

**TOWN OF LEDYARD
CONNECTICUT
OFFICE OF THE MAYOR**

Michael T Finkelstein
Mayor
Mark J. Bancroft
Mayoral Assistant

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3221
FAX (860) 464-8455

April 17, 2017

Mr. Benjamin Barnes, Secretary
Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, CT 06106

**RE: Town Of Ledyard: 2017 STEAP Application
Fairway Drive Road & Infrastructure Extension**

Dear Secretary Barnes:

The Town of Ledyard is pleased to submit our 2017 STEAP application for completion of Fairway Drive and related infrastructure improvements in "Ledyard Center". This project has long been a community need and objective and along with our new Police Facility and recent, streetscape improvements will have a dramatic long term impact on our community and spur significant future growth and vitality.

It is important to note, as part of the overall plan for the area, CTDPH is working with the Ledyard WPCA, Groton Utilities and the Southern Connecticut Water Authority to help fund water interconnections between service providers. This is significant, because it will insure future availability of potable water for both existing and future users.

We appreciate you review and stand ready to provide whatever additional information you may require.

Thank you.

Sincerely,

Michael T Finkelstein,
Mayor

- c. Rep. Mike France
Senator Catherine Osten

THIS APPLICATION, ITS RECEIPT, AND/OR ANY SUBSEQUENT ANNOUNCEMENT OR NOTIFICATION OF AN AWARD ASSOCIATED WITH THIS APPLICATION, DOES NOT CONSTITUTE A CONTRACT. A CONTRACT EXISTS ONLY WHEN ALL REQUIRED CONTRACTUAL DOCUMENTS ARE SUBMITTED AND APPROVED BY THE ADMINISTERING STATE AGENCY, AND THE TOWN IS NOTIFIED THAT THE CONTRACT IS FULLY EXECUTED.

State of Connecticut
Office of Policy and Management www.ct.gov/opm
STEAP Project Application, Analysis & Eligibility
Pursuant to Connecticut General Statutes Section 4-66g

APPLICATION FOR FY 2017 STEAP GRANT FUNDING

Please complete one application for each proposed project and also indicate the priority order of all projects submitted. If applications for more than one project are submitted at different times, please reprioritize previously submitted projects with each new application. Complete submittal instructions are outlined on the last page of this application.

Applicant Town(s): Ledyard **Tax ID (FEIN) No.:** 06-6002023

Authorized Signatory Full Legal Name: Michael T. Finkelstein

Authorized Signatory Title: Mayor

Authorized Signatory Email: mayor@ledyardct.org

Authorized Signatory Phone Number: 860.464.3221 **Extension:**

Town Office Street Address / PO Box: 741 Colonel Ledyard Hwy. **Town Office Zip Code:** 06339

Proposed Project Street Address: 26 Iron Street **Zip Code:** 06339

If available, GIS coordinates: **Longitude:** **Latitude:**

If no project address is available, please provide street intersection detail.

Requested amount of STEAP Funding (\$500,000 max): \$500,000

Project Name: Fairway Drive Public Improvements

Name, phone and email address of person preparing this application:
Charles Karno, 860.464.3215, planner@ledyardct.org

Identify town officials and professionals that may be contacted with questions regarding this application:

Name, phone and email address

Michael T. Finkelstein, Mayor, 860.464.3221, mayor@ledyardct.org

Name, phone and email address

Charles Karno, 860.464.3215, planner@ledyardct.org

- 1) Provide a description of the proposed project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition and/or construction. **Please be as comprehensive as possible in the description of this project (*Note: only capital projects will be considered: new construction, expansion, renovation, or replacement project for an existing facility or facilities. Project costs can include the cost of land, engineering, architectural planning, and contract services needed to complete the project. For a description of expenditures that **cannot** be funded with STEAP funds, see pg. 1).**

See Attached: "Project Description"

- 2) How will this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.

See Attached: "Project Benefits"

- 3) If the applicant is two or more eligible municipalities, how will this project create efficiencies, further cooperation among municipalities, and save costs for local taxpayers?

One of the benefits/efficiencies envisioned in the overall project is the interconnection Ledyard WPCA/Groton Utilities and Southern CT Water Authority water service in the area. This will help ensure adequate public water availability in the vicinity.

- 4) What, if any, planning or design work has begun or been completed on this project?

