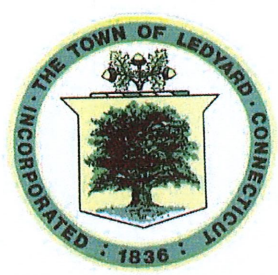


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Land Use Department



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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MEMORANDUM FOR THE RECORD #1

APPLICATION PZ#26-3SITE

REGULAR MEETING – THURSDAY, JUNE 11, 2026

Prepared by Liz Burdick, Director of Land Use & Planning on 05/28/26, Revised to 6/3/26

Property Address(es): 1947 Center Groton Rd, (Parcel ID: 67-430-1947), Ledyard, CT

Application: PZ#26-3SITE – Construction of a 72-unit Multi-Family Development and associated site improvements.

Applicant(s): EG Home, LLC

Applicant(s) Address(es): 3 Pomeraug Office Park, Suite #105, Southbury, CT 06488

Agent: William R. Sweeney, Esq., TCORS Law Firm

Agent Address(es): 43 Broad Street, New London, CT 06320

Property Owner(s): 1947 Center Groton Rd, LLC

Owner Address(es): Per Assessor, 114 Torrington Court, Mooresville, NC 28117

Attorney: William R. Sweeney, Esq., TCORS Law Firm

Land Surveyor: Donald A. Smith, L.S., BL Companies

Engineer: Aron D. Schumacher, Lic. Professional Engineer – BL Companies

Soil Scientist: Sagan M. Sinko, CSS, PWS

Lot Size: 10.60 acres (461,736SF)

Lot Frontage: 924+/- on Center Groton Rd (CT Rte. 117)

Zoning District: Ledyard Center Development District (LCDD).

Wetlands/Watercourses: Yes. .73-acres (31,967SF). URA disturbance 1.38-acres (60,481SF).

Flood Hazard Zone: No. The site is located in Flood Hazard Area X (Areas determined to be outside the 0.2% Annual Chance Floodplain) as depicted on FIRM Community Panel No. 090157, Panel 367 of 554, Effective July 11, 2011.

CAM Zone: No.

Utilities: Public Water & Sewer Proposed to be connected. Underground utilities.

Public Water Supply Watershed: Yes. City of Groton. Applicant shall notify City of Groton and CT Dept. of Public Health of pending application. Proof of Notification of Groton Utilities via certified mail received on 4/7/26 for IWWC application. Confirmation of submission of project notification by CTDPH dated 4/3/26, Received on 4/6/26.

Proposed Public Improvements: Yes. A comprehensive list of all public improvements shall be submitted by the applicant.

Legal: Submitted to Land Use Dept. on 05/21/26. Date of Receipt 06/11/26. DRD 8/14/26.

Public Hearing Required: No. Site Plan Review & Approval only in LCDD for multi-family developments.

Project site within 500-feet of another municipality: No.

EXISTING CONDITIONS: Vacant land. A single-family residence was demolished and removed from the property in 2007.

PROPOSAL: 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. Total proposed site disturbance 8.76-acres (381,856SF).

REFERRALS:

TOWN ENGINEER: To be referred for PZC app. Referred for IWWC on 3/4/26. See comments dated 5/4/26. Plan revisions made per said comments. See new comments (for IWWC and PZC apps.) dated 6/1/26 regarding revised plans. Plan revisions required.

FIRE MARSHAL: To be referred for PZC app. Referred for IWWC app. on 3/4/26. No comments received to date. Applicant needs to coordinate with Fire Marshal Jim Mann – Telephone: 860-464-6858.

BUILDING DEPT.: To be referred for PZC app. Referred for IWWC app. on 3/4/26. No comments received to date.

LLHD: To be referred for PZC app. Referred for IWWC app. on 3/4/26. No comments received to date. Applicant needs to coordinate with LLHD regarding well removals – Telephone: 860-448-4882.

STCT DPH: To be referred for PZC app. Referred by Applicant for IWWC app. on 4/3/26. No comments received to date.

WPCA: To be referred for PZC app. Letter regarding provision of water supply for the development received 3/12/25. Coordination with Weston & Sampson on sewer connection required.

IWWC: An application (IWWC#26-7SITE) for approval of regulated activities was approved by the Ledyard Inland Wetland and Watercourses Commission on 6/2/26. A copy of the decision will be added to this file.

