



TOWN OF LEDYARD  
CONNECTICUT  
TOWN COUNCIL

Chairman S. Naomi Rodriguez

MINUTES  
LEDYARD TOWN COUNCIL – REGULAR MEETING  
WEDNESDAY, APRIL 10, 2024; 7:00 PM  
HYBRID FORMAT  
VIDEO CONFERENCE VIA ZOOM

- I. CALL TO ORDER – Chairman Rodriguez called the meeting to order at 7:00 p.m. at the Council Chambers, Town Hall Annex Building.

Chairman Rodriguez welcomed all to the Hybrid Meeting. She stated for the members of the Town Council and the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL –

Attendee Name	Title	Status	Location
April Brunelle	Town Councilor	Present	In-Person
Jessica Buhle	Town Councilor	Present	In-Person
Carmen Garcia-Irizarry	Town Councilor	Present	Remote
Kevin Dombrowski	Town Councilor	Present	In-Person
Gary Paul	Town Councilor	Excused	
S. Naomi Rodriguez	Town Councilor	Present	In-Person
Tim Ryan	Town Councilor	Present	In-Person
Tony Saccone	Town Councilor	Present	In-Person
Gary St. Vil	Town Councilor	Excused	

- IV. INFORMATIONAL ITEMS/PRESENTATIONS

- *Proclamation Recognizing April as the Month of the Military Child*

Chairman Rodriguez announced in 1986 that April was designated as the *Month of the Military Child*. She stated this evening the Town of Ledyard would like to recognize the many Military families who live in our community by presenting a Proclamation to the New London-Groton Subbase Commander Captain Kenneth Curtin. She stated Ledyard Resident Chief Petty Officer Eric Buhle and his family were present this evening to accept the Proclamation on behalf of Captain Curtin. She asked Mayor Allyn, III, to join her in presenting the Proclamation:

TOWN OF LEDYARD  
PROCLAMATION  
RECOGNIZING THE MILITARY CHILD

**WHEREAS:** former Defense Secretary Casper Weinberger designated April as the *Month of the Military Child* in 1986. As a symbol of our support and gratitude to our military children, the Department of Defense chose the color purple, representing all services in the military community.

**WHEREAS:** New London was designated as the First United States Submarine Base, and in 1916 was named the "*Home of the Submarine Force*";

**WHEREAS:** today, the New London-Groton Subbase occupies approximately 687 acres along the Thames River serving an active-duty population of about 7,500 personnel accompanied by 12,000 family members. The Subbase is also the host to Naval Reserve Units, an Army Detachment Unit and a host for the Department of Defense. In addition, the United States Coast Guard Academy is located across the Thames River on the west bank, in New London;

**WHEREAS:** Ledyard and its surrounding communities have played a key role in welcoming the children of military families in providing support to see that these children grow and thrive as they work to navigate the uncertainties of a change in a station, a new neighborhood, the deployment of military parent, and call our community their Home;

**WHEREAS:** our Military families are an integral part of our community, with military children attending local schools, while their parents serve our nation. On average military children attend six to nine different school systems from kindergarten to grade 12 and face the challenges of transiting more than twice during their high school years, leaving friends and communities behind, all while continuously adjusting to the disruption of a parent leaving the family for extended periods of time, often missing milestone educational events, an exciting homerun hit, a masterful recital, birthdays and holidays;

**And:** even after a parent has left the military, children can continue to face challenges as their parent transitions to civilian life, and they may be called on to care for wounds or injuries their parent suffered during their service. Too many children live with the pain and loss of a parent or family member who made the ultimate sacrifice in service to our country.

**NOW THEREFORE, BE IT RESOLVED:** We recognize, honor and salute the brave, resilient, and fearless *Military Child* who rises to the occasion, just as their military parents do;

**BE IT FURTHER RESOLVED:** as the New London-Groton Subbase holds a significant role in the nation's history and in the fabric of our local culture, the Town of Ledyard continues our principals of inclusion and our longstanding traditions to welcome and support our military families and their dependents. The people of our community value their sacrifices and dedication to our nation and will forever remain grateful for their service to our country.

