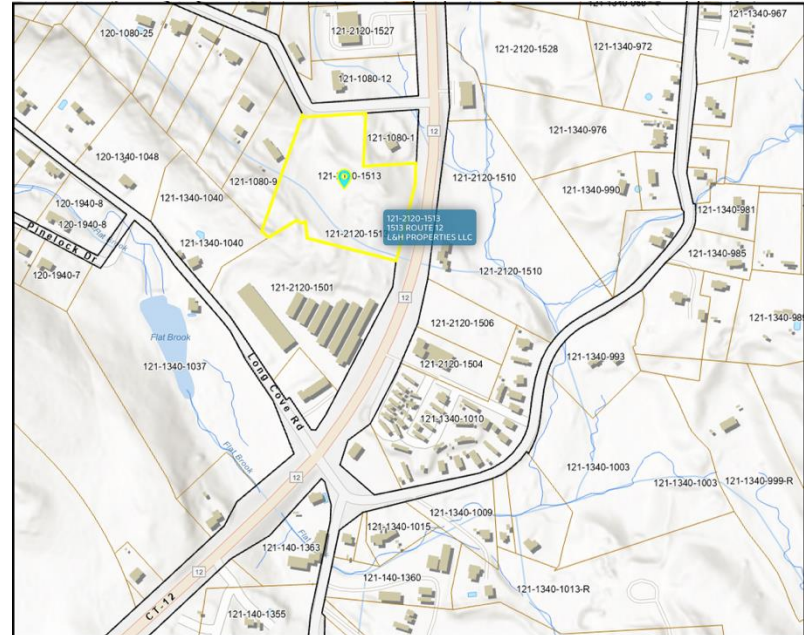
- 109 Christy Hill Rd.
 - 13.33 acres (Undeveloped) – Zoned GFDD - Owned by Christy & Kings LLC / John Parillo (Wallingford, CT)
 - Actively looking into building apartments on this parcel as of Sept. 2025





PRIME PROPERTY UPDATES

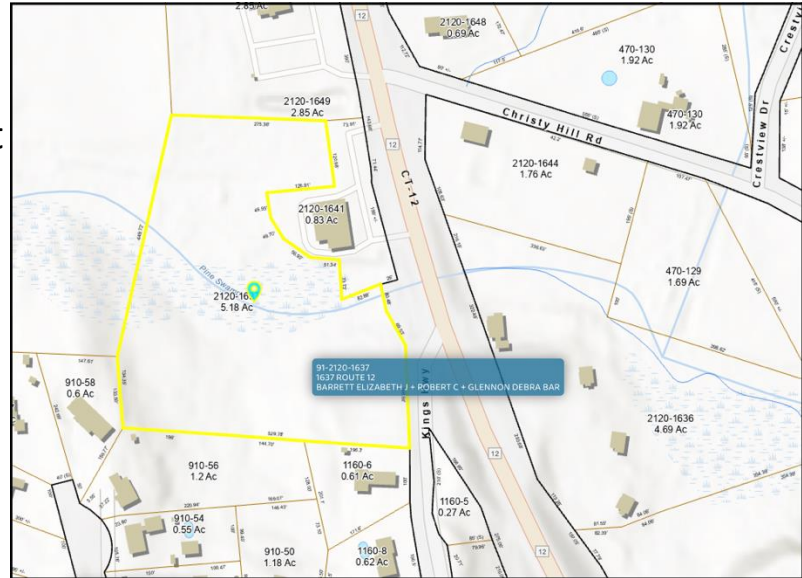
- 1513 Rt. 12 (between GF Animal Hospital and CubeSmart)
 - 4.63 acres (Undeveloped) - Zoned CIP – Owned by L&H Properties
 - Was listed For Sale for \$200,000 but sign is no longer up





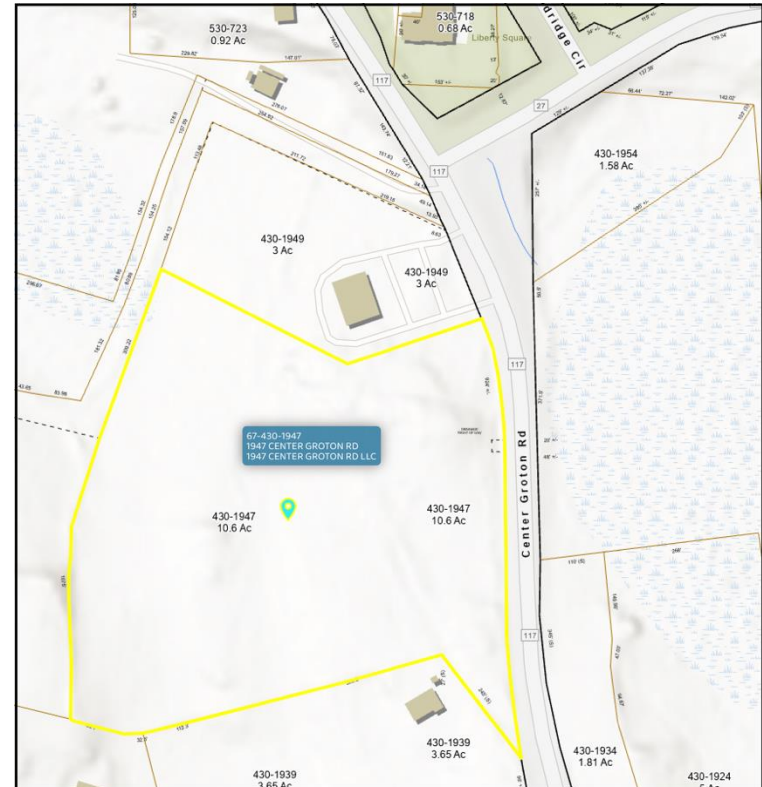
PRIME PROPERTY UPDATES

- 1637 Rt. 12 (south of Puerto Lima)
 - 5.18 acres (Undeveloped) - Zoned GFDD – Owned by Elizabeth J & Robert C Barret and Debra Barrett Glennon
 - Was listed For sale for \$220,000 but sign is no longer up