GROTON UTILITIES: To be referred for PZC app. Referred application and plans to Kate Blacker for IWWC app. on 4/13/26. Stormwater Report referred 4/23/26. See comments regarding water & watershed dated 4/23/26, received on 4/27/26 stating "not approved" & "Plans not approved for GU Water & Watershed – see attached comments." Comments provided include Water Utility General Comments, Watershed Comments, Detail Sheets & Map. New Comments received on 6/1/26.

SCWA: N/A.

BOND: A SESC Bond estimate shall be submitted for review and approval by the Town Engineer.

LAND USE DIRECTOR COMMENTS: On 5/19/26 I completed a preliminary review of the IWWC application, supporting documents and a 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 5/4/26." Said comments have been made part of the record for this application. On 5/21/26, the Applicant responded to said comments and said response letter has been made a part of this application, as well. A revised 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 5/4/26 & 5/21/26" was submitted with said letter advising plan revisions made in response to preliminary comments. A complete application for PZC Site Plan review and approval was submitted on 5/21/26. The following are

my comments regarding the response of BL Companies dated 5/21/26 to my preliminary comments:

Miscellaneous Comments:

1. Revise plan to add any notes required by Groton Utilities. See Comments dated 4/23/26. Applicant states the plan set revised to 5/4/26 addresses said comments. Said revised plan shall be referred to Groton Utilities for further review and comment.
2. LLHD approval required for abandonment of two wells on the property. Applicant states it is working with LLHD to start tb coordination of the abandonment of the two wells. Final abandonment of wells shall be a condition of any favorable approval.
3. Emergency spill plans shall be provided as part of the application. See GU watershed comment #4 & #5. Applicant states: "A SPCC Plan is required by CTDEEP when the volume of all tanks 55 gallons or larger stored on site is over 1,320 gallons of oil, or the site has an aggregate volume of 42,000 gallons of oil or more store in underground tanks, or there is a reasonable expectation that a discharge of oil to a "navigable water of the United States" or "adjoining shorelines" would result considering a possible worst-case scenario. None of these apply to the proposed site." GU shall confirm same.
4. GU recommends MOU between it and new site owner. See watershed comments #6.a.i & ii. Applicant states: "Maintenance and testing will be performed in accordance with Town and State requirements. A copy of the General Stormwater Permit will be provided once approved by CTDEEP." GU shall confirm same.
5. Comment addressed. DEEP Construction Stormwater General Permit required for 5-acres+ of soil disturbance prior to issuance of zoning permit to start work. Condition of any favorable approval – evidence of CT DEEP approval and issuance of General Permit shall be submitted to Zoning Official prior to the issuance of a Zoning Permit to start work.

Application:

1. Preliminary comment addressed.

Cover Sheet (G0.00): Preliminary comments 1-2 addressed.

General Notes (G0.01): Preliminary comments 1-5 addressed.

Existing Conditions Survey (EX-1):

1. Outstanding. Applicant's Title Attorney shall provide a legal opinion regarding "rights" of others for former "Niles Road (Old Center Groton Road)" as shown on existing conditions survey as portions of said area shown on the survey are proposed for buildings. Applicant's attorney may opine, as well.
2. Further comment. Will the Developer grant an easement to #1939 Center Groton road for encroachments (Shed, Driveway) over #1947? Applicant states: A future lot line revision is proposed to address the encroachments from 1939 Center Groton Road. The portion of property with the encroachment will be transferred to 1939 Center Groton Road." Applicant shall submit the lot line adjustment plan with zoning compliance table for both lots as part of the application for review and approval by Land Use Dept. staff and LLHD. Any lot line adjustment plan shall be filed prior to the filing of the site plan as a condition of any favorable approval.

Demolition Plan (C0.00):

1. Preliminary comment addressed.

2. Preliminary comment addressed. L.S. shall flag in field in some manner prior to the start of work as a condition of any favorable approval.
3. Preliminary comment addressed. "CHD Disk in Ledge in southeast portion of property along frontage to be replaced per CT DOT requirements. Condition of any favorable approval – evidence of all work in State of CT Right of Way approved by CT DOT shall be submitted to the Zoning Official prior to the issuance of a Zoning Permit to start work.

