



Tuesday, January 20, 2026 | 7:30 PM

MAYOR & COUNCIL - Minutes

Mayor Jill Rusk, Deputy Mayor Stephen Sheffield, Councilor Jean-Claude Ambroise, Councilor Nicholas Johns, Councilor Christy McElroy, Councilor Christine Piazza, Councilor Paul Norris and City Clerk Dani Baycura

The following minutes meet all requirements under CT FOIA for public meetings and are not a transcript of the meeting. Please visit [Groton Municipal Television on YouTube](#) to view the meeting in further detail.

I. CALL TO ORDER & ROLL CALL

Meeting was called to order at 7:31pm. Present: Mayor Rusk, Deputy Mayor Sheffield, Councilor McElroy, Councilor Norris, Councilor Ambroise and Councilor Johns (via Zoom). Excused: Councilor Piazza.

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS, AND MEMORIALS

Deputy Mayor Sheffield read a proclamation honoring Dr. Martin Luther King Jr. Day. Mayor Rusk read a proclamation honoring Muslim American Heritage Month.

IV. RECEIPT OF CITIZEN'S PETITIONS/COMMENTS

Receipt of Citizens' Petitions is the portion of the Council meeting where the Council welcomes comments from citizens. To address the Council, please sign the sheet on the table at the front of the meeting room. When you are recognized, please approach the podium. Clearly state your name and address. Each presentation should be limited to five (5) minutes or less, and citizens should, if possible, submit emailed or written comments. Presentations should be related to matters pertinent to the City of Groton. City Councilors will only ask questions in order to clarify the speaker's presentation and can respond during the Responses to Citizens' Petitions portion of the meeting.

Michael Boucher, 16 Hillside Ave. – Raised concerns about the Shore Avenue Seawall reconstruction project, citing potential issues with the RFP process, contract changes, and design modifications that were discussed before bids were accepted.

Michael Baycura, 15 Round Hill Rd. – Questioned the Eversource easement agreement in its proposed form, arguing that maybe the City should receive compensation for granting a permanent easement on public land.

V. RESPOND TO CITIZEN'S PETITIONS/COMMENTS

Council members acknowledged the concerns about the Eversource easement.



VI. APPROVAL OF MINUTES

Mayor and Council, 1-5-26

Motion to approve: Deputy Mayor Sheffield. Second: Councilor Ambrose. Motion carried, 5-0-0.

Committee of the Whole, 1-12-26

Motion to approve: Deputy Mayor Sheffield. Second: Councilor Ambrose. Motion carried, 5-0-0.

VII. COMMUNICATIONS AND REPORTS

Councilor McElroy – Nothing to report.

Councilor Norris – Nothing to report.

Councilor Ambrose – Informing city council of the next Public Safety Meeting on January 28th to further discuss fire department staffing.

Councilor Johns – Nothing to report.

Deputy Mayor Sheffield – Attended the Dr. Martin Luther King Jr. service at St. John’s Church alongside the City Mayor, Town Mayor, Juliette Parker as well as local representatives Bumgardner and Gaieski.

Mayor Rusk – Thanked all who attended the Dr. Martin Luther King Jr. service. Announced Police and Highway budgets have been submitted to city councilors to review prior to the department presentations. Informed residents of a ribbon cutting ceremony in the city for Small Bites; also of the February 8th pop up Farmers Market in the auditorium. The proposal to close Eastern Point Road in front of Electric Boat is not being pursued, alternative pedestrian safety measures are being discussed.

VIII. COMMITTEE REFERRALS

None.

