

FD#1



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MAY 21 2026

Land Use Department

TOWN OF LEDYARD APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW


PZH26-3SITE

Application Number _____ Submission Date 5/21/26 Official Receipt Date 6/2/26

FEE: 360 DATE PAID 5/21/26 RECEIPT # 575065

Applicant/Agent EG Home LLC

(Please Print Legibly)

Signature: 

Address: 43 Broad St, New London, CT 06320 Telephone 860-447-0335

E-Mail Address: WRSweeney@tcors.com

Owner Name (if different): 1947 Center Groton Rd LLC

Address of Owner: 114 Torrington Ct Mooresville, NC 28117 Telephone _____

Location of Work (Street Address) 1947 Center Groton Road

Tax Assessor's Map. 67 Block 430 Lot 1947 Zone LCDD

Is this property within 500 feet of another municipality? Y N CAM Zone Y N

Existing Use Vacant Land CAM Exempt Y N

Special Permit Site Plan Review Regulation Change Zone Map Change

CAM Review Other: _____

Details:

EG Home, LLC is seeking to develop the existing ±10.63 acre parcel located at 1947 Center Groton Road within the Town of Ledyard, New London County, Connecticut.

The proposed development will include 17 residential buildings for a total of 72 units, a private drive around the site, associated utilities, landscaping, lighting, and a stormwater management system.

