



FY 2022-2023 ANNUAL REPORT

LEDYARD ECONOMIC DEVELOPMENT COMMISSION



OVERVIEW

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

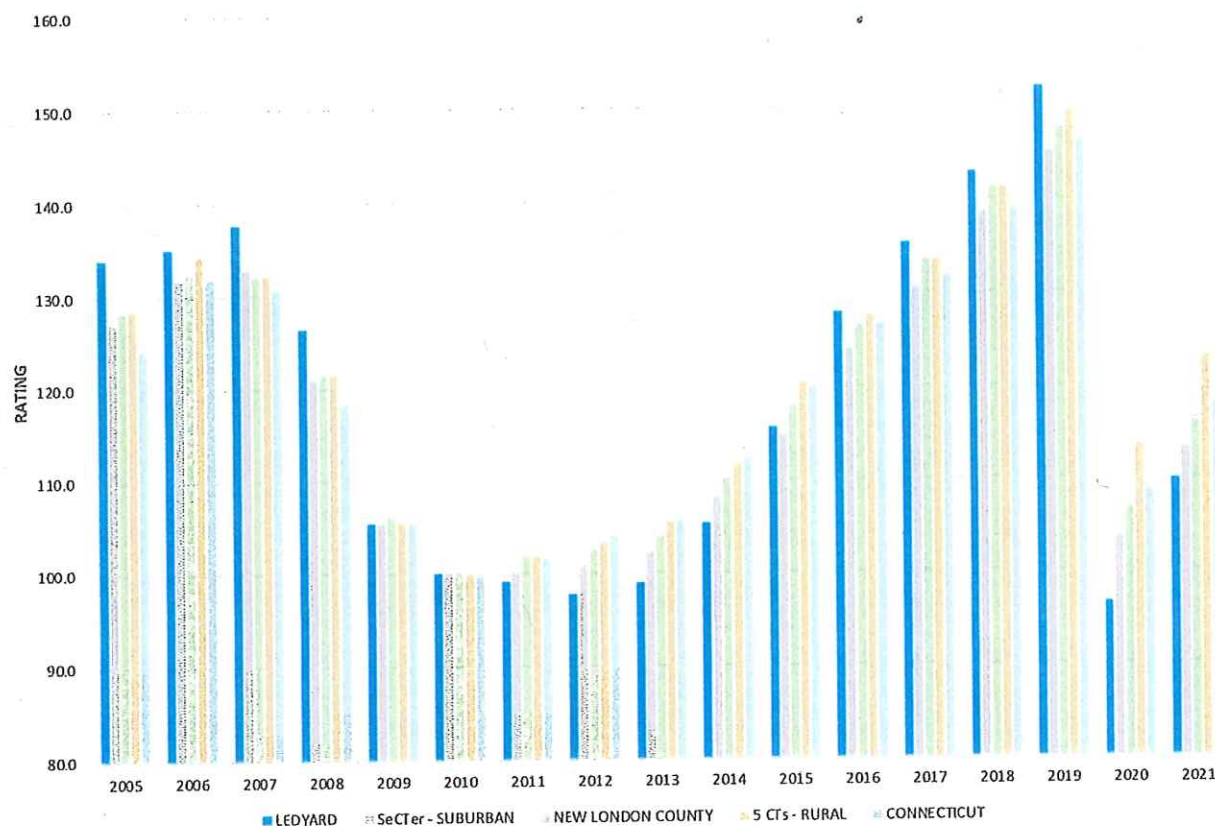
The EDC is responsible for expanding the tax base of the Town of Ledyard and for advocating, facilitating, promoting, and advising on economic development issues within the town through marketing, property tax incentives, and infrastructure improvement.

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.