IX. NEW BUSINESS

R-26-01-05 RESOLUTION THAT THE MAYOR AND COUNCIL FINALLY APPROVE THE SETTLEMENT OF LITIGATION AND THE ACQUISITION OF PROPERTY ASSOCIATED WITH AVERY BROOK *

(*Stipulation Attached)

WHEREAS, the City of Groton is a party to litigation entitled City of Groton v. The Town of Ledyard Planning and Zoning Commission et al., Docket Number HHD-LND-CV-24-6194782-S; and

WHEREAS, said litigation concerns matters affecting Avery Brook and related property interests; and

WHEREAS, the City Attorney has negotiated a proposed Stipulation (*see attached) to Judgment (the “Stipulation”) to resolve said litigation; and



WHEREAS, the Stipulation provides, inter alia, for the acquisition by the City of Groton, at no cost, of two certain portions of property known as 94 Stoddard’s Wharf Road, Ledyard, Connecticut, consisting of approximately 1.37 acres of land; and

WHEREAS, the acquisition of said property is in the best interests of the City of Groton, including but not limited to environmental protection, watershed management, and the resolution of pending litigation; and

WHEREAS, the Mayor and Council find that approval of said Stipulation and authorization of the actions required thereunder are appropriate and necessary; and

WHEREAS, this resolution shall become effective upon passage;

THEREFORE, BE IT RESOLVED, that the Mayor and Council authorize the city attorney to settle the following litigation, City of Groton v The Town of Ledyard Planning and Zoning Commission et al., Docket Number HHD-LND-CV-24-6194782-S, upon the terms and conditions set forth in a proposed Stipulation To Judgment (the “Stipulation”), a copy of which is attached to this resolution and made a part hereof, which Stipulation includes, inter alia, the acquisition by the City, at no cost, of two certain portions of property known as 94 Stoddard’s Wharf Rd., Ledyard, CT consisting of approximately 1.37 acres of land; and

BE IT FURTHER RESOLVED that the city attorney is authorized in furtherance of this resolution to execute and deliver the Stipulation and such other related documents, and to take such other acts in the name of and on behalf of the City of Groton which, in the opinion of the city attorney, are necessary, proper and convenient. Such authority shall include, but not be limited to, the execution and delivery of any amendments to the Stipulation, but only after consultation with, and approval by, the Mayor; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to work with the city attorney in furtherance of the settlement of said litigation.

Motion to approve: Councilor McElroy. Second: Councilor Ambroise. Motion carried, 5-0-0.

R-26-01-06 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE AND APPROVE THE UPDATES TO THE RESTROOMS, PAVILIONS AND OTHER BUILDINGS WITHIN WASHINGTON PARK BY AHOVE HOME IMPROVEMENT, LLC, 415 BARN HILL ROAD, MONROE, CT 06468 FOR THE PRICE OF TWO HUNDRED THREE THOUSAND ONE HUNDRED NINETY SEVEN DOLLARS AND NO CENTS (\$203,197.00) AND A 10% CONTINGENCY OF TWENTY THOUSAND THREE HUNDRED NINETEEN DOLLARS AND



SEVENTY CENTS (\$20,319.70) FOR A TOTAL EXPENDITURE NOT TO EXCEED TWO HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED SIXTEEN DOLLARS AND SEVENTY CENTS (\$223,516.70) TO BE PAID FROM BUDGETED CAPITAL FUNDS

WHEREAS, the interior and exterior renovations of two (2) public restrooms at Washington Park, one centrally located within the Park, the other on Park Avenue; and

WHEREAS, the exterior siding for two (2) additional buildings on the property; and

WHEREAS, the replacement of shingled roofs on three (3) buildings and six (6) pavilions located within the Park

WHEREAS, the City of Groton solicited bids for the project; and checked referrals from other communities that used Above Home Improvements, LLC; and

WHEREAS, the Director of Parks and Recreation recommends this project;

THEREFORE, BE IT RESOLVED that the Mayor and Council authorize and approve the updates to the restrooms, pavilions and other buildings within Washington park by Above Home Improvement, LLC, 415 barn hill road, Monroe, CT 06468 for the price of Two Hundred Three Thousand One Hundred Ninety Seven Dollars And No Cents (\$203,197.00) and a 10% contingency of Twenty Thousand Three Hundred Nineteen Dollars And Seventy Cents (\$20,319.70) for a total expenditure not to exceed Two Hundred Twenty-Three Thousand Five Hundred Sixteen Dollars And Seventy Cents (\$223,516.70) to be paid from budgeted capital funds.