Presented to the Commander of the New London-Groton Subbase Captain Kenneth M. Curtin, on this Tenth day of April 2024 at Ledyard, Connecticut.

S. Naomi Rodriguez, Chairman  
Ledyard Town Council

Chairman Rodriguez introduced Chief Petty Officer Eric Buhle, his wife Jessica, who is currently serving on the Town Council and their son Declan. She also introduced the Sotelo Family, Mrs. Vanessa Sotelo and sons Issac and Oliver who were present this evening noting that their Father Chief Information System Technician Omar Sotelo was currently deployed. She thanked these families and all those who serve our nation.

- ***Proclamation Recognizing Gales Ferry Fire Chief Anthony Saccone, Sr.***

BE IT KNOWN THE  
MAYOR OF THE TOWN OF LEDYARD  
*Decrees the following Proclamation*

**WHEREAS, CHIEF ANTHONY SACCONNE** has served The Town of Ledyard as Chief of the Gales Ferry Volunteer Fire Company for sixteen years. Mr. Saccone has served as the longest tenured Chief in the history of the department. During his tenure, Chief Saccone saw volunteer responses and number of volunteers begin to decline; as such, he initiated a dual response program where Ledyard and Gales Ferry began to work closely together on calls, responding jointly to many aid calls in their respective fire districts.

**WHEREAS, CHIEF ANTHONY SACCONNE** worked patiently and diligently to improve communications and relationships with Town Officials, including three Mayors and a variety of Town Council compositions. Chief Saccone fostered an atmosphere of safety in order to minimize firefighter injuries and prevent claims and losses associated with the same.

**WHEREAS, CHIEF ANTHONY SACCONNE** served as the incident commander through many major incidents including several large building fires, search and rescues, and a large HAZMAT fire at the Dow Chemical property.

**WHEREAS, CHIEF ANTHONY SACCONNE's** proudest moments included the passage of modifications to the Connecticut Public Safety Officer's Benefit laws extending public safety officer death benefits to fire police. Chief Saccone was instrumental in bringing forth the effort to extend those benefits to fire police, who daily put their life on the line directing traffic away from emergencies.

**NOW, THEREFORE**, as Mayor of the Town of Ledyard, I hereby tender this Proclamation to thank Chief Anthony Saccone for his many contributions during sixteen years of service as Chief of the Gales Ferry Volunteer Fire Company.

**WITNESS**, my hand and the seal of the Town of Ledyard this 10th day of April, in the Year Two Thousand and Twenty-four.

\_\_\_\_\_  
Fred B. Allyn III, Mayor

Mayor Allyn thanked Mr. Saccone not only for the service he provided to the Gales Ferry Fire Company but also for the service he provided to the Town of Ledyard, as a whole. He stated it took a special person to be able to pull a lot of people together, especially in a command situation, in working to do what was in the best for those involved in the emergency situation, and in doing what was the best for the Town. He noted the many years of service and the work that Mr. Saccone accomplished was greatly appreciated.

- ***State of Connecticut General Assembly Citation - Gales Ferry Fire Chief Anthony Saccone, Sr.***

***Senator Cathy Osten*** presented Gales Ferry Fire Chief Anthony Saccone, Sr. with the following State of Connecticut General Assembly Citation that was introduced by herself, Representative Kevin Ryan, Representative Greg Howard and Representative Brian Leneau:

***Be It Hereby Known to All:*** *That the Connecticut General Assembly offers its sincerest congratulations to Tony Saccone in recognition of your many years of service to the Town of Ledyard.*

*Your dedication to public service on the Town Council and the Fire Department has been an inspiration.*

*We salute and thank you for all your distinguished service to the Town of Ledyard and Wish you many years of health, happiness and prosperity.*

*The entire membership extends its very best wishes on this memorable occasion and expresses the hope for continued success.*