Preliminary design and estimating is complete; priorities and objectives have been established; the project can proceed in a timely manner

- 5) Is the proposed project consistent with the State Plan of Conservation and Development? (Plan detail is available at: www.ct.gov/opm/cdplan.) YES or NO **YES**
- 6) Is the proposed project consistent with your local Conservation & Development (C&D) Plan(s)? YES or NO **YES**
- 7) Last date local C&D Plan(s) Adopted: **12/03/2009** (mm/dd/yyyy)
- 8) Will the project require the conversion of lands currently in agricultural use to non-agricultural use? YES or NO **NO**
- 9) Does the project area contain prime or important agricultural soils that are greater than 25 acres in area? YES or NO **NO**
- 10) Does this project impact state-owned property (i.e.: state facilities, state roads and/or bridges, state parks, forests or other state-owned land.) If yes, please provide the location and a brief explanation.

The project will create a new intersection with CT Route 117. Over the years, several discussions with CTDOT have taken place. Final intersection plans will be reviewed by CTDOT

11) Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, parks, cemeteries etc. *(If necessary, attach response in a separate document.)*

See Attached: "Environmental and Social Impacts"

12) Is this project a phase of a larger plan? YES or NO **YES**

If YES, please complete a through e below.

If NO, skip to #13.

a) What phase are you applying for? **The project is part of an overall plan to create and enhance a true "Town Center" in Ledyard. This effort is multi-faceted and includes everything from streetscape improvements, a \$6m police facility to a farmer's market and village regulations. The completion of Fairway Drive is part of a longterm, much bigger effort.**

b) How many phases are there in total? **Many, see attached**

c) What state agency/agencies administers/administered the previous phase(s)?

Agency Name: **most recent streetscape: DECD** or n/a

d) Who is/was the state agency contact person for this project?

Agency Contact Name: **Vincent Lee** or n/a

e) Attach additional information regarding the overarching, long-term plan if applicable

Attached: YES or NO **YES**

13) Are you providing Town/Local matching funds for this project?

YES or NO **YES** If YES, please detail within Funding Source table below.

1) Provide a description of the project which include the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in the description of this project.

The purpose of this project is to enhance the aesthetic and economic character of Ledyard Town Center by completing Fairway Drive from its existing "dead end" terminus to Route 117 (Colonel Ledyard Highway). This will in effect create a "loop road" for Route 117 and open up 50± acres in Ledyard Center for development and redevelopment. The project has been planned for many years and in conjunction with previous and the recently completed, new police station in the center, streetscape improvements and the possible closing of Ledyard Center School becomes a critical step in the creation of a "true" town center in Ledyard.

As part of the overall project, Groton Utilities, in conjunction with CTDPH, Ledyard WPCA and Souther Connecticut Water Authority will be installing an 8" water line to provide system interconnections and enhance the availability of water for new development. This is a significant example of regional cooperation.

It is important to note that significant private sector interest has been expressed by existing property owners and prospective developers in the potential of completing the road. A project by Thames Aquatic Club has just been approved for the area and the Town has recently completed a master plan for the are documenting the extraordinary development potential.

How will the project impact and benefit the community?

Vibrant town centers are critical to the future economic and cultural success of Connecticut and its municipalities. This is clearly identified in the draft State Plan of Development, our regional CEDS and multiple local, state and national proposals and documents.

The Ledyard Town Center includes the main Town Library, the Town Green, an elementary school, the Town Hall, the Post Office, commercial businesses, historic properties and several civic monuments. This project is intended to continue our efforts to tie this area together in an attractive, inviting, "pedestrian friendly" manner. The completion of Fairway Drive can help encourage addition mixed use development in the area creating additional momentum for growth.

Our goals are generate increased economic activity in the center area; attracting private investment, enhancing the viability of existing businesses and creating opportunities for new ventures.

An additional aspect of the project is the potential of generating affordable housing in the center area. Previous plans, for the properties abutting the extended Fairway Drive included a mixed use development with housing as a significant component.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. (If necessary, attach response in a separate document.)

It is hard to overstate, the social impacts of the proposed project. The area to be improved contains the main Town library, the Town Hall, an elementary school, the Town Green, several historic structures, numerous civic monuments and commercial enterprises and the Post Office. The potential is extraordinary.

It is, also, one of the few areas in Town served by public transportation and enhancing pedestrian access and the viability of the area supports "smart growth" within Ledyard. It will benefit a broad range of our population and foster new investment in an area with existing infrastructure and development. It will provide incentives for the redevelopment of existing underutilized properties.

Encouraging growth in our center, will enhance the appreciation of historic properties, a historic Congregational Church, Ledyard's first one-room school house, which is located on the Town Green/Fair Grounds and the Fair Grounds, itself.

While underutilized, the area to be improved is generally developed. We anticipate no adverse traffic, floodplain, natural resources, archeological, historic or neighborhood impacts. To the contrary, we anticipate significant positive impacts in many of these areas.