Motion to approve: Councilor Norris. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

R-26-01-07 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE GROTON UTILITIES MANAGEMENT TO ISSUE A 5-YEAR CONTRACT FOR THE ENGINEERING STUDY OF GROTON UTILITIES AND BOZRAH LIGHT AND POWER ELECTRICAL SYSTEMS, WITH AN OPTIONAL 2-YEAR EXTENSION, TO RLC ENGINEERING, PLLC, 267 WHITTEN ROAD, HALLOWELL, MAINE AND ISSUE A PURCHASE ORDER NOT TO EXCEED TWO HUNDRED THREE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$203,500.00) INCLUDING A TEN PERCENT (10%) CONTINGENCY FOR THE FIRST PHASE OF THE PROJECT TO BE FUNDED BY FY26 AND FY27 ELECTRICAL EXPENSE BUDGETS AND THAT THE DIRECTOR OF UTILITIES BE AUTHORIZED TO SIGN THE CONTRACT



WHEREAS, it has been identified that a system study is needed in both Groton and Bozrah for the long-term capital plan to maintain and upgrade the electrical distribution systems of both utility companies and the request is to support a study where RLC Engineering, as the distribution system architect, will recommend improvement plans under their contract terms; and

WHEREAS, Management solicited bids and held a bid opening on October 7, 2025; and

WHEREAS, per bid process referenced as GU-25-Q8, RLC Engineering, PLLC, was the most qualified bid to award; and

WHEREAS, this project will study Groton Utilities 34.5kV and 13.8kV electrical distribution systems and architecture, and Bozrah Light and Power’s 13.8kV electrical distribution system and architecture; and

WHEREAS, additional phases will be added as needed; and

WHEREAS, the price breakdown is as follows:

Cost of Phase I:	\$185,000.00
10% Contingency:	<u>\$ 18,500.00</u>
Total Request:	\$203,500.00; and

WHEREAS, Groton’s cost share will be \$154,000.00 and Bozrah’s cost share will be \$31,000.00; and

WHEREAS, at its regular meeting held on December 17, 2025 the Groton Utilities Commission authorized Groton Utilities Management to issue a 5-year contract for the architectural engineering study of Groton Utilities and Bozrah Light and Power Electrical System, with an optional 2-year extension, to RLC Engineering, PLLC, 267 Whitten Road, Hallowell, Maine and issue a purchase order not to exceed Two Hundred Three Thousand Five Hundred Dollars and Zero Cents (\$203,500.00) including a ten percent (10%) contingency for the first phase of the project to be funded by FY26 and FY27 electrical expense budgets and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities Management to issue a 5-year contract for the engineering study of Groton Utilities and Bozrah Light and Power Electrical Systems, with an optional 2-year extension, to RLC Engineering, PLLC, 267 Whitten Road, Hallowell, Maine and issue a purchase order not to exceed Two Hundred Three Thousand Five Hundred Dollars and Zero Cents (\$203,500.00) including a ten percent (10%) contingency for the first phase of the project to be funded by FY26 and FY27 electrical expense budgets and that the Director of Utilities be authorized to sign the contract.



Motion to approve: Deputy Mayor Sheffield. Second: Councilor Ambrose. Motion carried, 5-0-0.

R-26-01-08 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE GROTON UTILITIES MANAGEMENT TO ISSUE A PURCHASE ORDER TO NATIONAL WATER MAIN CLEANING COMPANY (NWMCC), 25 MARCHALL STREET, CANTON , MASSACHUSETTS, NOT TO EXCEED FIVE HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$535,000.00) FOR THE CITY OF GROTON SEWER CLEANING AND INSPECTION TO BE FUNDED BY FY26 AND FY27 WASTEWATER NON-BONDED CAPITAL

WHEREAS, this project was planned during the FY25 budget planning process; and

WHEREAS, Management solicited bids for this cleaning and inspection, and a bid opening was held on November 10,2025; and