LEDYARD ECONOMIC INDEX

CT Town Economic Index
2005-2021



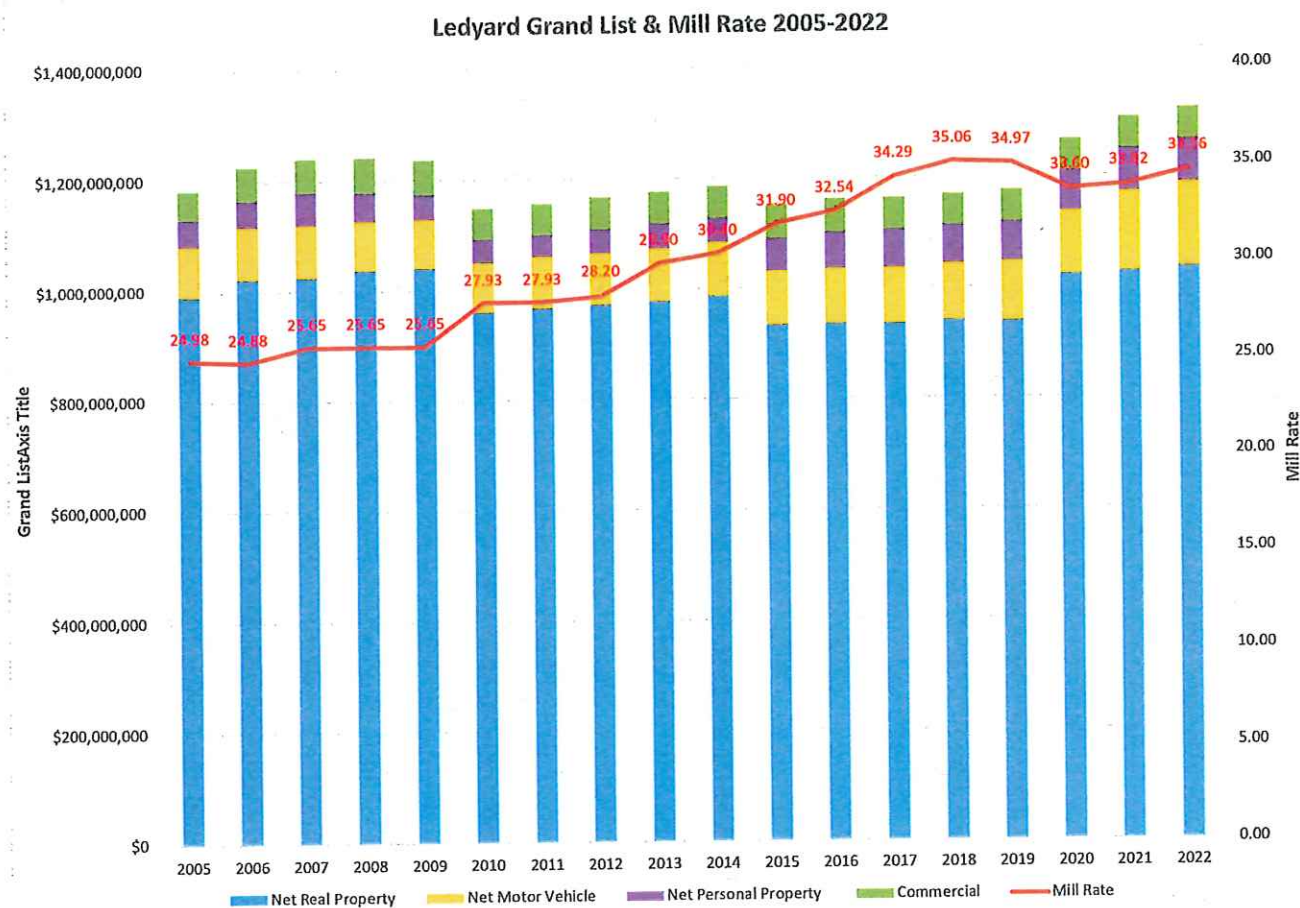
Data Source: Connecticut Economic Digest

SeCter CEDS

Univ. of Connecticut – 5 CTs



LEDYARD GRAND LIST VS. MILL RATE



Data Source: [State of Connecticut – Office of Policy and Management](#)