Improvements will have to be coordinated with CTDOT and drainage improvements will be part of the project

Is this project a phase of a larger plan?

Establishing a "true" town center in Ledyard has been a longstanding community goal and has been the focus of many efforts for over 20 years. The objective is reflected in many reports, the Town's land use plans and regulations and has been the focus of numerous projects over the years. Much progress has been made, however, there is still much to do.

In recent years, the Town has successfully utilized a STEAP funding for improvements to the Ledyard "Town Green" and streetscape improvements. A \$6.75 m project to build a new police facility and complete site improvements at the Town Hall complex has, also, recently been completed. We have built significant momentum.

It is important to note that improvements have been planned in an orderly manner and are an extension of each other. In this way, we are building and concentrating the impact and benefits.

In total, this proposal and current efforts go a long way in completing our community's vision for a vibrant town center.

Fairway Drive Extension Master Plan
Preliminary Cost Estimate

Kent + Frost
Landscape Architecture

April 14, 2017

Phase	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	NOTES	
1	Fairway Drive Public Improvements						
	Demolition						
	Clearing and Grubbing	4.8	ACRE	\$0.00	\$0.00	Previously completed	
	Earth Work	1	LS	\$60,000.00	\$60,000.00	Rough grading, fill soil, compaction of fill	
	Cut Bituminous Pavement	100	LF	\$1.80	\$180.00	3" depth	
	Construction Fencing	200	LF	\$7.60	\$1,520.00	6' high, rented, chain link fence	
	Sedimentation Control System	2200	LF	\$2.75	\$6,050.00	Silt fence	
				Total	\$67,750.00		
	Site Amenities						
	Asphalt Paving						
		Binder Course	6000	SY	\$8.00	\$48,000.00	1 1/2" thick, class 1
		Wearing Course	6000	SY	\$8.00	\$48,000.00	1 1/2" thick, class 2
		Processed Aggregate Base	1600	CY	\$40.00	\$64,000.00	10" thick, compacted
		Material For Tack Coat	5600	SY	\$1.48	\$8,288.00	
	4" Double Yellow Epoxy Resn Pavement Markings	2100	LF	\$0.75	\$1,575.00	Road Centerline	
	5" x 18" Granite Curved Stone Curbing	2100	LF	\$60.00	\$126,000.00	Split face, eased edge, concrete encasement	
				Total	\$431,363.00		
				Phase 1 Estimated Cost	\$499,113.00		
2	Utilities						
	Stormwater Catch Basin	20	EA	\$5,000.00	\$100,000.00	Single, catch basin w/ sump, grate	
	Stormwater Piping	2100	LF	\$150.00	\$315,000.00	30", HDPE, 24" deep	
	Water Piping	2100	LF	\$80.00	\$168,000.00	12", HDPE fused, 4' deep	
	Water Service	21	EA	\$2,100.00	\$44,100.00	2" copper, valve, 4' deep	
	Electrical Duct Bank	2100	LF	\$162.00	\$340,200.00	9 - 4" dia, PVC, 2' deep, concrete encased	
	Electrical Service Duct Bank	2	EA	\$45,000.00	\$90,000.00	2000 AMP service, 100' length, 4' deep, concrete encased	
	Fire Hydrants	3	EA	\$10,000.00	\$30,000.00	Hydrant, 4.5" valve, thrust blocks, 20' offset	
	Fire Water Piping	2100	LF	\$90.00	\$189,000.00	8" ductile iron, 4' deep,	
	Sanitary Sewer	2100	LF	\$30.00	\$63,000.00	10" HDPE, 4' deep	
	Telecommunications Duct Bank	2100	LF	\$50.00	\$105,000.00	4 - 2" dia, PVC, 2' deep, concrete encased	
				Total	\$1,444,300.00		
2	Site Amenities						
	Asphalt Paving - Parallel Spaces	2750	SY	\$60.00	\$165,000.00	3" asphalt, 10" base, granite curbs, striping	
	Concrete Sidewalk	80000	SF	\$8.00	\$640,000.00	5" 4k psi concrete, 6" base, WWM	
	Pedestrian Lighting	70	EA	\$5,000.00	\$350,000.00	Town standard light & pole, foundation, grounding	
	Electrical Distribution	5000	LF	\$15.00	\$75,000.00	1.5" PVC conduit, wire	
	Utility Enclosure	3	EA	\$4,000.00	\$12,000.00	200 AMP utility enclosure	
				Total	\$1,242,000.00		
				Phase 2 Estimated Cost	\$2,686,300.00		
				Phase 1 & 2 Estimated Cost	\$3,185,413.00		
	CONTRACT ITEMS						
	Design	10%			\$318,541.30		
	Mobilization	5%			\$159,270.65		
	Construction Staking	1%			\$31,854.13		
	Minor Items (5-10%)	5%			\$159,270.65		
	Contingency	20%			\$637,082.60		
	Inflation Factor (3% per year)	3%			\$95,562.39		
					TOTAL ESTIMATED PROJECT COST	\$4,586,994.72	