Approved by _____ Date _____

Denied by _____ Date _____



1947 Center Groton Rd, Ledyard, CT

Map/Lot: 67-430-1947

1 inch = 139 Feet



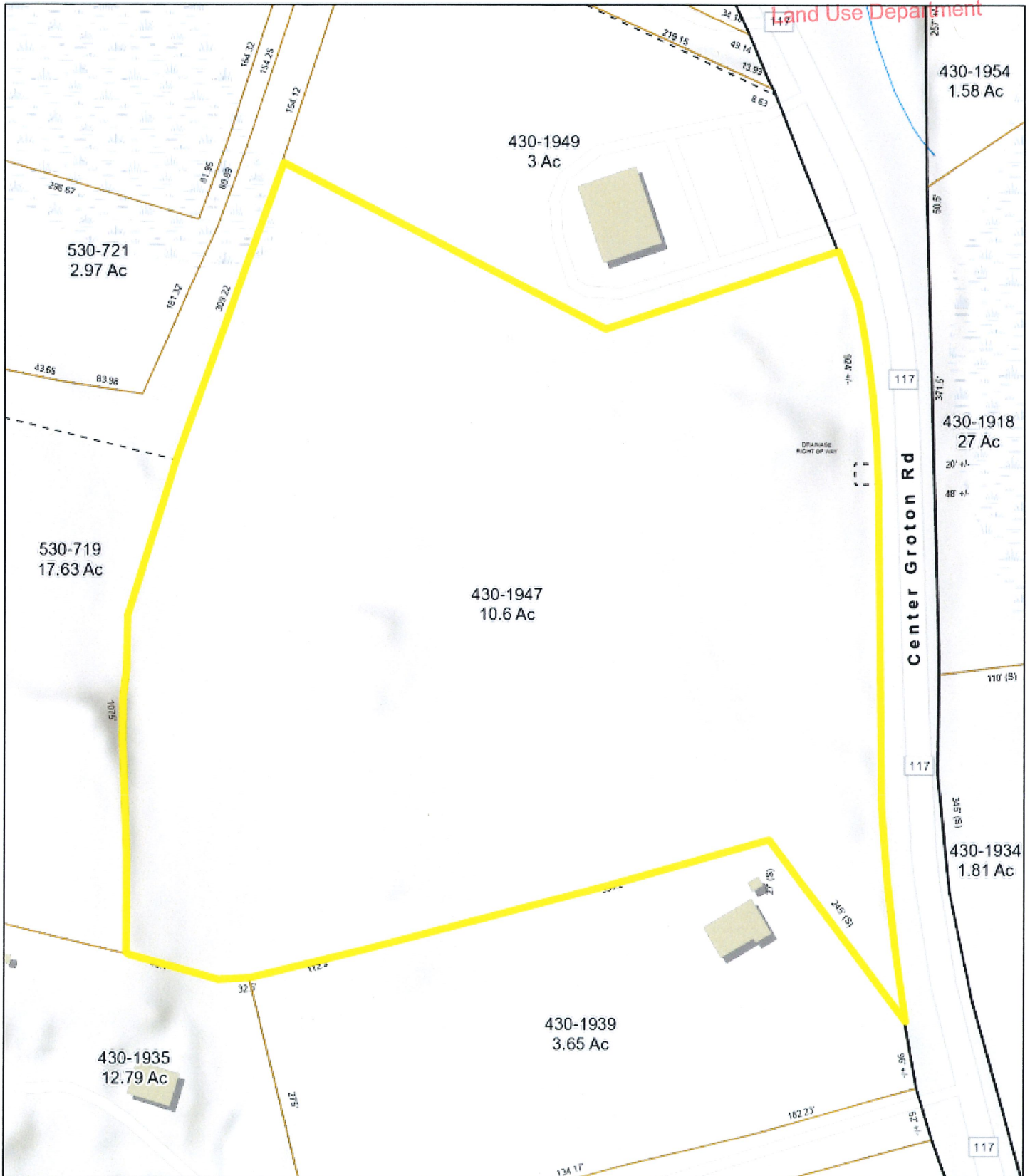
www.cai-tech.com

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May 19, 2026



Land Use Department



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 feet Abutters List Report

Ledyard, CT
March 31, 2026

Subject Property:

Parcel Number: 67-430-1947
CAMA Number: 67-430-1947
Property Address: 1947 CENTER GROTON RD

Mailing Address: 1947 CENTER GROTON RD LLC
247 BROAD ST
MILFORD, CT 06460

Abutters:

Parcel Number: 67-430-1949
CAMA Number: 67-430-1949
Property Address: 1949 CENTER GROTON RD

Mailing Address: BESTWAY 2 LLC
P O BOX 126
NORWICH, CT 06360

Parcel Number: 67-530-719
CAMA Number: 67-530-719
Property Address: 719 COLONEL LEDYARD HWY

Mailing Address: BENNET BRIANE R + BERNARDINE R
719 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 67-530-721
CAMA Number: 67-530-721
Property Address: 721 COLONEL LEDYARD HWY

Mailing Address: ARNOLD EILEEN B BENNET + BRETT DANIEL
721 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 82-430-1918
CAMA Number: 82-430-1918
Property Address: 1918 CENTER GROTON RD

Mailing Address: PIERCE CHESTER Z -JR
1918 CENTER GROTON RD
LEDYARD, CT 06339

Parcel Number: 82-430-1934
CAMA Number: 82-430-1934
Property Address: 1934 CENTER GROTON RD

Mailing Address: A LEDYARD CEMETERY ASSOC
-
-, - -

Parcel Number: 82-430-1935
CAMA Number: 82-430-1935
Property Address: 1935 CENTER GROTON RD

Mailing Address: BARINA MICHAEL
1935 CENTER GROTON RD
LEDYARD, CT 06339

Parcel Number: 82-430-1939
CAMA Number: 82-430-1939
Property Address: 1939 CENTER GROTON RD

Mailing Address: GRIMMS FURRY TAILS LLC
1939 CENTER GROTON RD
LEDYARD, CT 06339



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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	99 00	Vacant Land Vacant	
MIXED USE		Description	Percentage
Code	1300	Vacant M00	100 0 0
COST / MARKET VALUATION			
Building Value New			0
Adjusted Base Rate			0
Year Built			0
Effective Year Built			0
Depreciation Code			0
Remodel Rating			0
Year Remodeled			0
Depreciation %			0
Functional Obsol			0
External Obsol			1
Trend Factor			100
Condition %			0
Percent Good			0
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0



No Sketch

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INSTR # 2006004391
VOL 00434 PG 0464
RECORDED 12/22/2006 11:23:11 AM
CALVIN K. BRODWER
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX 1,375.00
STATE CONVEYANCE TAX 2,750.00

WARRANTEE DEED

To All People to whom these Presents shall come, Greetings:

