

Industrial Park

Supplemental Presentation

Prepared for Governor's Commission on
the Economic Diversification of
Southeastern Connecticut Infrastructure
and Utilities Sub-Committee



July 14, 2006

Industrial Park

Project Notes:

Ownership

1. Land for Phase 1 is privately owned by three owners.
2. Land for Phase 2 & 3 is in private ownership by two owners.
3. Project assumes the Town will purchase the land for Phase 1 prior to development.

State Plan of Conservation & Development Conflicts

1. Phase 1 is mostly located in an area designated as a Growth area.
2. Phase 2 & Phase 3 are located in areas designated as Rural Land and Conservation Area.

Land Use, Wetlands, & Character of Area

1. The Phase 1 area is currently zoned for Industrial Use.
2. Some Industrial/Storage uses currently exist in the Phase 1 Area. A substantial portion the Phase 1 & Phase 2 area was formerly a gravel operation.
3. Phase 2 & Phase 3 area is currently zoned for medium density housing (conventional subdivision) by right and apartments by special permit.

Project Notes Continued:

Infrastructure

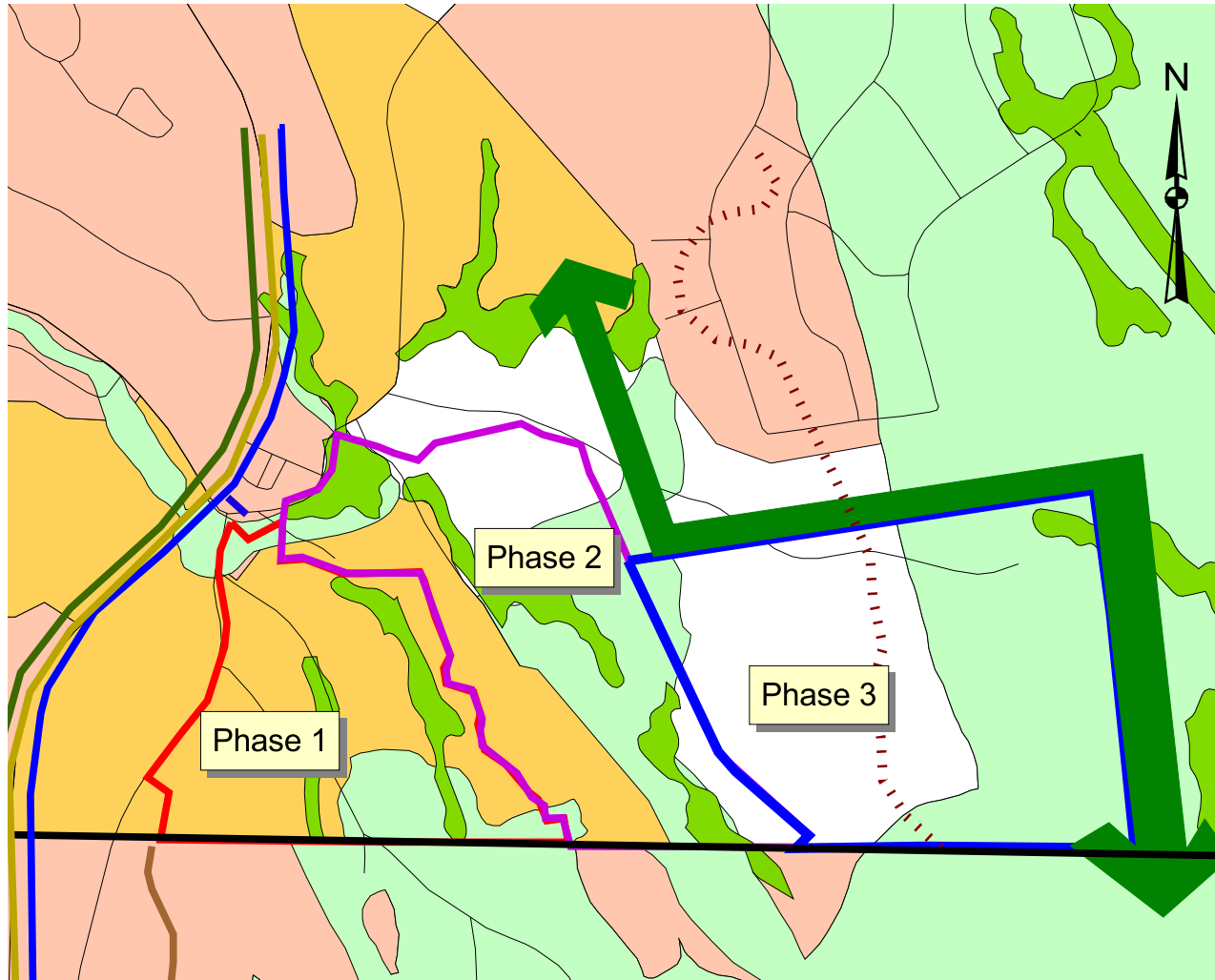
1. The Town is currently in the process of extending a 12" water main off Route 12 to serve one of the sites in the Phase 1 area. Private funds are expected to pay for half these costs.
2. The Town has had discussions with Groton Water Pollution Control Authority Officials (WPCA) regarding the possibility of extending the sewer main to serve Phase 1. The Town has been invited to make a presentation to Groton WPCA later this summer. The Town anticipates requesting an initial commitment of 50K-75K gpd in capacity for Phase 1.