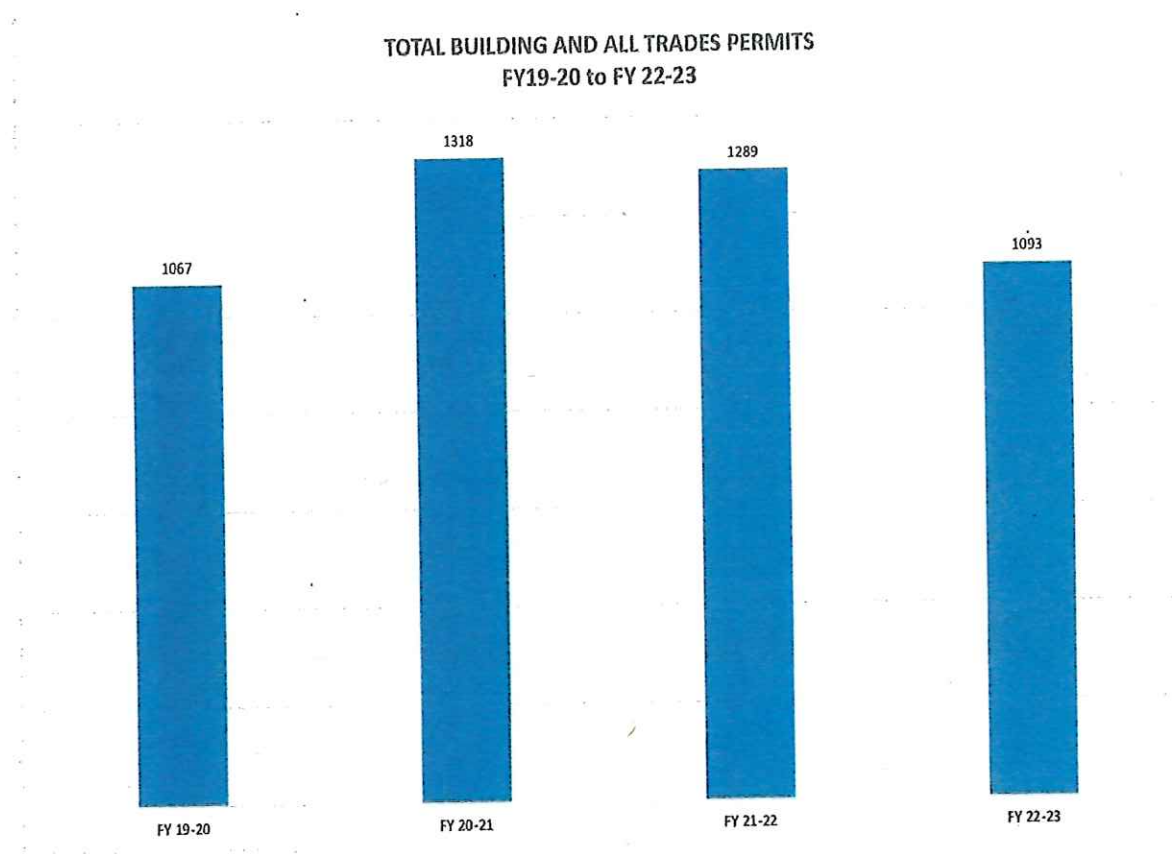


LEDYARD TOP TAXPAYERS - GRAND LIST 2022

TAXPAYER	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLES	TOTAL	G/L RATIO
CONN LIGHT & POWER CO	\$125,930	\$41,634,489		\$41,760,419	3.35%
MASHANTUCKET PEQUOT TRIBAL NATION & GAMING ENTERPRISE	\$19,846,187	\$1,212,426		\$21,058,613	1.69%
FOX RUN-LEDYARD LLC "FOX RUN" APARTMENTS	\$7,635,040	\$1,270	\$16,670	\$7,652,980	0.61%
GALES FERRY INTERMODAL LLC "FORMER DOW CHEMICAL"	\$3,786,720			\$3,786,720	0.30%
NS RETAIL HOLDINGS "CVS GALES FERRY"	\$3,072,020			\$3,072,020	0.25%
LEDYARD MEADOWS ESTATES LLC	\$2,633,190	\$24,076		\$2,657,266	0.21%
YANKEE GAS		\$2,602,447		\$2,602,447	0.21%
U-STORE IT	\$2,414,720			\$2,414,720	0.19%
AMERICAN STYRENICS LLC		\$1,988,528		\$1,988,528	0.16%
LEDYARD CENTER LLC "FORMER LCS"	\$1,657,040			\$1,657,040	0.13%
TOTALS	\$41,170,847	\$47,463,236	\$16,670	\$88,650,753	7.11%
TOTAL NET GRAND LIST				\$1,247,427,375	
*** SHOPS, RESTAURANTS, AND VENDORS AT FOXWOODS INCLUDING TANGER OUTLETS - COMBINED ***		\$15,475,000			1.24%