*Given this tenth day of April, 2024 at the State Capitol in Hartford, Connecticut.*

*Martin Looney*  
*Senate President*

*Speaker of the House*  
*Mark Ritter*

*Secretary of the State*  
*Stephanie Thomas*

Senator Osten concluded by stating when she began representing Ledyard that she could see how both the Gales Ferry Fire Department and the Ledyard Center Fire Department were actively looking for younger members. She stated this was fascinating and wonderful to see because that was the only way a volunteer Fire Company really grows. She stated Chief Saccone has been successful at growing the town's Fire Department, noting that it took a hard working, dedicated person to do all the work Mr. Saccone has done.

Representative Kevin Ryan thanked Chief Saccone for his many years of service. He stated they do not thank and recognize the people in the firefighting services enough. He stated Mr. Saccone has gone above and beyond his responsibilities to serve the Town of Ledyard. He stated that he was happy to be here today to be able to thank him for his service.

Mr. Saccone stated that he was proud to serve his community as the Chief of the Gales Ferry Fire Company. He thanked his wife Noreen, who acted as his "Assistant Chief", noting that he could not have done it without her for her support. He noted all that she did behind the scenes, raising their family while he was out chasing fires, and medical situations. He stated the spouses left behind played a key role in their support of the many volunteers who serve on the Fire Department, noting that his wife was a testament to that.

- ***Executive Director David Aldridge - Southeastern Regional Resource Recovery Authority (SCRRRA)***

Mr. David Aldridge provided some background noting in 1984 A Joint Resolution to bond funding to construct the Waste Energy Facility in Preston was adopted by the following twelve Municipalities: East Lyme, Griswold, Groton, Ledyard, New London, Norwich, North Stonington, Preston, Sprague, Stonington, and Waterford. He stated the Waste Energy Facility went live in 1992, and that since that time SCRRRA has also taken on the responsibility for all trash and recycling, including a lot of the work that was done in each town's Transfer Station.

Mr. Aldridge explained that the State of Connecticut relied on Waste to Energy Facilities for the disposal of solid waste. He stated in 1994 SCRRRA built-out their last Waste to Energy Facility; noting that they were able to manage about 83% of their waste. He stated the balance (17%) was being transported out of state to landfills and other Waste to Energy Facilities. He stated with the July, 2022 closing of the East Harford MIRA Facility (Materials Innovation and Recycling Authority) that 30 Municipalities had to find another facility, noting all the Incinerator Plants were near capacity. Therefore, he stated only 60% of Connecticut's waste was now being managed in-state, noting that Connecticut's Solid Waste Plan now included trucking 850,000 tons of Solid Waste out of state every year to landfills in Pennsylvania, Ohio, New York and Virginia and other waste management facilities, explain that New England Region would be facing capacity shortfalls in the next 10-20 years noting that landfills were closing throughout New England.

Mr. Aldridge continued by addressing Connecticut's Tipping Fees which was a per ton charge for trucks to unload their waste at the Waste Energy Facility. He stated Connecticut's Tipping Fees have increased from \$60.00 per ton 2012 to \$100.00 per ton in 2024 with a projected Tipping Fee of \$115.00 per ton in 2026, noting that they expect trash disposal costs will be \$125-\$135 per ton by 2030, noting that the Tipping Fees would have doubled during that 15 year span. He stated to keep the Tipping Fees manageable for their Member Town's that SCRRRA has been subsidizing the tipping fee costs. However, he stated SCRRRA's funds were finite, explaining when SCRRRA bonded the Waste Energy Facility that part of the indenture was a Power-Purchase Agreement that ended up being lucrative for SCRRRA. He stated the SCRRRA Board of Directors invested the funds, which enabled SCRRRA to subsidize the waste stream anywhere from \$2 million to \$4 million per year depending on what was happening in the marketplace. However, he stated as the cost to dispose of waste continues to escalate that the investment funding would dry-up.