KNOW YE, THAT I, **MAUREEN RUTH MARSH**, hereinafter referred to as Grantor of the Town of Ledyard, County of New London and State of Connecticut for the consideration of Five Hundred Fifty Thousand Dollars and 00/100 cents (\$550,000.00) received to my full satisfaction of **1947 CENTER GROTON ROAD, LLC, a Connecticut Limited Liability Company**, hereinafter referred to as Grantee whose principal place of business is located in the Town of Milford, County of New Haven, and State of Connecticut does give, grant, bargain, sell and confirm unto the said **1947 CENTER GROTON ROAD, LLC**, Grantee, all that certain piece or parcel of land, with all improvements, known as 1947 Center Groton Road, situated in the Town of Ledyard, County of New London, State of Connecticut, bounded and described as follows:

See Schedule A attached hereto and made a part hereof

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, its heirs, successors, and assigns forever, to it and its own proper use and behoof. And also, she, the said grantor does for herself, her heirs, executors, administrators, and successors, covenant with the said grantee, its successors, and assigns, that at and until the ensembling of these presents, she is well seised of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, she, the said grantor, does by these bind herself and her heirs forever to Warrant and Defend the above granted and bargained premises

SEE RELEASE RECORDED IN VOL 458 PAGE 937

Book434/Page464 CFN#2006004391

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Schedule A

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF CENTER GROTON ROAD ALSO KNOWN AS CONNECTICUT ROUTE 117 IN THE TOWN OF LEDYARD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT AND SHOWN ON A MAP TITLED: "PROPERTY SURVEY PROPERTY OF MAUREEN RUTH MARSH 1947 CENTER GROTON ROAD (CONNECTICUT ROUTE 117) LEDYARD, CONNECTICUT, SCALE: 1" = 50', DATE: FEBRUARY 18, 2004, DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT" REVISED THROUGH 12-19-06 AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY HIGHWAY LINE OF CENTER GROTON ROAD, SAID POINT BEING MORE PRECISELY LOCATED 13.93 FEET FROM A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT AS MEASURED ALONG SAID WESTERLY HIGHWAY LINE ON A LINE THAT BEARS S 23° 02' 56" E;

THENCE DEPARTING SAID WESTERLY HIGHWAY LINE AND RUNNING GENERALLY NORTHWESTERLY AND SOUTHWESTERLY BOUNDED NORTHEASTERLY AND NORTHWESTERLY BY LAND NOW OR FORMERLY OF BRIANE R. BENNETT & BERNADINE R. BENNETT THE FOLLOWING THIRTEEN COURSES:

N 66° 25' 46" W FOR A DISTANCE OF 8.63 FEET TO AN IRON PIN SET AT THE BEGINNING OF A STONE WALL;

THENCE CONTINUING N 66° 25' 46" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 219.15 FEET TO A DRILL HOLE SET AT A STONE WALL INTERSECTION;

THENCE RUNNING N 66° 48' 12" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 211.72 FEET TO AN IRON PIN SET AT A STONE WALL CORNER;

THENCE RUNNING S 19° 21' 44" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 113.48 FEET TO AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING S 16° 56' 50" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 154.12 FEET TO A DRILL HOLE SET AT AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING S 18° 58' 48" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 309.22 FEET TO AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING S 16° 32' 18" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 160.81 FEET TO AN IRON PIN SET AT A STONE WALL INTERSECTION;

THENCE RUNNING S 02° 18' 20" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 10.25 FEET TO A DRILL HOLE SET AT THE END OF SAID STONE WALL;

THENCE RUNNING S 00° 16' 30" E ACROSS A BARWAY AND THEN BY AND WITH A STONE WALL FOR A DISTANCE OF 44.00 FEET TO A DRILL HOLE SET AT AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING S 07° 15' 06" W BY AND WITH SAID STONE WALL FOR A DISTANCE OF 28.63 FEET TO A DRILL HOLE SET AT THE END OF SAID STONE WALL;

THENCE RUNNING S 01° 23' 25" E FOR A DISTANCE OF 40.44 FEET TO A DRILL HOLE SET AT THE BEGINNING OF A STONE WALL;

THENCE RUNNING S 03° 19' 47" E BY AND WITH SAID STONE WALL FOR A DISTANCE OF 112.82 FEET TO AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING S 01° 06' 34" E BY AND WITH SAID STONE WALL FOR A DISTANCE OF 94.72 FEET TO A STONE WALL CORNER AND THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PATRICIA A. BARINA;

THENCE RUNNING S 46° 24' 19" E FOR A DISTANCE OF 2.08 FEET TO A DRILL HOLE AT AN ANGLE POINT IN THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PATRICIA A. BARINA;