WHEREAS, NWMCC will provide cleaning and video inspection services of the City of Groton sanitary sewer system, which consists of approximately 169,000 lineal feet of gravity sewer pipe ranging from 8" to 30" diameters; and

WHEREAS, the project is scheduled to start in early 2026 and have a duration of approximately one year; and

WHEREAS, this inspection will allow for prioritization for future repairs as needed to the Groton Wastewater collection system, and

WHEREAS, the cost breakdown is as follows:

Project Cost:	\$486,346.00
10% contingency (rounded):	\$ 48,654.00
Total Request:	\$535,000.00; and

WHEREAS, at its regular meeting held on December 17, 2025, the Groton Utility Commission/ Water Pollution Control Authority authorized Groton Utilities Management to issue a purchase order to National Water Main Cleaning Company (NWMCC), 25 Marchall Street, Canton , Massachusetts, not to exceed Five Hundred Thirty Five Thousand Dollars and No Cents (\$535,000.00) for the City of Groton Sewer Cleaning and Inspection to be funded by FY26 and FY27 Wastewater Non-bonded capital, and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities Management to issue a purchase order to National Water Main Cleaning Company (NWMCC), 25



Marchall Street, Canton, Massachusetts, not to exceed Five Hundred Thirty Five Thousand Dollars and No Cents (\$535,000.00) for the City of Groton Sewer Cleaning and Inspection to be funded by FY26 and FY27 Wastewater Non-bonded capital.

Motion to approve: Councilor Ambroise. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

R-26-01-09 RESOLUTION THAT THE MAYOR AND COUNCIL INITIALLY AUTHORIZE THE APPROVAL OF A PERMANENT ACCESS ROAD EASEMENT FOR EVERSOURCE AT 101 SANDY HOLLOW ROAD, LEDYARD, CONNECTICUT, PROPERTY OWNED BY THE CITY OF GROTON, AND THAT THE MAYOR OF THE CITY OF GROTON BE AUTHORIZED TO SIGN THE AGREEMENT

WHEREAS, Eversource upgraded their transmission line that runs through the Ledyard Reservoir; and

WHEREAS, during construction, Groton Utilities granted Eversource permission to use the existing entrance from Gate #46 on Long Cove Road to maintain watershed security and access their structures; and

WHEREAS, Groton Utilities has requested that Eversource use the Gate #46 entrance for maintenance that may be needed on their transmission line; and

WHEREAS, granting this access would eliminate the construction of another access road and will minimize environmental impacts, protect the Ledyard and Morgan Reservoirs, and prevent unauthorized access points for vehicles; and

WHEREAS, the City of Groton Planning and Zoning Commission approved the 8-24 on December 16, 2025; and

WHEREAS, at its regular meeting held on October 15, 2025, the Groton Utilities Commission/Water Pollution Control Authority authorized Groton Utilities Management to move forward and take necessary steps to authorize a permanent access road easement at 101 Sandy Hollow Road, Ledyard, Connecticut, property owned by the City of Groton, and furthermore, that the City Council be apprised of this action with the recommendation that it concur and take the necessary steps to proceed with this agreement;

THEREFORE BE IT RESOLVED that the Mayor and Council initially authorize the approval of a permanent access road easement for Eversource at 101 Sandy Hollow Road, Ledyard, Connecticut, property owned by the City of Groton and that the Mayor of the City of Groton be authorized to sign the agreement.



Motion to postpone: Councilor Ambroise. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

Postponed to allow further discussion at the Committee of the Whole meeting scheduled for January 26, 2026.

