



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: planner@ledyardct.org

MEMORANDUM FOR THE RECORD #3

APPLICATION PZ#26-3SITE

REGULAR MEETING – THURSDAY, AUGUST 13, 2026

Prepared by *Liz Burdick*, Director of Land Use & Planning

on 05/28/26, Rev. to 6/3/26, Rev. to 07/23/26, Rev. to 08/12/26

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. All utilities shall be underground. .

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. Outstanding. 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: See new comments dated 7/2/26 regarding revised plans. Plan revisions required.

FIRE MARSHAL: See comments dated 7/9/26, "I have no comments at this time."

BUILDING DEPT.: No comments received to date.

LLHD: See comments dated 7/9/26, "Looks like this property is proposed to be served by public water and sewer. No review from LLHD is required at this time."

STCT DPH: See comments dated 6/18/26. Conditions of approval recommended. See BL Companies response dated 7/1/26. CTDPH has not provided additional response to BL response to it.

WPCA: Water & Sewer Main Extension Agreement endorsed by WPCA and EG Shoreline IV, LLC received on 7/9/26. Condition of any favorable approval. Coordination with Weston & Sampson regarding 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: 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. Referred revised plans/documents to GU on 7/8/26. Return comments pending on or before Monday, 7/20/26. New Comments received 7/20/26. Plans not approved for GU Water & Watershed – See attached comments from GU - Contract Operator for Ledyard WPCA Water system.

SCWA: N/A.

BOND: Outstanding. 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 4/22/26, 5/4/26, 5/21/26 & 7/1/26" was submitted on Wednesday, 7/1/26 along with a new stormwater report and a letter addressing various staff comments. advising plan revisions made in response to preliminary comments. My revised comments are as follows:

Miscellaneous Comments:

1. **Comment Addressed.** As requested above, a comprehensive list of all public improvements shall be submitted by the applicant. **Applicant Response:** *"Public improvements include a sidewalk connection to the proposed development, driveway connections to Center Groton Road, a sewer force main, a water main connection, and electrical connection to the development."*
2. **Response Received:** New Comments received 7/20/26. Plans not approved for GU Water & Watershed – See attached comments from GU - Contract Operator for Ledyard WPCA Water system. **Applicant Response:** *Comments received. Responses to those comments are provided in Section 3.* **Staff Note:** Condition of any favorable approval. Applicant shall meet all of the relevant requirements of City of Groton Public Utilities prior to the issuance of a zoning permit to start work.
- 3 **Comment addressed.** LLHD approval required for abandonment of two wells on the property.. **Staff Note:** Final abandonment of wells shall be a condition of any favorable approval.
4. **Comment Addressed.** 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." Applicant states: "these conditions will not exist." Staff comment: GU shall confirm same. BL will add to add notes to plan regarding SPCC for construction equipment. **Applicant Response:** Spill control notes from the O&M were added to the general notes sheet. Refer to sheet G0.01.
5. **Comment Addressed.** 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." **Draft MOU Received.**
6. **Comment Addressed.** DEEP Construction Stormwater General Permit required for 5-acres+ of soil disturbance prior to issuance of zoning permit to start work. **Staff Note:** 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.
7. **Comment Addressed:** Applicant submitted revised "Stormwater System Operations and Maintenance Plan" dated July 28, 2026. **Staff Note:** Condition of any favorable approval. All stormwater systems shall be operated and maintained in accordance with said Plan.

Existing Conditions Survey (EX-1):

1. **Comment addressed.** 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. **Staff Note:** Title opinion received on 7/27/26 and referred to Town Attorney Robert Avena for review & comment.

2. **Comment Addressed.** 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." **Previous Staff Comment:** No Lot Line Adjustment Plan was submitted as part of the revised plan set. 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. A B100a application to LLHD may be required. Schedule "A" descriptions are required for both revised lots. The approved lot line revision plan may be filed prior to filing of the site plan mylars or it can be included in the final plan set and filed with the site plan set. **Staff Note:** A Lot Line Revision Plan, Dated 6/16/26, was submitted to the Land Use Dept. on 7/28/26. As a condition of any favorable approval, the Lot Line Revision Plan, along with a completed application form, shall be reviewed and approved by the Director of Land Use & Planning, Zoning Official and Ledge Light Health District. Following said approval, the Lot Line Revision Plan shall be filed on the Land Records in the Office of the Town Clerk, before the filing of any approved site plan.