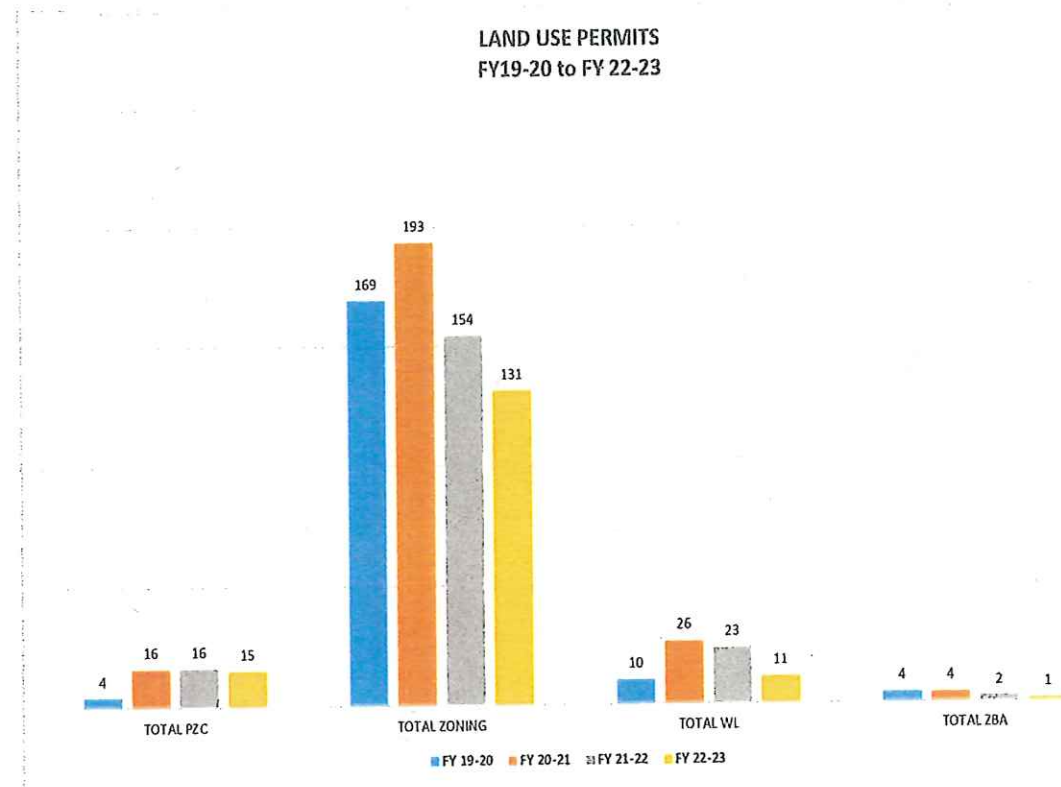
LEDYARD BUILDING TRADES PERMITS



The total construction value of all permits in FY 22-23 was \$24,906,000, \$3M higher than last fiscal year despite the drop in total permits processed. We are closer to pre-pandemic numbers with respect to permits processed.