R-26-01-10

RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE AND APPROVE A DONATION OF SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$750.00) TO GROTON COMMUNITY MEALS, 119 HIGH STREET, MYSTIC, CONNECTICUT

WHEREAS, Groton Community Meals is a non-profit 501(c)(3) organization committed to making a meaningful difference for families facing food insecurity in Groton and our surrounding towns; and

WHEREAS, the City of Groton received a request for donation from Groton Community Meals to help support their initiatives including serving hot meals to Groton area children, adults, and seniors, preparing weekly meals for individuals at Thrive 55+ Active Living Center and Thames River Magnet School, and twice-monthly mobile meal deliveries; and

WHEREAS, resolution R-14-4-48 authorized the City Council to make donations to support the social, cultural and educational interests of the City of Groton;

THEREFORE, BE IT RESOLVED that the Mayor and Council authorize and approve a donation of Seven Hundred Fifty Dollars and Zero Cents (\$750.00) to Groton Community Meals, 119 High Street, Mystic, Connecticut.

Motion to approve: Councilor McElroy. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

R-26-01-11

RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE AND APPROVE A DONATION OF SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$750.00) TO CHILDREN FIRST, 52 NEWTOWN ROAD, GROTON, CONNECTICUT

WHEREAS, the City of Groton received a request for donation from Children First to aid in its mission that all Groton, CT children are healthy, safe, successful learners, connected to strong families in a community that values diversity; and

WHEREAS, Children First is supported through donations and grants; and

WHEREAS, the City of Groton has previously contributed donations to Children First, which has helped support initiatives ranging from Prescription to Read, gifting 900 books per year to children at



well child visits, the annual Childhood Resource Fair, and the installation of a story walk offering weekly summer story times; and

WHEREAS, resolution R-14-4-48 authorized the City Council to make donations to support the social, cultural and educational interests of the City of Groton; and

THEREFORE, BE IT RESOLVED that the Mayor and Council authorize and approve a donation of Seven Hundred Fifty Dollars and Zero Cents (\$750.00) to Children First, 52 Newtown Road, Groton, Connecticut.

Motion to approve: Councilor Norris. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

X. ADJOURNMENT

Motion to adjourn: Councilor Ambrose. Second: Deputy Mayor Sheffield. Motion carried, 5-0-0.

Meeting adjourned at 8:11pm.

ATTEST:

Dani Baycura
City Clerk

DOCKET NO.: HHD-LND-CV-24-6194782-S : SUPERIOR COURT
CITY OF GROTON : JUDICIAL DISTRICT OF
HARTFORD AT HARTFORD
VS. : LAND USE LITIGATION DOCKET
TOWN OF LEDYARD PLANNING AND
ZONING COMMISSION ET ALL
DECEMBER ____, 2025

STIPULATION TO JUDGMENT

This action involves an administrative appeal filed by the City of Groton, Connecticut, appealing from a decision of the Town of Ledyard Planning and Zoning Commission (the “Commission”) approving an affordable housing resubdivision pursuant to the provisions of §8-30g of the Connecticut General Statutes on properties known as 96, 98 and 100 Stoddards Wharf Road in the Town of Ledyard, Connecticut. City of Groton intervened in the administrative proceedings before the Commission pursuant to the provisions of §22a-19 of the Connecticut General Statutes.

The Commission approved an affordable housing resubdivision application filed by Avery Brook Homes, LLC, an additional Defendant in this administrative appeal. In doing so, the Commission, inter alia, reduced the number of proposed building lots in the resubdivision from eighteen (18) to sixteen (16) and imposed additional conditions of approval enunciated in its action taken on October 24, 2024, which conditions are more particularly set forth in a Notice of Decision dated October 29, 2024 (the “Decision”), which Decision is attached hereto as **Exhibit A**, and hereby made a part hereof.

LAW OFFICES OF
HELLER, HELLER & MCCOY
736 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE: (860) 848-1248
FACSIMILE: (860) 848-4003
FIRM JURIS NO.: 027155

The parties hereto, including the Plaintiff, City of Groton, Defendant, Avery Brook Homes, LLC and Defendant, Ledyard Planning and Zoning Commission, have reached agreement on certain additional terms and conditions, some of which require modification to the conditions of approval enunciated in the Decision, and others of which are supplemental thereto. By this Stipulation to Judgment, the parties to this action hereby stipulate that judgment enter in this action modifying certain terms and conditions of the Decision as hereinafter set forth, and that judgment otherwise enter in favor of the Defendants sustaining the administrative decision of the Commission, without costs taxed to any party.

