



June 18, 2026

Ed Lynch
Chair, Ledyard WPCA
741 Colonel Ledyard Hwy
Ledyard, CT 06339

Re: Water Meter Location for Proposed Townhome Development at 1947 Center Groton Rd

Dear Mr. Lynch,

We appreciate the opportunity to continue working collaboratively with the Town and the WPCA as we advance the design of our proposed townhome community. This letter provides clarification regarding our request to locate individual water meters inside each unit rather than in exterior meter pits, and it addresses the WPCA's concerns regarding access in an emergency situation.

After a thorough evaluation of the site layout and community needs, we determined that interior water meter placement is the most practical and responsible solution for this development. The primary factors informing this decision are as follows:

1. **Lack of Available Space for Meter Pits:** The site does not provide sufficient space to install individual water meter pits without compromising essential elements of the development. We intentionally designed the driveways to be wider than typical to accommodate multiple vehicles per household and to provide additional visitor parking. This design directly supports the Town's ongoing review of parking regulations and its goal of ensuring adequate parking availability for residents and guests. Introducing meter pits would require reclaiming space currently dedicated to these driveways, resulting in reduced parking capacity and undermining a key planning priority.
2. **Cost Implications and Housing Attainability:** Meter pits add substantial cost to the project, both in materials and installation. These additional expenses conflict directly with our commitment to delivering townhomes at the most attainable price point possible. Locating meters inside the units avoids unnecessary infrastructure costs and supports our shared goal of expanding access to attainable homeownership.

We recognize the WPCA's need for access and control over individual water services. To meet these requirements, each unit will be equipped with its own dedicated curb stop, allowing service to be isolated at the unit level without impacting neighboring homes. In addition, the Homeowners Association's governing documents will grant the WPCA and Groton Utilities full access rights to enter the property for emergency response.

Locating water meters inside the units is the most efficient and cost-effective solution for this project. This approach preserves critical parking capacity, maintains housing attainability, and ensures that the WPCA and Groton Utilities have the access they require to properly manage the system.

We remain committed to working closely with the Town and the WPCA to ensure that this development meets all regulatory requirements and contributes positively to the community.
Thank you for your continued collaboration.

Sincerely,

John McBride
Land Acquisition Manager
EG Home LLC
3 Pomperaug Office Park, Suite 105
Southbury, CT 06488