Demolition Plan (C0.00):

1. **Comment addressed.** Preliminary comment "Boundary stone walls are to be protected and preserve. L.S. shall flag in field in some manner prior to the start of work" acknowledged by Applicant. **Applicant Response:** Acknowledged, demolition plan (C0.00) has been updated to note (that) a Licensed Survey(er) shall mark the stone walls before the start of construction. Additionally, a note has been added to the erosion control notes on sheet C4. **Staff Note:** No condition of approval require as notes have been added to the site plan that will be filed on the Land Records if approved.
2. **Comment addressed.** "CHD Disk in Ledge in southeast portion of property along frontage to be replaced per CT DOT requirements. **Staff Note:** Addressed. 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. **Comment addressed.** 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. Applicant advised each unit will have either a concrete pad patio or decks. **Applicant Response:** "A concrete patio detail has been added on sheet C1.01."
2. **Comment addressed.** "All work in the state right of way requires an encroachment permit from the State of CT DOT (Dept. of Transportation)" confirmed by Applicant. **Staff Note:** Addressed. 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. **Comment addressed** re "substantial grading is proposed to property lines." Applicant states no temporary easements be required from adjacent property owners to achieve same.

Staff Note: Applicant has acknowledged. Condition of any favorable approval. 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.

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

1. **Comment addressed. Applicant Response:** "Coordination is ongoing" **Staff Note:** 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. **Comment addressed.** Applicant has advised there are no slopes proposed greater than 3:1.

2. **Comments 4, 9, & 10 addressed. Applicant Response:** "Acknowledged, a note has been added to the grading plan to indicate that no slopes shall be steeper than 3:1." **Staff Note:** Condition of any favorable approval – Due to proposed steep slopes as part of this project, Applicant shall keep a log of all inspections including photos of the areas inspected that may be reviewed by the Zoning Official or Director of Land Use upon request.

3. **Comment Addressed.** Sediment and Erosion Control Notes – Note #3 - Erosion and sediment control bond estimate shall be submitted for review & approval by the Town Engineer. **Applicant Response:** "Bond Estimate is included with this submission." **Staff Note:** A Soil Erosion & Sediment Control (SESC) Bond was submitted on 7/28/26 and was referred to the Town Engineer for review and approval. Condition of any favorable approval – Town Engineer shall review/approve said SESC Bond and said Bond shall be posted with the Town of Ledyard prior to issuance of zoning permit to start any work.

4. **Comments 12 & 13 addressed. Staff Note:** Addressed. Condition of any favorable approval. Due to proposed steep slopes as part of this project, Applicant shall keep a log of all bi-weekly inspections including photos of the areas inspected that may be reviewed by the Zoning Official or Director of Land Use upon request.

5. **Comment addressed.** Applicant Response: "Acknowledged." **Staff Note:** 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.

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

1. **Comment acknowledged. Applicant response:** "Acknowledged." **Staff Note:** As a condition of any favorable approval, the Applicant shall add the following note to the landscaping plan sheet per ZR Sec. 9.4.6.F (Maintenance) as follows: "All landscaped and planted areas shall be continuously maintained by the property owner to ensure the long-term health and viability of the vegetation. Dead or diseased plant material shall be promptly

replaced." The Developer shall submit a site completion landscaping bond to insure same before the issuance of any Certificate of Zoning Compliance.

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

1. **Comment addressed.** "Consideration will be given to matching lighting style in Ledyard Center." Commission should strongly consider. **Applicant response:** "After reviewing the request with the leadership team, we agreed to match the six lights at the front of the proposed community with those in the Center." **Staff note:** Detail sent to Applicant. Condition of any favorable approval – add lighting detail to the final revised plan set prior to endorsement for filing.

Ledyard Zoning Regulations Sections:

1. **Comment acknowledged:** On-site stone crushing is proposed as part of this site development project. The use of the stone crusher on site *does not need to comply with ZR Section 8.16 (Excavation)* as follows: ZR Sec. 8.16.E.1 (Excavation – Exceptions) that states regarding excavation states: "E. Exception: Provided the purpose stated above is satisfied, a permit is not required if the removal is associated with 1. construction or grading activity associated with an approved Site Plan for which a Zoning and/or Building Permit has been issued."