Mr. Aldridge went on to explain that SCRRRA processes about 135,000 tons of trash per year, noting about 25% or 35,000 tons of that was Food Scraps. He stated Food Scrap was the largest and heaviest portion of the waste stream. He stated in an effort to consider options to better manage waste the SCRRRA Board conducted a Feasibility Study to look at ways to divert food scraps from disposal. He stated as a result of the Feasibility Study the Board of Directors sent him to Composting Program that was offered at Cornell University for a week to study the different types of technologies that were available. He stated they settled on anaerobic static composting which speeds up the process and was controllable relative to leaching and odors, and it produced a fine product. Therefore, he stated SCRRRA conducted a PILOT Test at the Stonington Transfer Station explaining the composting formula was a mixture of 4-parts wood waste to 1-part food waste and was comprised of the following four elements:

- (1) Carbon Source (wood waste);
- (2) Nitrogen Source (food waste);
- (3) Air; and
- (4) Water.

Mr. Aldridge stated to conduct their PILOT Test SCRRRA created a mini compost facility:

- (1) Created an impervious pad made out of gravel covered with road millings;
- (2) Plenum Layer which was about one-foot deep of wood mulch which would soak up the moisture from the food scrap mixture.
- (3) Laid a perforated pipe on top of plenum layer that they could blow air through the pile.

Mr. Aldridge stated after four-weeks they broke down the pile, noting that during process that steam rises up from the pile, explaining when the microbes that existed in the wood waste and food waste had the right environment (water and air) the materials would start to rot.

Mr. Aldridge stated within about 12-hours the pile would heat up to a temperature of about 106 degrees, this was the thermophilic (heat) stage where one set of microbes would work on sugars and carbohydrates, which killed the pathogens and weed seeds, and would provide a pure compost product at the end of the process. He stated they continued to break the pile down, added water, and after ten-weeks they had a finished product. He stated during this process they used probes inside the pile to measure the heat and oxygen. He stated SCRRA sent their finished compost product to a US Composting Council approved Laboratory for testing. He stated the results of the test showed the Test PILOT Compost that was produced checked all the boxes noting the following:

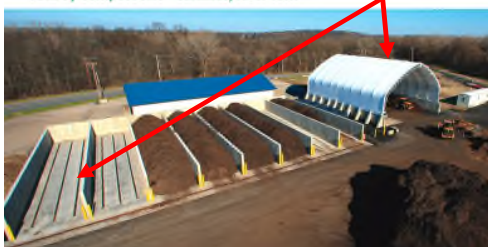
- ✓ Was a High Grade Compost
- ✓ It was safe, the pathogens and weed seeds were killed off;
- ✓ It was low in heavy metals,
- ✓ The carbon and nitrogen were great,
- ✓ It was stable and cured;
- ✓ The product was of a quality that could be bagged and sold at Garden Centers for a higher retail price.

Mr. Aldridge addressed the importance of being able to sell the compost, explaining that it would help to keep the cost of making the compost down. He stated their PILOT Test site produced two batches provided a 100 yards of compost which they donated to local organic farms and garden clubs, including the Ledyard Garden Club, who reported the carrots they grew using SCRRA's compost grew twice the size than what they would normally grow.

Mr. Aldridge stated SCRRA believed they could process the Food Waste into a compost product for retail sale for half of what it would cost to send the Food Waste tonnage to a Waste Energy Facility and burning it. He stated by saving \$50-\$60 per ton that the Compost Waste Facility would quickly pay for itself. He stated SCRRA's goal was to have the Food Waste Composting Facility fully operational producing a retail level compost by 2030 when their contract with the Waste Energy Facility was scheduled to end. He stated in meeting their goal that SCRRA would be ready for the long haul to keep the costs as low as possible.

