

FDH29

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Land Use Department

Anna Wynn

From: Blacker, Katherine <blackerk@grotonutilities.com>
Sent: Friday, May 29, 2026 9:28 AM
To: Hannah Gienau; Elizabeth Burdick; Anna Wynn
Cc: Monk, Cassidy; water pollution control authority; LaFontaine, Doug; Acimovic, Karl
Subject: FW: Site Plan Review Comments - 1947 Center Groton Road
Attachments: Stormwater-GeoTechnical Comments-GU.pdf; FW: 1947 Center Groton Road - Comments on Site Plan Review

Hannah,

1. Groton Utilities Watershed and Environmental comments are attached.
2. The email chain below includes the WPCA's approval of the attached comments/feedback from GU Water. It is included for context as it relates to the water infrastructure. The initial email was omitted from Ed's conversation with EG Homes – so I've included as attached for reference. In summary, **take away: the developer will be required to install 72 individual meter pits and curb boxes for the units (as opposed to one master meter)**. Additional comments and clarifications were provided directly to EG Homes.
 We understand that the Plans will be revised and at the next Town of Ledyard review, GU requests the note be added: "required separation distances or the acceptable alternatives for water and sewer/storm lines. For areas where the required 10' horizontal separation of water and sewer is not possible; Options include sleeving the water line, replacing sewer lines with water class pipe or surrounding the line entirely with Flowable Fill."
 Regarding to the sewer infrastructure, one disadvantage relating to the review for water, is not having documentation of comments from WPCA's sewer engineer, Weston & Sampson, submitted in review process; which leaves others without the proposed comments to take into consideration. This observation was provided to WPCA Chairman with the context that *documenting* Weston & Sampsons direct communication & comments with the developer for inclusion in this review process may have benefits.

Thank you,
Kate

Kate Blacker
 Project Management | Technical Aide
 Water & Wastewater



Office: (860) 629-7012
 Cell: (860) 625-0720
 Office Hours: 7am – 3pm (M-F)

From: water pollution control authority <wpca.ledyard@ledyardct.org>
Sent: Tuesday, May 26, 2026 10:58 PM
To: Blacker, Katherine <blackerk@grotonutilities.com>
Subject: Re: Sewer Commitment letters for [redacted], EG Home, and [redacted]

KATE - The commissioners tonight thought your response to the EG homes design was fine and no changes will be allowed. If they have any issues with what you said then they can come to our meeting to discuss - and yes all curbstop metering (no sharing service lines). No 6 inch main meter.

Thanks!

Ed Lynch, WPCA
Mobile 646-732-9224

From: Blacker, Katherine <blackerk@grotonutilities.com>
Sent: Friday, May 22, 2026 9:41 AM
To: water pollution control authority <wpcal.ledyard@ledyardct.org>
Subject: FW: Sewer Commitment letters for [REDACTED], EG Home, and [REDACTED]

Hello Ed,
I am following up on whether you've had a response from EG Homes.
Ledyard has requested GU Water comments – and I'm hoping to hear what the latest from EG Homes – or whether you prefer me to wait until after the meeting nex week?
Thank you,
Kate

From: catalyst05@comcast.net <catalyst05@comcast.net>
Sent: Tuesday, May 12, 2026 10:03 AM
To: John McBride <jmcbride@eghome.net>; Elizabeth Burdick <planner@ledyardct.org>; khixson@blcompanies.com
Cc: Stephen Banks <wpcasupervisor@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>; Fred Allyn, III <mayor@ledyardct.org>; Bateman, Patrick <batemanp@wseinc.com>; Blacker, Katherine <blackerk@grotonutilities.com>
Subject: Re: Sewer Commitment letters for [REDACTED], EG Home, and [REDACTED]

[EXTERNAL EMAIL] CAUTION: External Sender. Do not click on links or open attachments unless you trust the sender and expected this message.

John - see my answers below - I have added Kathrine Blacker from GU and Patrick Bateman from Weston and Sampson. Some of your questions below need their input.

From: John McBride <jmcbride@eghome.net>
Sent: Monday, May 11, 2026 10:45 AM
To: Elizabeth Burdick <planner@ledyardct.org>; catalyst05@comcast.net <catalyst05@comcast.net>; khixson@blcompanies.com <khixson@blcompanies.com>
Cc: Stephen Banks <wpcasupervisor@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>; Fred Allyn, III <mayor@ledyardct.org>
Subject: Re: Sewer Commitment letters for [REDACTED], EG Home, and [REDACTED]

Good Morning,
We have several questions.