However, On-site stone crushing shall comply with ZR Sec. 7.10.1.A-F (STONE CRUSHING AND TEMPORARY (PORTABLE) SAWMILLS) that states: To facilitate the clearing of land on parcels that are actively being developed, temporary sawmills and stone crushing equipment may be utilized under the following conditions:

- A. A Zoning Permit shall be required for stone crushing activity or use of a portable sawmill and shall expire after six (6) months.
- B. Renewal permits can be granted for six (6) month terms during the thirty (30) day period prior to expiration of an existing permit under the same procedure used for the initial approval. There is no limit on the number of times a renewal permit can be granted.
- C. Hours of operation shall be between 8am and 5pm, Monday-Saturday (excluding Holidays).
- D. Operation shall be limited to cutting of trees that are grown on the site or the crushing of stone found on the property.
- E. The portable sawmill or rock crushing equipment shall not be located closer than one hundred (100) feet to any property line or five hundred (500) feet to the nearest residence.
- F. No later than sixty (60) days after the completion of work, the rock crushing equipment and sawmill shall be dismantled and removed from the site.

Applicant response: "Acknowledged." **Staff note:** As a condition of any favorable approval, 1. A note shall be added to the final plan set regarding the requirements of ZR Sec. 7.10.1.A-F; 2. The stone crushing operation will be included in the initial zoning permit issued to start work and be valid for six (6) months; and 3. The Applicant shall, on or before six (6) months from the date of issuance of the zoning permit to start work, submit a written request to the Zoning Official to renew the use of stone crushing equipment on-site.

2. Comment addressed. Applicant response: Applicant addressed in writing as follows:
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."

3. Comment addressed. Revise plan to show painted areas or center line to show site circulation. **Applicant response:** Site plan was revised to show centerline striping.

4. Comment outstanding. Applicant states the accessible parking space is in the garage of the accessible units. **Staff note:** Previous staff report comment not addressed. Applicant's architect shall provide a written response with regard to whether an outside accessible parking space is or is not required for accessible dwelling units.

5. 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. **Applicant response:** "Acknowledged."

6. Comment addressed. Applicant needs to provide separate written narrative addressing individual sections. **Applicant response:**

9.9.1 - A Phase 1B archaeological reconnaissance survey was completed for the subject property in accordance with applicable state guidelines. The investigation included systematic subsurface testing and evaluation of site conditions. Based on the results of this survey, no archaeological resources or sites of historical significance were identified within the project area.

9.9.2 - All reasonable and practicable measures have been incorporated into the project design to balance traditional New England architectural character and materials with cost and attainability for the future townhomes. The design voids the use of discouraged materials such as unfinished concrete, concrete block, and asphalt siding on visible facades. The building massing has been carefully designed to reduce the perceived scale of larger structures with varied rooflines and articulated facades. Multiple elevations will be offered to increase the variation between buildings.

The overall architectural composition has been developed to relate harmoniously to the surrounding built environment. Roof forms, materials, and building proportions are consistent with those found in the surrounding district and structures. Accordingly, the proposed development is consistent with the intent of these design guidelines.

9.9.3 - The design of proposed structures, parking areas, accessways, and landscaping is compatible with the site's natural features and existing topography. The layout has been

carefully planned to minimize disturbance to natural conditions while maintaining functional and safe circulation patterns.

Sidewalks are provided in accordance with the minimum five-foot requirement. Building placement has also been considered in relation to the public realm, with structures positioned to the extent practical to reinforce the streetscape and support a pedestrian-oriented environment.

Town Engineer Comments: **Applicant responses:** 1. *Stormwater report has been updated to match the hydrographs;* and 2. *The profile has been updated to reflect these changes.* **Staff note:** DPW Director/Town Engineer has relayed to me his verbal approval.

Groton Utilities Comments Regarding Water Utilities: **Applicant responses:** Detailed in its combined staff response letter dated 7/28/26. No response submitted by GU to date. **Staff Note:** Conditional of any favorable approval – Responses shall be reviewed and approved by Groton Utilities. Any future plan revisions relevant to said review comments shall be shown on the final plan submitted prior to endorsement by the Commission.

Staff Recommendation: APPROVE WITH CONDITIONS. Suggested Motion to Approved with Conditions to follow under separate cover.

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