Mr. Aldridge stated after four years of researching the area for the appropriate site to locate the Food Waste Compost Facility that they finally settled on the twenty-three acre property that they already owned that was next to the Preston Waste Energy Facility. He stated SCRRA has begun the permitting process to construct the Food Waste Compost Facility, noting that the Preston Zoning Commission approved their Application in January, 2024. He stated the next step was to submit an Operating Permit to the Department of Energy & Environmental Protection (DEEP), which would be done in the next few weeks.

Mr. Aldridge presented the photographs below, noting the picture of the Compost Facility was from Syracuse, New York. He stated the design of SCRRA's Food Waste Compost Facility would be a little different, explaining the area where they received the food waste would be an enclosed building, not an open building, as shown in the picture below. He stated all the raw food waste would be contained within the building where it would be mixed four to one, as they did with their PILOT Test. He stated the lines seen at the left side of the picture in the concrete bunkers were aeration pipes that would force air into the pile.



Example of Compost Facility

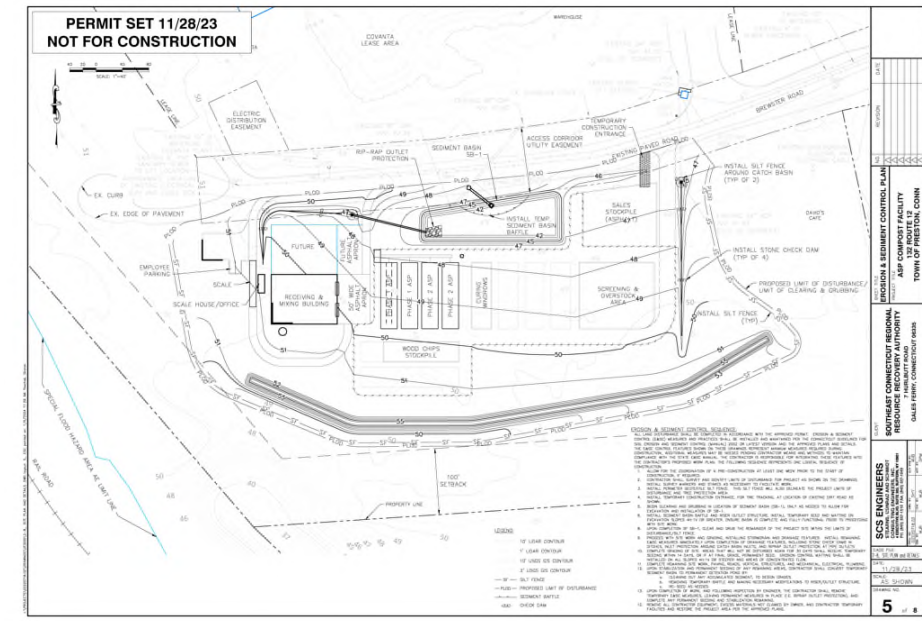


Preston Waste Energy Facility

Mr. Aldridge stated the Food Waste Compost Facility would be located south of the road that runs east-west in the drone photograph above of the Preston Waste Energy Facility. He continued by presenting the Food Waste Compost Facility Design Plan as shown below. He explained the road would come into the Facility across the top of the Plan, the trucks would turn left and be weighed on the scale. The large rectangular box was the receiving building, and the four bays ( 100 ft long; 25 ft wide, 6 ft high) to the left of the receiving building, was where the active composting would take place. He stated one bay would be used for two weeks with active composting with aeration, it would then be moved to the second bay for two weeks for active composting; then they let it age



for a couple of months. He stated with this Facility Design they expect to process 7,500 tons per year. He stated the estimated project cost was approximately \$2 million. He stated SCRRRA received a United States Department of Agriculture (USDA) Grant in the amount of \$400,000 to help pay for equipment.



Mr. Aldridge stated once the Food Waste Compost Facility was built would give them the payback they were looking for a long term plan to keep the cost down. He stated SCRRRA was looking for the most environmentally friendly way to reuse the material rather than dispose of it. He stated composting was a natural process in which they would create a healthy product for the environment and agricultural, noting that it would actually sequester carbon. He stated that his goal was to eventually take the Food Waste Compost Facility off the electrical grid and onto a solar energy source, which would make it carbon negative.