PROCEDURAL REQUIREMENTS – CONDITIONS PRECEDENT

1. The Commission, in a duly noticed public meeting, shall consider this Stipulation to Judgment and shall allow testimony, if any, from the public, to comment upon the terms and provisions of this Stipulation to Judgment. In acting upon this Stipulation to Judgment, the Commission shall consider any public comment received at the duly noticed public meeting.
2. The Plaintiff, City of Groton, shall file a motion with this Court seeking that judgment in the above entitled action enter in accordance with the terms and provisions of this Stipulation to Judgment pursuant to the requirements of §8-8(n) of the Connecticut General Statutes. Notice of the date, time and location of the §8-8(n) hearing shall be published in a newspaper having a substantial circulation in the Town of Ledyard, Connecticut, not less than seven (7) days prior to the date of the scheduled §8-8(n) hearing.

The parties hereto hereby agree to act in good faith and with all due diligence to comply with the procedural provisions of this Stipulation to Judgment.

STIPULATION OF THE PARTIES

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1. Paragraph 1 of the Decision is hereby deleted, and the following is hereby substituted in lieu thereof:

“1. The Affordability Plan being approved is entitled “Affordability Plan for Avery Brook Homes Subdivision, Properties of Avery Brook Homes, LLC, Dated September 2, 2025 submitted by Avery Brook Homes, LLC to the Ledyard Planning and Zoning Commission. The Affordability Plan provides for four (4) affordable homes in a 14-lot resubdivision. One (1) home, 1 Avery Court, shall be sold to persons or families whose income is less than or equal to sixty percent (60%) of the area or statewide median income, whichever is less. Three (3) homes, 3 Avery Court, 6 Avery Court and 11 Avery Court, shall be sold to persons or families whose income is less than or equal to eighty percent (80%) of the area or statewide median income, whichever is less. The Affordability Plan consists of twenty-six (26) pages, including a Schedule A, Schedule B, Schedule C, Schedule D, Schedule E, and Schedule F which Affordability Plan is contained in the records of the Ledyard Planning and Zoning Commission. Any modifications made to the final resubdivision plan may require the Affordability Plan to be revised. The final Affordability Plan has been approved by the Town land use attorney and shall be filed on the Land Records with the final endorsed resubdivision plan.”

2. The last sentence of Paragraph 2 of the Decision is hereby deleted and the following is hereby substituted in lieu thereof:

“2. ... The home to be sold at 60% of median income (1 Avery Court) shall be sold prior to the sale of the third market rate home.”

3. Paragraph 4 of the Decision is hereby deleted in its entirety and the following is hereby substituted in lieu thereof:

“4. The resubdivision plan being approved is entitled “Plan Showing Affordable Housing Development Per C.G.S §8-30g Resubdivision Property of Avery Brook Homes LLC 96, 98 & 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Parcel ID: 65-2360-96/98/100 Ledyard, Connecticut Scales As Shown March 2024 Revised: May 13, 2024 Sheets 3 & 6 To Address LLHD Comments Revised: June 27, 2024 To Address Staff Comments Revised: October 29, 2024 Revised: June 25, 2025 To 14 Lots Sheets 1 of 8 to 8 of 8 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com” (the “Plan”).