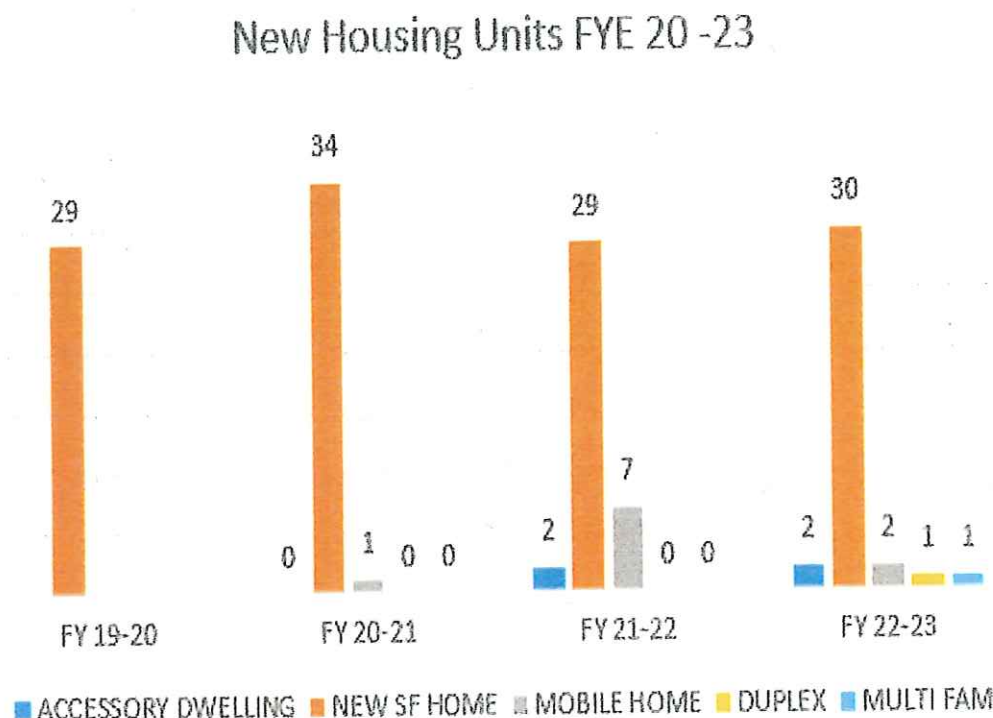
LEDYARD LAND USE PERMITS



Though there has been a drop in the total number of permits, there were 33 new houses approved, 1 new commercial building, and 8 new businesses approved.



LEDYARD NEW HOUSING UNITS



In Fiscal Year 22-23, 32 Houses received Building Permits. A mixed-use building in Gales Ferry was converted to all multi-family use. A 24-lot Open -space Subdivision was approved and several subdivisions approved within the last 3 years have been nearly fully built-out. A 4-lot affordable housing subdivision was approved and the last home is nearly complete.

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*



COMPLETED PROJECTS

- 2023 Strategic Plan
 - PDF available for download from [Town's website](#)
- Zoning Regulation Updates
 - Town Planner Juliet Hodge completed a comprehensive review and rewrite of the town's existing Zoning and Subdivision Regulations. Also approved new regulations allowing Cannabis Retailers and Cultivators and detached Accessory Dwelling Units in response to statutory changes
 - EDC Commissioner Dick Tashea was a member of the Agricultural Zoning Regulations Ad Hoc Committee
- Rejoined Southeastern CT Enterprise Region (SeCTer)
- Renewed memberships in Chamber of Commerce of Eastern Connecticut and Greater Norwich Area Chamber of Commerce
- Small Business Promotion
 - Organized on Ledyard Community Resource page on Facebook
 - Managed by Commissioner Buhle
 - Total value of 31 prizes given away was at least \$1,000
- New Ledyard Business Directory
 - Compiled a complete listing of all known businesses in Ledyard
 - PDF available for download from Town's website
 - Online version coming soon
- Non-Residential Property Inventory
 - Prime properties in town
 - GFI Intermodal – 1737 Rt. 12 (165 acres) (*industrial site with rail and upgraded deep water pier currently being redeveloped*)
 - Lou's Garage – 750 & 754 Colonel Ledyard Hwy (0.97 & 2.88 acres) (*vacant since 2017*)
 - Daticon/Stonington Institute – 51 Kings Hwy (3.88 acres) (*vacant since 2003*)
 - 59 Kings Hwy (1.64 acres) & 109 Christy Hill Rd (13.33 acres)
 - Kartway – 1644 Rt. 12 (1.76 acres), 119 & 129 Christy Hill Rd (3.01 & 1.69 acres) (*closed since 2020, not currently listed for sale*)