Mr. Aldridge continued by noting in addition to working on the permitting process that they were talking with haulers and working on a business plan. He stated the SCRRRA Food Waste Compost Facility would receive the Food Waste Materials from:

- ✓ Residential pick-up
- ✓ Drop offs at Transfer stations
- ✓ Commercial businesses
- ✓ Schools, and Institutions

Chairman Rodriguez thanked Mr. Aldridge for his presentation and she opened the floor for questions from the Town Council.

The Town Council and Mr. Aldridge discussed in further detail the following:

- **Residential Participation - Collection** - Mr. Aldridge stated households would do the same thing for the food waste that they were currently doing for the recycling of materials. He stated the hard part was educating the public to participate, noting in working with the public he found that about 25% are very environmentally conscious; 10% were malcontents and do not want to be told what to do; 50-60% of the public were really busy with kids schedules or taking care of an elderly person, stating that these were the people they need to get the information to.
- **Outreach Program – Remove Food Scrap from Waste Stream** - Mr. Aldridge stated that he planned to employ *Eco Technology*, was a non-profit organization based out of Holyoke, Massachusetts to come to Eastern Connecticut to roll out an outreach program to both businesses and residential homes to talk about the importance to remove food waste from the waste stream. He stated the goal was to get the Tip Fee associated with the cost to do the composting low enough so that it would compensate for the hauling costs. He stated there was a lot of interest in the Food Waste Compost Facility, noting that he has been receiving a lot of calls from environmental groups and others such as the League of Women Voters.

- **Carbon Source – Leaves** - Mr. Aldridge stated leaves would be used, in addition to fish products, meats and bones. He stated what they get out of the compost was what they put into it, explaining during the thermophilic (heat) stage the temperature would be hot enough to break down the materials very effectively. He went on to note that Transfer Stations were currently receiving a lot of brush and leaf waste noting that they already had more carbon than they knew what to do with. He stated that the process SCRRRA would be using was sustainable.
- **Business Plan - Return on Investment** - Mr. Aldridge stated a Business Plan was done, explaining that they really do not look at the Food Waste Compost Facility as return on equity, but rather that they were creating an infrastructure on asset that they would have in operation for the long term. He stated when the Tipping Fee increased from \$90 per ton to \$135 per ton that they would see the public quickly comply with separating their food waste out of the waste stream. He stated the program would most likely be a loss for the first couple of years; however, he stated they were working toward the target date of 2030.
- **Assumption – Percentage of Recovery** - Mr. Aldridge stated by having the infrastructure in place that they would see the payoff in 2030. He went on to explain because SCRRRA has been working on this initiative for a few years that the numbers were a little old; however, he stated they were looking at the Food Waste Compost Facility breaking even in about 3-4years. He stated the Solid Waste Industry was fluid, as they all have been seeing the costs change over the past .
- **Funding to Construct \$2 Million Food Waste Compost Facility** – Mr. Aldridge stated that SCRRRA has received a \$400,000 USDA Grant and that SCRRRA would fund the remaining \$1.6 million. He explained when SCRRRA bonded the Waste Energy Facility that part of the indenture was a Power-Purchase Agreement that ended up being lucrative for SCRRRA. He stated the SCRRRA Board of Directors invested the funds, which enabled SCRRRA to subsidize the waste stream from \$2 million to \$4 million per year depending on what was happening in the marketplace. He stated as the cost to dispose of waste continue to escalate that the investment funding would dry-up. Therefore, he stated SCRRRA had to consider how much of the indenture funding they could invest in things such as infrastructure to put them in a good position down the road. He stated SCRRRA was working on several projects, noting that the Food Waste Compost Facility in Preston was their biggest infrastructure project.
- **Food Waste Compost Facility in Preston** -. Mr. Aldridge explained the Food Waste Compost Facility in Preston was intended to be a Regional Facility, noting that presently there were none in the State. He stated SCRRRA’s Food Waste Compost Facility Project has received a lot of attention from the Department of Energy & Environmental Protection (DEEP) and others from around the State because this Facility could be a proto-type. He stated SCRRRA would not have a Food Waste Compost Facility in each of its twelve member towns, explaining that the Food Waste would be picked-up from every town and brought to the Preston Facility, which would be the same as what they have been doing with the Waste to Energy Facility Incinerator Plant in Preston.
- **Curbside Collection Food Scrap Containers** – Mr. Aldridge stated initially the bulk of their food waste was going to be from commercial use (restaurants, schools, colleges, etc.) explaining that containers would be 60-gallon carts and that SCRRRA would insist that they use compostable liners in the carts. He went on to state there were some residential programs that were using 13.5-gallon roll-out cart that would lock-shut to keep animals out of the containers and that these containers would be picked up at the curbside. He stated he visited a private company, *Black Earth Compost* in Massachusetts, and pick-up a 13.5 gallon cart, which he had in his office should Chairman Rodriguez and others like to stop by to see it. He stated the first time he visited *Black Earth Compost* six years ago they had one facility that was on a one acre parcel. He stated that *Black Earth Compost* now had four facilities and they were running 35-curbside collection trucks. He stated SCRRRA would look to a company such as *Black Earth Compost* to help them manage their program. He addressed the benefits of working with the haulers, explaining that they were the key piece in making the program work. He stated there were currently two food waste haulers in their area, *Black Earth Compost* in Massachusetts; and *Blue Earth Compost* in Hartford, Connecticut. He stated Preston was using *Blue Earth Compost* as their hauler, and that Stonington was running a Food Waste Curbside Collection PILOT Program noting that it was going extremely well. He stated Stonington was serving about 500 residential homes, plus their transfer station and were getting a 98% clean product, which was exceptional.
- **Next Steps – Assistance from Member Municipalities** – Mr. Aldridge stated that SCRRRA was in the process of submitting its Permit Application to the Department of Energy & Environmental Protection (DEEP) for approval. He stated at this point in the process there was nothing the Municipalities could do, but that he would let them know should they need some assistance.