Planning Level Cost Schedule for Phase 1

Feasibility Study	\$ 200,000
EIE	\$ 200,000
MDP/Design	\$ 200,000
Roads/Intersection	\$1,000,000
Acquisition	\$1,400,000
Sewer	\$1,500,000
Water	\$ 500,000
Contingency	\$ 370,000
Total	\$5,370,000

Proposed Industrial Park Phasing Plan

Overlaid on State Plan of Conservation & Development Locational Guide Map



Legend

Existing Utilities

- 12" Water Main Stub
- 16" Water Main
- Gas Main
- Phase III Electric
- Sewer Main

Town Boundary

Watershed Boundary

Industrial Park Phasing

Phase 1

Phase 2

Phase 3

Greenway

Tribal Settlement Area

Conservation Area

Roads

State Plan of Conservation & Development Designations

Growth Area

Neighborhood Conservation

Rural Community Center

Preservation Area

Map Drawn By Ledyard Planning Office

Date: July 12, 2006

Sources: Existing Utilities & Industrial Park Phasing from Ledyard Shape Files. Watershed Boundary copied from Groton Utilities Watershed Map Sheet 2 dated 1-22-99. Locational Guide Map Designation Shape File is from Office of Policy & Management Website. Note: Areas shown in white are considered Rural Areas.

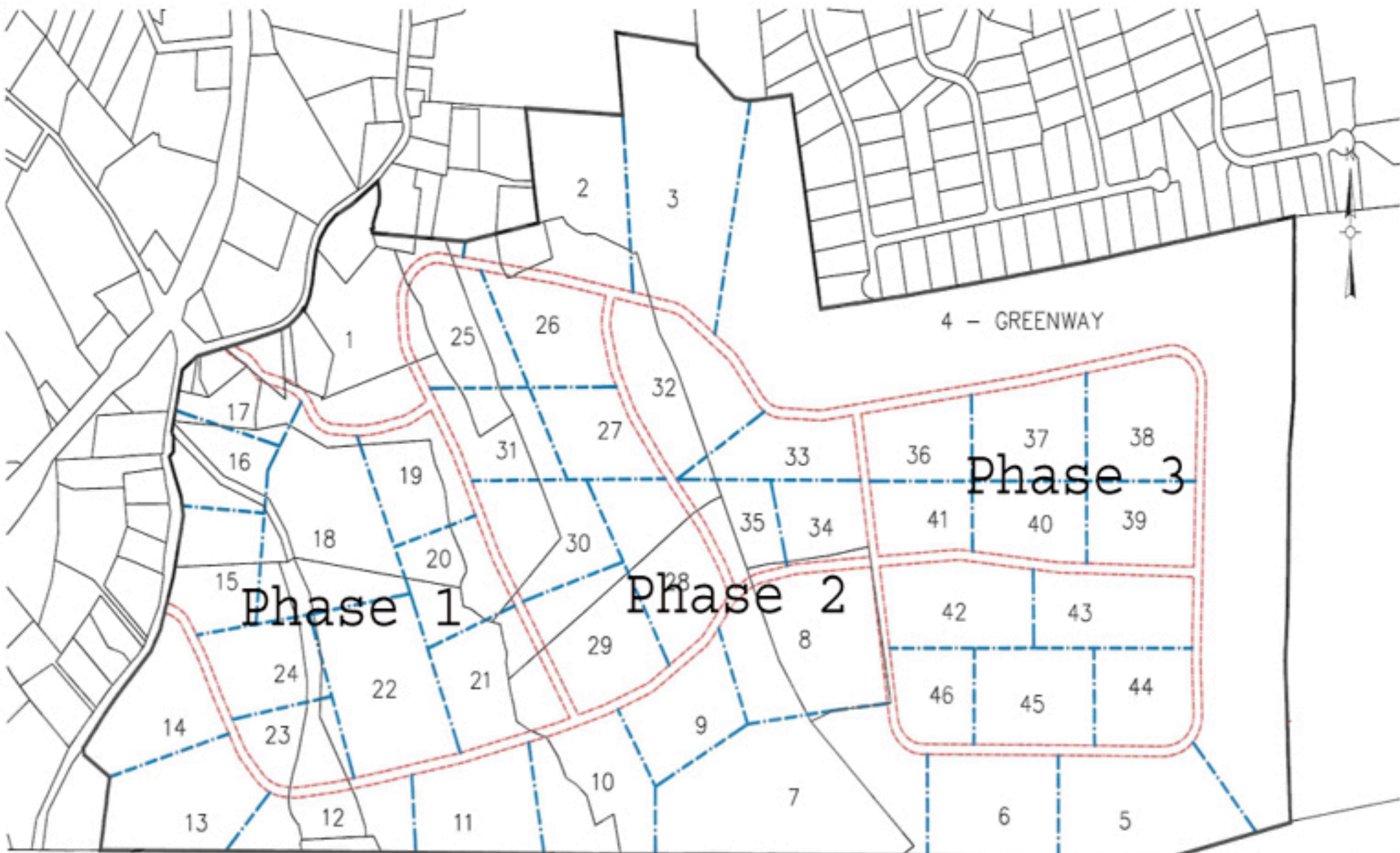


FIGURE 7

SEWER FEASIBILITY STUDY
 BALDWIN HILL INDUSTRIAL PARK
CONCEPTUAL LAYOUT
 TOWN OF LEDYARD, CONNECTICUT
 APRIL 2006 SCALE: 1"=500'

- LEGEND**
- PROJECT BOUNDARY
 - - - CONCEPTUAL RIGHT-OF-WAY
 - - - CONCEPTUAL PARCEL

DRAFT