Site Plan (C1.00):

1. Outstanding - preliminary comment not addressed. Discussion comment: Sidewalks should be proposed along the front boundary line in its entirety or, in the alternative, continued through the property to connect to adjacent property. A public access easement would be required to allow foot traffic over #1947.
2. Preliminary comment addressed.
3. Preliminary comment addressed.
4. Partial preliminary comments addressed. Emergency access drive revised to propose gravel (v. grass pavers) and detail provided. Fire Marshal/Fire Chief shall approve emergency access surface. Outstanding – provide detail for paver patios for individual homes.
5. Preliminary comment addressed.
6. Preliminary comment addressed.
7. Preliminary comment addressed.
8. Preliminary comment addressed.
9. Preliminary comment addressed.
10. Preliminary comment confirmed.
11. Preliminary comment addressed. Parking space size of 16' x 20' (typ.) shown on plan is proposed to add additional space. Ok.
12. Preliminary comment confirmed and revised. In addition to proposed 2 parking spaces per unit, 32 additional parking spaces are proposed (total 176 spaces). Ok.
13. Preliminary comment addressed. Eight (8) accessible units are identified on plan.
14. Preliminary comment confirmed. Condition of any favorable approval – evidence of all work in State of CT Right of Way approved by CT DOT shall be submitted to the Zoning Official prior to the issuance of a Zoning Permit to start work.

Grading Plan (C2.00), Drainage Plan (C2.50), Grading and Details Sheets (C2.100, C2.101, C2.102) :

1. Preliminary comment confirmed. Review and approval by the Town Engineer required.
2. Preliminary comment addressed re "substantial grading is proposed to property lines." Applicant states no temporary easements be required from adjacent property owners to achieve same. Further comment. Silt fence is shown on property line and grading is shown to property line. Any encroachment onto adjacent properties to achieve SESC's or grading will be a violation of future approved zoning permit if temporary easements are not obtained.
3. Preliminary comment confirmed. Staff to confirm status of drainage structures proposed at south property line with Town Engineer.

Site Utilities Plan (C3.00) and Site Utilities Details (C3.100):

1. Preliminary comment addressed – “*Coordination is ongoing*” - Site Utilities Plan requires review and approval by Fire Marshal (bollards as needed, fire hydrants locations), Groton Utilities for water on behalf of WPCA and Weston & Sampson for sewer on behalf of WPCA. Building Official shall be consulted for any required building permits relative to any utilities. Condition of any favorable approval - Approval by all agencies noted required prior to the issuance of zoning permits to start work.

Erosion & Sediment Control Plan (C4.00) and Erosion & Sediment Controls Notes (C4.100):

1. Preliminary comment addressed.
2. Preliminary comment addressed “We have reviewed the Planning & Zoning Regulations and were unable to find any reference to 3:1 slopes” >3:1 slopes proposed. Staff to review further.
3. Preliminary comment noted. Spoil & Borrow - Note 11. Staff to review with Town Engineer.
4. Not addressed. Preliminary comment noted as follows: “Inspections should be conducted in accordance with DEEP Construction Stormwater General Permit at a minimum frequency of weekly.” Staff recommends bi-weekly. Revise Sediment Control Note 15 to comply with staff recommendation.
5. Preliminary comment addressed.
6. Preliminary comment addressed.
7. Preliminary comment addressed.
8. Preliminary comment addressed “We have reviewed the Planning & Zoning Regulations and were unable to find any reference to 3:1 slopes.” >3:1 slopes proposed. Staff to review further.
9. Not addressed. Preliminary comment noted as follows: “Inspections should be conducted in accordance with DEEP Construction Stormwater General Permit at a minimum frequency of weekly.” Staff recommends bi-weekly. Revise Sediment Control Note 15 to comply with staff recommendation.
10. Not addressed. Preliminary comment noted as follows: “Inspections should be conducted in accordance with DEEP Construction Stormwater General Permit at a minimum frequency of weekly.” Staff recommends bi-weekly. Revise Sediment Control Note 15 to comply with staff recommendation.
11. Preliminary comment addressed – Bond estimate pending. Sediment and Erosion Control Notes – Note #3 - Erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer.
12. Not addressed. Preliminary comment noted as follows: “Inspections should be conducted in accordance with DEEP Construction Stormwater General Permit at a minimum frequency of weekly.” Staff recommends bi-weekly. Revise Sediment Control Note 15 to comply with staff recommendation.
13. Preliminary comment addressed.
14. Not addressed. Preliminary comment noted as follows: “Inspections should be conducted in accordance with DEEP Construction Stormwater General Permit at a minimum frequency of weekly.” Staff recommends bi-weekly. Revise Sediment Control Note 15 to comply with staff recommendation.
15. Preliminary comment confirmed. Condition of any favorable approval – evidence of CT DEEP approval and issuance of General Permit shall be submitted to Zoning Official prior to the issuance of a Zoning Permit to start work
16. Preliminary comment addressed.