Chairman Rodriguez noted that Ledyard had a high interest in Waste Management and options such as the Food Waste to Compost Facilities. She stated that Mayor Allyn, III, has been providing updates regarding the issues the State was dealing with regarding their Waste Management challenges and the options that were being considered. She also noted that Councilor Garcia-Irizarry has been speaking with Mr. Aldridge and that she was involved with inviting Mr. Aldridge to give his presentation this evening. Chairman Rodriguez stated she attended the Conservation's Commission's April 9, 2024 meeting and she encouraged them to attend tonight's meeting, however, they were not present this evening, commenting that she hoped they would have an opportunity to read the minutes from this meeting. Mr. Aldridge stated that he would be happy to talk with all those interested.

Chairman Rodriguez thanked Mr. Aldridge for the work that he was doing and for taking the time to give his informative presentation this evening.

## V. RESIDENTS AND PROPERTY OWNERS

**Mr. Kevin Blacker**, 11 Church Street, Noank, stated he was leasing farmland on Shewville Road, Ledyard. He addressed the Food Scrap Compost Facility presented by Southeastern Connecticut Resource Recycling Recovery Authority (SCRRA) Executive Director David Aldridge this evening. He stated Mr. Aldridge gave a good presentation, noting the Food Scrap Compost proposal was a good program. However, he stated that he wanted to raise the following concerns:

- Fire – Mr. Blacker stated that fire was a major concern.
- Rats – Mr. Blacker stated when you are dealing with food waste there was the potential to have issues with varmints.
- Smell – Mr. Blacker stated composting was similar to baking, noting if everything went right they would not have a smell. However, he stated that things do not always go right. He stated because they were working outside, there were a lot of things that were out of their control. He explained if they had an extremely wet year, like this year, and a batch was not mixed up right that could have some very bad smells.
- Pollution – Mr. Blacker noted the picture in Mr. Aldridge's presentation which showed steam rising out of the compost material. However, he stated in addition to the steam there were other things such as nitrogen that goes up into the air and when it rained the nitrogen comes back down.