15) Please detail amounts and types of funds, if any that have been expended to date for this project. **For the Fairway Drive portion of the project approximately \$10,000 has been expended for preliminary design and planning. Additional monies have been allocated for water line construction.**

16) If this is not part of a multi-phase project, has any work already begun? If yes, please summarize.

17) If this is a multi-phase project, please provide a brief summary of the work completed to date.

Approximately \$650,000 has been expended for streetscape improvements. Additionally, \$6.5 m was expended for a new police facility and Town Hall site and street improvements. Other, activities include establishment of a farmer's market improvements to the "fair ground" and enhanced signage

18) Should this project be awarded a STEAP grant, how soon after our contract is fully executed, would STEAP funded project work begin?

30 days / 60 days / 90 days/ 90+ days. Indicate answer here → **45 days**

19) Is there any other relevant information you feel may be helpful, please include it below:

In recent years, Ledyard has achieved considerable momentum in achieving our long standing goal of creating a Town Center. This project is an opportunity to build on that momentum and attract needed private investment.

20) Will this project move forward if the requested STEAP funds are not awarded or are awarded only in part? Please explain.

If the project is not funded, the Town will, in time, find a way to get it done. However, the delay will have its costs.

21) Was this project not selected in a previous round of STEAP grants? **YES in 2015 & 2016**

22) If other applications, for different projects, for **this round** of STEAP grants have already been submitted, please list below, in priority order, each of your projects (1 being top priority, 4 being last priority):

- 1) 3.)
- 2) 4.)

Attach the following material:

1. Site location map
2. Property boundary map
3. Two separate real estate appraisals, if land acquisition is proposed. ***Note: STEAP funds cannot exceed the appraised value established in the appraisals**
4. Project plans / concept plans
5. Proposed project schedule and duration of project (or project phase) to be funded by these STEAP funds should they be awarded
6. Project cost estimates supporting the request for funding (if available)
7. List of necessary local, state, and federal permits and approvals required for the project; list the status of each if applicable
8. Environmental site assessments (if applicable)

9. If applicable, any town resolution(s) in support of application for this grant

ATTACHED

This page must be read and signed by the Authorized Signatory of the municipality in order for the municipality/project to be considered for STEAP funding.


My signature below, as Authorized Signatory of the Town of _____, indicates acceptance of the following and further certifies that:

1. I understand that should this grant application be approved I will be required to sign an assistance agreement/contract with the assigned administering agency delineating the terms and conditions of this grant;
2. I will comply with any grant terms and conditions required by the administering agency;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review;
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the Connecticut General Statutes; and
8. I will supply the Office of Policy and Management with all documentation supporting my authority to enter into an assistance agreement, including but not limited to applicable certified minutes and by-laws from the town denoting my authority to apply for the grant and the authority to enter into such an agreement should a grant be awarded.
9. I understand that if this application leads to the award of a STEAP grant for this project, that no payment will be made for project expenses incurred prior to the start date or after the end date (as set forth in the fully executed contract), without a full executed contract and advance written approval by the administering state agency to proceed.
10. I have read, in full, page 1 of this application package, entitled Small Town Economic Assistance Program (STEAP) Guidelines and Application.

Authorized Signatory's Name (Please Print)

Michael T. Finkelstein, Mayor

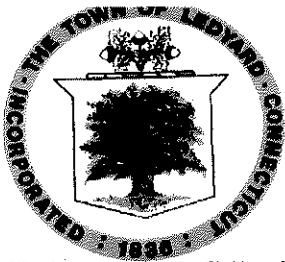
Title



Signature

Date 4/13/17

Please submit your completed STEAP application and required documents electronically to:



Chairman Linda C. Davis

TOWN OF LEDYARD CONNECTICUT TOWN COUNCIL

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
FAX (860) 464-1485
council@ledyardct.org

CERTIFIED RESOLUTION
OF THE LEDYARD TOWN COUNCIL
AUTHORIZING THE MAYOR TO SUBMIT
GRANT APPLICATION IN THE AMOUNT OF \$500,000 TO THE
SMALL TOWN ECONOMIC ASSISTANCE PROGRAM
FOR DEVELOPMENT OF FAIRWAY DRIVE