Landscaping Plan (C5.00), Landscape Plan Enlargement (C5.01 & 5.02), and Landscaping Notes and Details (C5.100):

1. Preliminary comment addressed.
2. Preliminary comment noted – Staff Need to check plant/tree species for appropriateness.
3. Preliminary comment noted - Condition of Approval. The developer shall submit a site completion landscaping bond to insure same.
4. Preliminary comment addressed.

Lighting Plan (C6.00), Lighting Notes & Details (C6.100):

1. Preliminary comment noted.
2. Preliminary comment noted - Consideration will be given to matching lighting style in Ledyard Center. Commission should strongly consider.
3. Preliminary comment addressed. New comment – what are the squares shown on individual patios areas?

Ledyard Zoning Regulations Sections:

1. Preliminary comment addressed.
2. Preliminary comment addressed. One snow storage area noted on plan. Response comment indicates "areas."
3. Preliminary comment addressed.
4. Preliminary comment addressed.
5. Preliminary comment addressed - Temporary stone crushing will take place during construction in accordance with Section 7.10. Advise days of week & hours this work will take place on site. Further staff review required.
6. Preliminary comment addressed.
7. Preliminary comment addressed in writing per ZR Sec. 9.2.A-E (Sustainable Development) as follows: "The development has been thoughtfully designed to maximize energy efficiency by aligning roads along an East/West orientation, allowing designated solar array locations to achieve greater than 80% Total Solar Resource Fraction (TSRF) for optimal solar performance. All units are engineered to meet U.S. Department of Energy (DOE) EV Ready and PV Ready standards, ensuring they are fully equipped for future electric vehicle charging and solar installations. In addition, each home is designed to meet the requirements for DOE Zero Energy Certification, significantly reducing overall energy consumption and supporting long-term sustainability."
8. Preliminary comment addressed. 2 spaces per unit proposed (one garage, one oversized outdoor) and 32 extra parking spaces provided.
9. Preliminary comment addressed.
10. Preliminary comment partially addressed. Revise plan to show painted areas or center line to show site circulation.
11. Preliminary comment partially addressed. Accessible outside parking spaces shall also be shown for accessible units (v. just inside garage). Contact staff with questions.
12. Preliminary comment addressed. Individual containers for each unit will be located in garages for curbside pickup. Town refuse collection provided for individual homeowners.

Applicant shall contact Town's refuse provider CWPM to insure it will be able to manage pickup at each driveway as configured on the plan. Staff will forward contact information to Applicant.

13. Not Addressed. Preliminary comment addressed as follows: "This information will be in the homeowners association documents." Also, add note to plan there shall be no outdoor storage at the site other than those used for a typical residence, i.e. patio furniture, grills, etc.

14. Preliminary Comment addressed in part as follows: "The proposed development has been carefully designed to advance the intent of Sections 9.9.1–9.9.3 to the greatest extent practicable—including architectural compatibility, preservation of natural and historic features, and adherence to development district design objectives—while also maintaining an efficient, functional, and cost-effective site layouts." Applicant needs to provide separate written narrative addressing individual sections.

15. Preliminary comment noted - Consideration will be given to matching lighting style in Ledyard Center.

16. Preliminary comment addressed.

17. Preliminary comment addressed.

17. Preliminary comment addressed.

18. Preliminary comment addressed.

19. Preliminary comment not noted, but ZR Sec. 11.2.1-11.2.8 (Submission Requirements) shall apply to this application.

Staff Recommendation: Further LUD application review pending (traffic study, additional Town Staff comments, et al). Any further comments will be provided to the Applicant on or before 6/22/26. Recommendation is reserved at this time pending all staff/agency reviews and any required plan revisions.

Please contact me at 860-464-3215 with any questions. Thank you.