THENCE RUNNING S 76° 04' 03" E FOR A DISTANCE OF 93.14 FEET TO A DRILL HOLE AT AN ANGLE POINT IN THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PATRICIA A. BARINA;

THENCE RUNNING N 85° 44' 57" E FOR A DISTANCE OF 32.57 FEET TO A DRILL HOLE AT OR NEAR THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF PATRICIA A. BARINA AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF KENNETH J. CHASTEEN AND JOYCE D. CHASTEEN;

THENCE RUNNING IN A GENERALLY NORTHEASTERLY AND SOUTHEASTERLY DIRECTION BOUNDED SOUTHEASTERLY AND

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF KENNETH J. CHASTEEN AND JOYCE D. CHASTEEN THE FOLLOWING FOUR COURSES:

N 75° 39' 02" E FOR A DISTANCE OF 111.60 TO A DRILL HOLE SET AT THE BEGINNING OF A STONE WALL;

THENCE RUNNING N 74° 21' 44" E BY AND WITH SAID STONE WALL FOR A DISTANCE OF 247.73 FEET TO AN ANGLE POINT IN SAID STONE WALL;

THENCE RUNNING N 73° 06' 57" E IN PART BY AND WITH SAID STONE WALL AND IN PART BY AND WITH A STONE AND MORTAR WALL FOR A DISTANCE OF 172.45 FEET TO A POINT IN THE CENTERLINE OF OLD CENTER GROTON HIGHWAY AS SHOWN ON THE ABOVE REFERENCED MAP;

THENCE RUNNING S 38° 43' 49" E ALONG THE CENTERLINE OF OLD CENTER GROTON HIGHWAY FOR A DISTANCE OF 225.22 FEET TO A POINT IN THE CURVED WESTERLY HIGHWAY LINE OF CENTER GROTON ROAD, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1,230.05 FEET, A CHORD OF 234.19 FEET AND CHORD BEARING N 07° 21' 30" W;

THENCE RUNNING IN A NORTHERLY DIRECTION BY AND ALONG SAID WESTERLY HIGHWAY LINE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 234.55 FEET THROUGH A CENTRAL ANGLE OF 10° 55' 31" TO A CONNECTICUT HIGHWAY DEPARTMENT DISK;

THENCE RUNNING N 01° 54' 13" W BY AND ALONG SAID WESTERLY HIGHWAY LINE FOR A DISTANCE OF 294.06 FEET TO A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT AT THE BEGINNING OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 970.02 FEET, A CHORD OF 176.35 FEET AND CHORD BEARING N 07° 06' 30" W;

THENCE RUNNING IN A NORTHERLY DIRECTION BY AND ALONG SAID WESTERLY HIGHWAY LINE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 176.59 FEET THROUGH A CENTRAL ANGLE OF 10° 25' 50" TO A CONNECTICUT HIGHWAY DEPARTMENT MONUMENT;

THENCE RUNNING N 23° 02' 56" W BY AND ALONG SAID WESTERLY HIGHWAY LINE FOR A DISTANCE OF 226.50 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 593,644 SQUARE FEET MORE OR LESS (13.63 ACRES MORE OR LESS).

to the said grantee, its heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, the said grantor, have hereunto set my hand and seal this 21st day of December, 2006.

Signed and Delivered in the presence of

WITNESS

Alexandra Palen
Mary Beyer

GRANTOR:

Maureen Ruth Marsh
MAUREEN RUTH MARSH

STATE OF CONNECTICUT)

 LONDON) ss. ~~New Haven~~ GROTON
COUNTY OF NEW HAVEN)

Personally Appeared Maureen Ruth Marsh, Grantor, Signer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me this 21st day of December, 2006.

DF
David F. Falvey
Commissioner of the Superior Court

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Land Use Department

PROPERTY ACCESS PERMISSION

Property Address: 1947 Center Groton Rd, Ledyard, CT 06339

I, the undersigned property owner, give permission for members of the commission and municipal staff to enter the property listed above for the purpose of a site walk related to a land use matter.

I understand this visit is for observation only.

Owner Name (print): 1947 CENTER GROTON RD LLC by
Signature: DeForest W. Smith DEFOREST W. SMITH
Date: 5/20/2026