

AUG 13 2026

**TOWN OF LEDYARD**

Land Use Department

Department of Land Use and Planning*Elizabeth J. Burdick, Director*

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Email: planner@ledyardct.org**SUGGESTED MOTIONS FOR PZ#26-3SITE FOR THE RECORD****APPLICATION PZ#26-3SITE****REGULAR MEETING – THURSDAY, AUGUST 13, 2026***Prepared by Liz Burdick, Director of Land Use & Planning***A MOTION TO APPROVE:**

- ***If the Commission is inclined to approve the application, the following MOTION is suggested for any favorable approval:***

I make a **MOTION to APPROVE PZ#26-3SITE** - 1947 Center Groton Road (Map ID:67-430-1947), Ledyard CT - Applicant, EG Home LLC - Agent, William Sweeney, Esq. - Property Owner, 1947 Center Groton Road LLC, for construction of 17 residential multi-family buildings for a 72-Unit (Townhouse-Style) Multi-Family Housing Development and associated site improvements to be served by public water and sewer in that the application, supporting documents and plan set entitled "Land Development Plans for Proposed Multi-Family Residential Development, Issued for Permitting, 1947 Center Groton Road, Ledyard, CT 06339, Prepared by BL Companies, Dated 4/1/26, Revised to 4/22/26, 5/4/26, 5/21/26, 7/1/26 & 7/28/26" comply with all applicable sections of the Ledyard Zoning Regulations, with the following conditions:

1. A Lot Line Revision Plan shown as Application FD#40 and its accompanying Schedule "A" description shall be reviewed and approved by the Land Use Director, Zoning Official and LLHD and filed on the Land Records in the Office of the Town Clerk prior to the filing of the approved Site Plan mylars.
2. Applicant shall coordinate with Weston and Sampson regarding sewer connection requirements; Groton Utilities regarding Water connection requirements; Ledyard Fire Marshal regarding any utilities requirements, such as fire hydrant locations, etc.; and Ledyard Building Official for any required building permits relative to any site utilities installations.
3. The existing on-site well shall be abandoned in accordance with the requirements of LLHD.
4. Evidence of CT DEEP approval and issuance of Construction Stormwater General Permit shall be submitted to Zoning Official prior to the issuance of a Zoning Permit to start work.
5. All stormwater systems shall be operated and maintained in accordance with the approved Plan Set and document entitled "Stormwater System Operations and Maintenance Plan" dated July 28, 2026.
6. Evidence of approval of all work in State of CT Right of Way (CT Route 117) by CT DOT shall be submitted to the Zoning Official prior to the issuance of a Zoning Permit to start work.
7. Temporary easements shall be obtained for any encroachment onto adjacent properties to achieve the installation of SESC's or for any grading.
8. Due to proposed steep slopes as part of this project, Applicant shall keep a log of all bi-weekly SESC's inspections inc. photos of the areas inspected that may be reviewed by the Zoning Official or Director of Land Use upon request.

9. Applicant shall add the following note to the final landscaping plan sheet per ZR Sec. 9.4.6.F (Maintenance) as follows: *"All landscaped and planted areas shall be continuously maintained by the property owner to ensure the long-term health and viability of the vegetation. Dead or diseased plant material shall be promptly replaced,"* and shall submit a site completion landscaping bond to insure same before the issuance of any Certificate of Zoning Compliance.
10. Applicant shall add lighting detail to the final revised plan for the six (6) lights to be installed at the front of the proposed community that match the lighting style in Ledyard Center.
11. Regarding on-site stone crushing, 1. A note shall be added to the final plan set regarding the requirements of ZR Sec. 7.10.1.A-F; 2. The stone crushing operation will be included in the initial zoning permit issued to start work and be valid for six (6) months; and 3. The Applicant shall, on or before six (6) months from the date of issuance of the zoning permit to start work, submit a written request to the Zoning Official to renew the use of stone crushing equipment on-site.
12. Boundary stone walls are to be protected and preserved. L.S. shall flag in the field in some manner acceptable to the Zoning Official prior to the start of work.
13. **STANDARD CONDITIONS OF APPROVAL:**
 1. Four (4) final plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by L.S., P.E. & C.S.S.
 2. The final approved site plan set, following endorsement, shall be filed on the Land Records in the Office of the Town Clerk within 90-days following its approval. No zoning permit to start work shall be issued until filed. Proof of said filing shall be submitted to the Land Use Dept.
 3. An approved Zoning Permit is required prior to the start of any work.
 4. Prior to issuance of a zoning permit to start work, A Soil Erosion & Sediment Control bond shall be posted in an amount approved by the Town Engineer and in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Land Use Director.
 5. Following the issuance of a zoning permit to start work, the Zoning Official; Town Engineer and/or Land Use Director shall be contacted and a pre-construction meeting shall be held at least one-week prior to start of any work.
 6. Soil Erosion & Sediment Controls (SESC) shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
 7. After work has commenced, any changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.
 8. Prior to issuance of any Certificate of Zoning Compliance, all site improvements shall be constructed in accordance with the approved site plan. A complete As-Built plan certified to A-2 accuracy shall be submitted to the Zoning Official and the Land Use Director for review & approval.
 10. The Applicant may, at the discretion of the Zoning Official and/or Land Use Director if the site improvements have been substantially completed, submit a site completion bond for any improvements that have not been completed at the time of the request for Certificate of Zoning Compliance due to weather or other constraints out of the control of the Applicant/Owner. A bond estimate for said improvements shall be submitted to the Land Use Dept. for review and approval and any bond shall be posted in a form acceptable to the Finance Director.

A MOTION TO DENY: If the Commission is inclined to DENY the application, it shall state its reasons on the record.