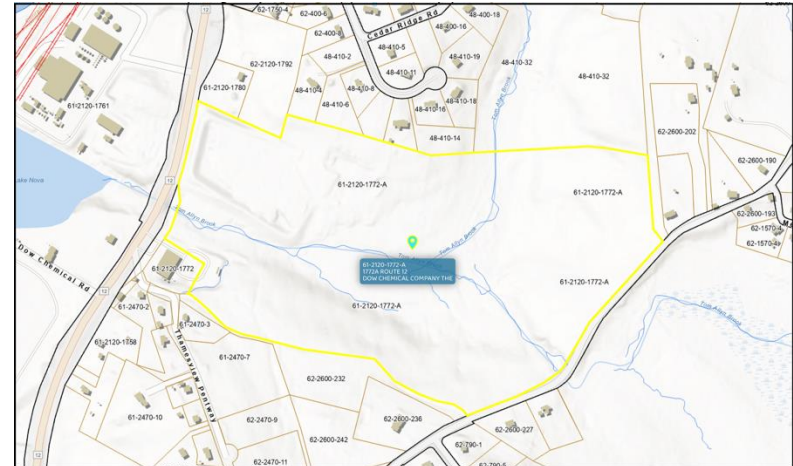
PRIME PROPERTY UPDATES

- 1947 Center Groton Rd (Rt. 117, between Bestway and Grimms Furry Tails)
- 10.60 acres (Undeveloped) - Zoned LCDD - Owned by 1947 Center Groton Rd LLC (DeForest Smith)
- For sale for \$1,500,000
- Could be a subdivision with commercial retail in front and mini-storage in back



PRIME PROPERTY UPDATES

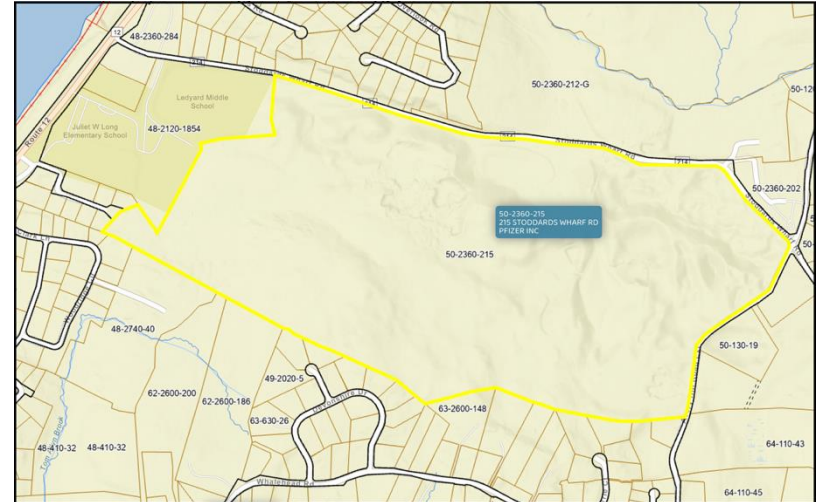
- 1772A & 1792 Rt. 12 (North of the Gales Ferry Fire House)
 - 16 acres total (Undeveloped) - Zoned Industrial - Owned by Dow Chemical
 - For sale for \$1,140,000 (*can't find online listing*)
 - An additional 52.37 acres behind which abuts the Whalehead Rd portion of the Pine Swamp Wildlife Corridor was split off from 1772A and donated to Avalonia as open space





PRIME PROPERTY UPDATES

- 215 Stoddards Wharf Rd.
 - 220.29 acres – Zoned Industrial - Owned by Pfizer Inc.
 - In the 1960s Pfizer used about 15 acres of the property as a dump site. Pfizer is in a stewardship program with CT DEP to monitor the property with some monitoring wells, they have a detention basin, and they produce a report for the State on a routine basis.
 - It may never be cleaned up enough for residential use, but it could be cleaned up for commercial or industrial use. There is an Environmental Land Use Restriction (ELUR) on the parcel.





COMMISSION MEMBERS 2024-25

- John Vincent - Chairman (*Joined 2018 – Current term ends 2027*)
 - Richard Tashea - Vice Chairman (*Joined 1991 – Current term ends 2028*)
 - Michael Dreimiller – Secretary (*Joined 2017 – Current term ends 2027*)
 - Carol Schneider (*Joined 2016 – Current term ends 2027*)
 - Peter Hary (*Joined 2021 – Current term ends 2028*)
 - Mike Cherry (*Joined 2024 – Current term ends 2028*)
 - Kevin Aherne (*Joined 2025 – Current term ends 2028*)
-
- Liz Burdick – Town Planner (*2018 – 2021, 2024 – present*)
 - Fred Allyn III – Mayor (*2017 – present*)
 - Jessica Buhle – Town Council Liaison to the EDC (*2023 – present*)