1. Can we change the entity name from EG Home LLC to EG Shoreline IV LLC? Yes - go ahead and modify this
2. When does the 5-year timeframe start...after we receive all unappealable approvals, upon commencement of construction, or sometime else? When the mylars are filed with the town
3. Does the town take title to the onsite gravity sewer, onsite force main and the pump station, and does the town assume all maintenance? Please consult with Patrick of Weston and Sampson - this is NOT a gravity system but a low-pressure system that uses E-1 Grinder pumps to grind and pump waste into a Polypropylene 5-inch pipe - the pipe remains full until "pushed along" to the gravity pipe at Pennywise. You have the option of having each unit with a grinder pump or design several for multiple units - although the owner(s) are responsible for the maintenance and repair of each unit. Because the waste pipe is on private property, the responsibility of the maintenance and repair is with the association. You could provide a utility easement that could change this but we would have to further discuss this.
4. Regarding 2a, we will connect to the water main in Center Groton Rd directly in front of the parcel. This is up to Groton Utilities to decide but seems reasonable to me.
5. Regarding 2e, we intend to connect sewer to the east of the library at the manhole at the intersection of Colonel Ledyard Hwy and Ray Holdridge Circle.
6. Regarding #3, do you have an anticipated cost? No - it will depend on required testing, sanitization, flushing, etc. by GU and the state DPH. I believe that GU and Weston and Sampson can provide such an estimate.
7. Regarding #7, what is the reimbursement if any else connects to the force main we install? I don't anticipate any other connections. This will depend on who will use the pipe - because you will need to cross Route 117, that portion of the cost could be recovered by a ratio of units served -for example 74 units (EG Homes) + behind Holdredges development of 225 units = a total of 294 resulting in 225/294 % recovery or 76.5% recovered cost.
8. Can we add language to this letter confirming water meters can be installed inside the units? Again this is an option - if the Ledyard WPCA has to maintain the hydrants/water system then we need to address curb stop leaks, if not, then we might need to add a bulk 6 inch meter to the property line and EH Homes would design and build based on meters in the building.
9. Does the pump station design criteria fall under the builder's responsibility, or is it dictated by WPCA specifications? The grinder pump design specs are specified by Weston and Sampson.

In summary, I would think that maintaining the road/utilities as part on a private development along with the responsibilities of maintaining utilities (hydrants, pipe, grinder pumps, etc.) by the developer really simplifies things. Of course, the individual meters would be owned and maintained by the WPCA, which will require accessibility for repair and maintenance. Because of unmetered devices such as hydrants, an overall bulk meter would be required, and the responsibility to fix leaks will be up to the owner to repair. We do have a large complex that only has a single bulk meter that distributes the water/waste bill between the units - however I would need to discuss this arrangement with the commissioners before we decide that this would also be an acceptable approach.

I am sure there will be further discussion on this.

Ed Lynch, WPCA Chair - (646)-732-9224

John McBride

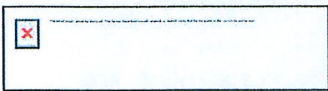
Land Acquisition Manager

jmcbride@eghome.net

Direct: (203) 767-4015

Broker, EG Group Realty LLC

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eghome.net

From: Elizabeth Burdick <planner@ledyardct.org>

Sent: Tuesday, May 5, 2026 2:29 PM

To: catalyst05@comcast.net <catalyst05@comcast.net>; John McBride <jmcbride@eghome.net>;
khixson@blcompanies.com <khixson@blcompanies.com>

Cc: Stephen Banks <wpcasupervisor@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>; Fred Allyn, III
<major@ledyardct.org>

Subject: RE: Sewer Commitment letters for _____, EG Home, and _____

5/5/26 Good afternoon, Ed, Thank you for your email. I can confirm the proposed driveways/internal roadways are private and are not proposed as Town roads.

Liz Burdick, Director of Land Use & Planning

Town of Ledyard

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

From: catalyst05@comcast.net <catalyst05@comcast.net>

Sent: Tuesday, May 5, 2026 2:27 PM

To: Elizabeth Burdick <planner@ledyardct.org>; jmcbride@eghome.net; khixson@blcompanies.com

Cc: Stephen Banks <wpcasupervisor@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>; Fred Allyn, III <mayor@ledyardct.org>

Subject: Re: Sewer Commitment letters for _____, EG Home, and _____

Liz - If the EG Homes road is private, then our policy of curb stop meters does not apply and they can construct their water based on cost effective design. There is, however, one consideration and that is we most likely we will have to put in a main supply meter in the event someone uses the hydrant for water. The WPCA does not like unmetered use on private land! I am in communication with GU on this, but nothing yet has been decided and the rest of the commissioners need to think through this. One thing to be very careful in the design is the DPH required distances be maintained between water and sewer service. They are pretty strick on this requirement!

Best Regards,

Ed L

From: Elizabeth Burdick <planner@ledyardct.org>

Sent: Monday, May 4, 2026 4:01 PM

To: jmcbride@eghome.net <jmcbride@eghome.net>; khixson@blcompanies.com <khixson@blcompanies.com>

Cc: Ed Lynch <catalyst05@comcast.net>; Stephen Banks <wpcasupervisor@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>; Fred Allyn, III <mayor@ledyardct.org>

Subject: FW: Sewer Commitment letters for _____, EG Home, and _____

5/4/26 Good afternoon, John & Kevin, Attached is the DRAFT Water Main Extension Agreement for your review & comment. Once finalized, the WPCA would like it to be signed by both parties in person per Chairman Ed Lynch. Please contact me with any questions.