WHEREAS: The completion of Fairway Drive has been studied as a Town project for over twenty years and has been identified as a critical initiative for economic development in Ledyard Center;

WHEREAS: The current Ledyard Center project, the new Police Headquarters Facility project and the potential closing and demolition of the Ledyard Center School with the completion of the proposed School Consolidation Plan would provide a significant opportunity in attracting development;

WHEREAS: The Town of Ledyard has been methodically working to improve its infrastructure with the extension of the Route 117 water main to encourage and promote economic development in an effort to improve our tax base; and these efforts have led to discussions for possible private sector projects;

BE IT RESOLVED: That the completion of Fairway Drive would provide additional momentum to the Town's efforts to encourage economic growth in "Ledyard Center".

BE IT FURTHER RESOLVED: That the Ledyard Town Council authorizes the submission of the funding application in the amount not to exceed \$500,000 for the required improvements to complete Fairway Drive under the Small Town Economic Assistance Program referenced in CGS 4-66g;

NOW THEREFORE BE IT RESOLVED: That the Mayor of the Town of Ledyard is authorized and directed to execute and file the Small Town Economic Assistance Program Application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Ledyard.

Adopted by the Ledyard Town Council on: April 12, 2017

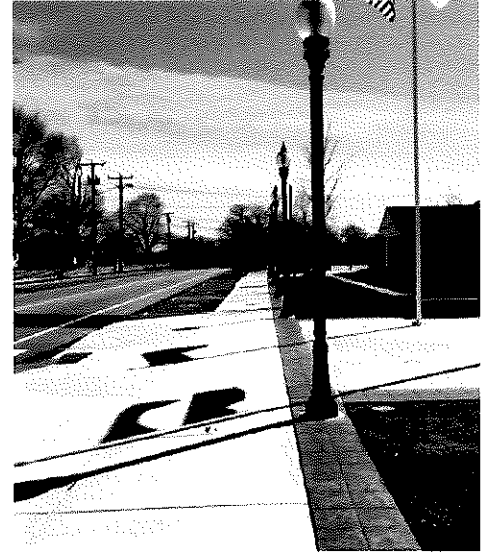
Linda C Davis
Linda C. Davis, Chairman

I Patricia A. Riley, Town Clerk of the Town of Ledyard, do hereby certify that the above is a true and correct copy of a resolution duly adopted at a meeting of the Town Council held on April 12, 2017 at which a quorum of the Ledyard Town Council was present and acting throughout; and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect:

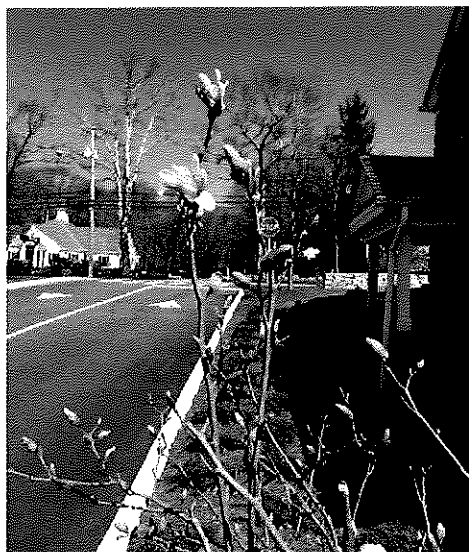
Such application is attached to and made a part of this record.

IN WITNESS WHEREOF: The undersigned has affixed his signature and corporate seal on this 13th day of April 2017.

Patricia A. Riley
Patricia A. Riley, Town Clerk



Ledyard Center Streetscape



Creating A “True” Town Center Is a Longstanding Community Goal

The Town’s streetscape projects and new police facility with associated site improvements at the Town Hall have made a significant impact on the area. The completion of Fairway Drive will enhance that effort and build on the momentum we have created!

Ledyard Fairway Limited Partnership
29 Church Hill Road
Ledyard, CT 06339

January 11, 2016

Charles Karno
Director of Planning
Town of Ledyard CT

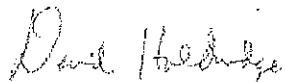
Dear Mr. Karno,

As the owners of the parcel known as 26 Iron St. in Ledyard, we strongly support your efforts to complete the construction of Fairway Drive. This roadway was planned and designed by us many years ago. However, our efforts to build the road have repeatedly been stymied by a series of issues that are difficult for small developers to overcome.

We would be eager to deed the roadway over to the town of Ledyard. In addition, we will stand ready to cooperate with the town in the overall efforts to create mixed use development on the adjacent lands.

Thank you for your interest.

David Holdridge



Ledyard Fairway Limited Partnership