COMPLETED PROJECTS

- 2nd Annual Regatta Day Festival
 - <https://www.regattadayfestival.com/>
 - Held on June 10th at Sweet Hill Farm & Erickson Park
 - In conjunction with:
 - Ledyard Parks & Recreation
 - Gales Ferry District
 - Ledyard Rotary
 - EDC Commissioner Jessica Buhle organized events at Sweet Hill Farm
 - 35 vendors participated
 - Estimated attendance – 1,000+





IN PROGRESS PROJECTS

- Town marketing video

- Produced by [CGI Digital](#)
- Managed by EDC Commissioner Peter Hary
- No cost to town due to paid advertising
- Shooting video in June 2023
 - Expected completion in Fall 2023
- Will have the following chapters:
 - Welcome
 - Quality of Life
 - Economic Development
 - Community Organizations
- Examples of other town's video
 - [Guilford](#)
 - [Naugatuck](#)





NEW PROJECTS

- **Business Profiles**
 - Will be published on EDC's Facebook page and in quarterly Ledyard Events magazine
- **Multi-Use Path & Sewer Extension**
 - Will run on the north side of Col. Ledyard Hwy from Ledyard Center to Ledyard High School
 - Funded by LOTCIP grant and ARPA funds
 - Now in the bid phase of development
- **RT. 12 Corridor Study**
 - Last update was in 2008
 - RFP will be sent Fall 2023
 - \$15,000 budgeted
 - Updated study required to qualify for future STEAP grants
 - Possible sewer extension from Norwich to Groton
- **Ledyard Economic Development Commission Website**
 - Still in the very early stages of development



POSSIBLE FUTURE PROJECTS

- Community Events Signs

- Something like Colchester's sign (right)
- Possible Locations
 - Town Green
 - Rt. 117/Rt. 214 intersection
 - Rt. 117/Colonel Ledyard Hwy.
 - Rt. 12/Military Highway
 - Rt. 12/Christy Hill Rd.
- Events
 - Memorial Day parade
 - Ledyard Fair & Farmer's Market
 - Yale/Harvard Regatta
 - Holiday Jeep parade & Trunk-or-Treat
 - Fundraising events (Plant sales, dinners, etc.)
 - Youth sports registrations
 - Performances (school and others)
 - SCRRRA shred/hazardous waste event
 - Red Cross blood drives & Prescription Take Back Day



POSSIBLE FUTURE PROJECTS

- Business Directional Signs
 - Residents Survey results showed poor knowledge of existing businesses
 - Possibly modeled after [Killingly's program](#) (photo to right)
 - Identify possible locations
 - Rt. 214 / Rt. 117 intersection
 - Rt. 214 / Rt. 12 intersection
 - Rt. 12 / Military Highway intersection
 - Rt. 12 / Hurlbutt Rd. intersection
 - Colonel Ledyard Hwy / Groton Town Line
 - Gallup Hill Rd / Pumpkin Hill Rd intersection
 - Rt. 214 / Rt. 2 intersection
 - Rt. 12 / Long Cove Rd. intersection

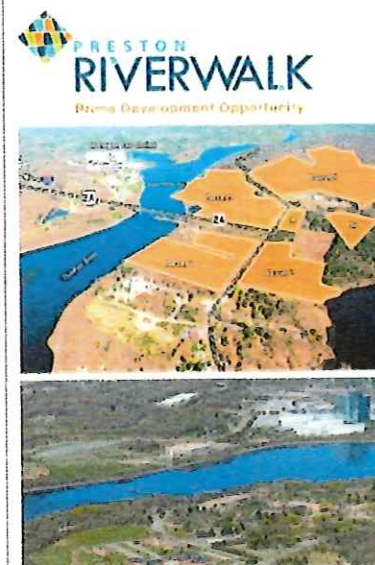




LONG-TERM PLANNING

Prepare for:

- Expansion of utility infrastructure services (water and sewer)
 - Sewer expansion
 - Ledyard Center Sewer Feasibility Study (American Rescue Plan funding)
 - Everything has passed DOT and Groton Utilities and is ready to go out to bid (includes multi-use pathway)
 - Ledyard Center School site apartments
 - A revised site plan was submitted recently
 - Most likely will need to wait for completion of sewer expansion project
- Preston Riverwalk development
 - <http://www.prestonriverwalk.com/>
 - End in sight for former Norwich Hospital cleanup
(The Day – June 18, 2023)
 - Will be turned over to Mohegan Gaming & Entertainment for development
 - Ledyard could provide some of the 1 & 2 bedroom housing for employees that will most likely be needed





BUSINESS CHANGES

- **New**

- Dollar General: 1686 Rt. 12

- **Change of Use**

- Coastal Mudwords: 740 Col. Ledyard Hwy (*The Shoppes at Ledyard Center*)
- My Pet's World: 1666 Rt. 12 (*Riverside Mall*)
- Sweet Hill Farm/Creamery: 29 Military Hwy (*formerly Alice Acres*)
- Path 2 Self Wellness: 1663 Rt. 12 (*formerly Kickstart Boxing*)
- First Impressions Learning Academy: 785R Col. Ledyard Hwy

- **Home Occupations**

- Heads Up Salon: Sawmill Dr.
- Sublimation Crafts: 4 Powder Horn Lane
- Daniel Parke's Landscaping Business: 1591 Rt. 12
- Mint Tint: 1 Sleepy Hollow Pentway

- **Re-Openings**

- Fireside Brick Oven Pizza: 1661 Rt. 12

- **Relocations**

- Big Discount Wine & Liquor: 1524 Rt. 12 (*formerly Sonny's Wine & Spirits in Ledyard Center*)

- **Opening Soon**

- BRO's Barbershop: 12 Military Hwy (*formerly Boss Hair Design – July 17th*)
- The Salty Heifer: 678 Col. Ledyard Hwy (*formerly Parke's Place – July 21st*)
- Barkin' Barley: 1528 Rt. 12 (*late summer*)

- **Trade Name Certificates Filed**

- DB Creations: 31 Saw Mill Dr.
- Rose Hill Bloom Company: 90 Rose Hill Rd.
- Mami's Cleaning: 6 Hilltop Dr.
- Over Grown: 9 Winfield Way
- Cchange: 18 Hillside Dr.
- Pewter Pot Fine Spiced Chocolates: 3 Smith Pond Rd.
- Refinnejpop: 42 Lincoln Dr.
- Gillian Rae Photography: 20 Hurlbut Rd.
- Toil and Trouble Bakery: 4 Coachman Pike
- Mystic Labrador Services: 27 Village Dr.
- K2K Detailed Cleaning Service, LLC: 13 Whalehead Rd.
- 313 Project Management: 13 Whalehead Rd.
- Hellcat A-Go-Go Studios: 3 Pleasant View
- Suzi Lee Schell Creative Design: 276 Stoddards Wharf Rd.
- Dream Big Coaching: 18 West Dr.
- CGL Design: 13 Reuven Dr.
- McCotters Ventures: 1 Muster Lane
- Overwatch Training Solutions: 44 Sable Dr.

- **Closed**

- Boss Hair Design
- Alice Acres/Pop's Premium Ice Cream
- Kickstart Boxing
- Parke's Place



COMMISSION MEMBERS 2022-23

- John Vincent - Chairman (*2018 – present*)
- Richard Tashea - Vice Chairman (*1991 – present*)
- Michael Dreimiller – Secretary (*2017 – present*)
- Carol Schneider (*2016 – present*)
- Jessica Buhle (*2021 – present*)
- Peter Hary (*2021 – present*)
- *Vacancy*

- Juliet Hodge – Town Planner (*2021 – present*)
- Fred Allyn III – Mayor (*2017 – present*)
- Gary Paul – Town Council Liaison to the EDC (*2022 – present*)

Past Members

- Vince Whittle (*2021 – 2022*)