4. Paragraph 5.a.6 of the Decision is hereby deleted and the following is hereby substituted in lieu thereof:

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- “6. Defendant, Avery Brook Homes, LLC shall install three (3) monitoring wells (MW) two (2) northerly and one (1) southerly of the proposed bioretention basin as shown on “Attachment 1”. The monitoring wells shall be installed within the limits of that area shown and designated as “To Be Conveyed To The Town Of Ledyard Area = 17,430 Sq. Ft. 0.40 Acres” on Sheet 2 of 8 of the Plan. The City of Groton shall be responsible for performing water quality testing of the groundwater accessed through said monitoring wells within thirty (30) days subsequent to the date of entry of judgment in accordance with this Stipulation to establish the background levels of groundwater at those locations. That data is to be submitted to the Land Use Department of the Town of Ledyard. The constituents to be reported are as shown in Attachment #3, and any additional constituents for which the City of Groton determines, in its reasonable judgment, to monitor groundwater quality within its public water supply watershed.”
5. The requirement contained in Paragraph 7 of the Decision for the reconfiguration of Lots 14 and 16 is deleted as the final configuration of lots in the resubdivision is depicted on the June 25, 2025 revision of the resubdivision plan.
6. The final sentence of Paragraph 7(b) is hereby deleted and the following is hereby substituted in lieu thereof:
- “This modifies the effective project density to about 1 unit per 26,746 SF or 15 units on 9.21 – Acres (401,188 SF).”
7. Paragraph 7(c) of the Decision is hereby deleted and the following is hereby substituted in lieu thereof:
- “c. Pursuant to negotiations among the parties, two portions of the property located at 94 Stoddards Wharf Road (Parcel 65-2360-94), Ledyard, CT to the north and east of the proposed Avery Brook Homes Resubdivision labeled “Area = 6,313 Sq. Ft. To Be Conveyed To The City Of Groton” and “Area = 53,360 Sq. Ft. To Be Conveyed To The City Of Groton”, each as shown on a plan entitled “Boundary Line Adjustment Plan Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Ledyard, Connecticut Scales As Shown August 2025 Sheet 1 of 2 Dieter & Gardner Land Surveyors – Planners P.O. Box 335 1641 Connecticut Route 12 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com” (the “Reconfiguration Plan”) shall be deeded by Defendant, Avery Brook Homes, LLC to the Plaintiff, City of Groton to provide an additional buffer from the resubdivision lots to public water supply watershed lands of the City of Groton. The lot area of 94 Stoddards Wharf Road shall be reduced to 63,838 Sq. Ft. as depicted on the Reconfiguration Plan thereby complying with the minimum bulk requirements for the R-60 Zone in which it is located. The

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Reconfiguration Plan shall be reviewed and approved by the Director of Land Use & Development/ZEO and filed on the Land Records in the Office of the Town Clerk of the Town of Ledyard.”

8. Paragraph 7(f) of the Decision which provides that Sheet 3 of 8 should be revised to show parking spaces for proposed Lot 9 is deleted.
9. The condition contained in Paragraph 7(f) that currently reads “Add Note: ‘All shared driveways shall be constructed by the Developer prior to the sale of any lots utilizing the shared driveway. Portions of this resubdivision are serviced by common driveways. The Town of Ledyard will provide no maintenance, repairs or school bus service along any common driveway.’” is hereby revised to read as follows:

“Add Note: ‘The shared driveway for Lots 10 and 12 shall be constructed by the Developer prior to the sale of Lots 6, 8, 10 or 12. The Town of Ledyard will provide no maintenance, repairs or school bus service along the common driveway.’”

10. The eleventh paragraph of Paragraph 7(f) of the Decision which currently states “Revise parcel history map 3 to show configuration of all lots and show property configuration as shown on map dated February 20, 2024, approved by Town Staff on 3/21/24 and filed on the Land Records on 3/21/2024, Instr #M202400006” is hereby deleted and the following is substituted in lieu thereof:

“Revise parcel history map 3 to show configuration of all lots and show property configuration as required by this Stipulation to Judgment.”

11. The following additional stipulations are hereby incorporated into the judgment to be entered by the Court in accordance with the terms and provisions of this Stipulation to Judgment:
 - a. For purposes of siting dwelling houses and septic systems on each lot in the affordable housing resubdivision, the resubdivision plan shall be considered a site development plan and the fourteen (14) building lots shall be developed with dwelling houses and septic systems substantially in the location depicted on the resubdivision plan.

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Its Attorney

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EXHIBIT A
NOTICE OF DECISION DATED OCTOBER 24, 2024

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