Mr. Blacker stated the assumption that the Food Scrap Compost Program was going to be profitable was an inaccurate assumption. He noted that Mr. Aldridge stated that there would be a saving by not trucking wood waste (mulch), out of state at a cost of a few hundred thousand dollars per year; and the potential of seeing a profit by selling the compost produced Food Scrap Program, noting that both of these offset the cost of the Compost Facility and its operation. However, Mr. Blacker stated the compost produced by the Food Scrap Program would not only be an added cost, that the compost would be difficult to sell because of contamination of liter, explaining that it was hard to get people to keep garbage out of the food scrap, which created a problem relative the ability to sell the product.

Mr. Blacker continued by stating a much simpler and less expensive solution to building a Food Waste Compost Facility to reduce the tonnage of trash was to encourage food waste be diverted to on-farm anaerobic digesters, noting that there were a number of these being built in Connecticut. He stated Kies Orr at Fort Hill Farm located in Thompson, was currently accepting food waste, stating that haulers could be directed to take the food scrap waste there. He also noted that Paul Miller in Woodstock and the Cushman Farm located in Franklin were both in the process of permitting an anaerobic digester. He stated these were all private entities operated by aggressive, efficient private business that were providing a valuable service. He stated using these private on-farm anaerobic digesters was a more efficient means to solving the problem to reduce trash tonnage to save money; than building a Food Scrap Composting Facility. He stated that Kies Orr at Fort Hill Farm would charge a tipping fee. He concluded his comments by stating that he hoped that his thoughts would be considered.

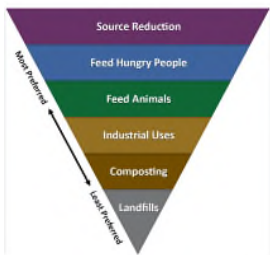
Chairman Rodriguez thanked Mr. Blacker for his comments.

SCRRA Executive Director David Aldridge thanked Mr. Blacker for his comments noting that he brought up some valid points and concerns. Mr. Aldridge addressed Mr. Blacker's concerns as follows:



- **Varmints** (Rats) – Mr. Aldridge stated dealing with varmints was part of the Operating Plan. He stated when the compost material pile heated up the varmints stayed away because the material was so hot.
- **Smell** – Mr. Aldridge stated although there were a few methods to address odors that can come from composting that SCRRA was planning to use a large bio-filter, which was a 8- 12 inch layer of the carbon source, which was either finished compost or carbon, to keep the odor down. He stated with their PILOT Compost Test that SCRRA did not have any problem with odor, although odors can be an area of concern
- **Anaerobic Digesters** – Mr. Aldridge stated the on-farm anaerobic digesters were efficient, worked well, and were a great source, noting other byproducts of the anaerobic digester process were that it produced heat that could be used to heat the barns, etc. He went on to explain although on-farm anaerobic digesters would be an efficient way of handling food scrap waste, that the State of Connecticut does not allow an on-farm anaerobic digester to move its product off-site, noting that the compost it produced would have to be used on-site, which would limit the amount of food scrap waste the farm could take in. He stated this was something they could address through the State Legislature.

Mr. Aldridge went on to explain in working to address food waste SCRRA looked to the Environmental Protection Agency (EPA) Pyramid which was an environmentally aware priority way to handle things. He described the EPA Pyramid as follows:



- ✓ Source Reduction
- ✓ Divert for Human Consumption
- ✓ Divert for Animal Consumption
- ✓ Industrial/Commercial Composting
- ✓ Composting (on Farm Aerobic Digestors or Other Compost Facilities)
- ✓ Landfill or Energy Waste Facility

- **Wood Mulch** – Mr. Aldridge stated that wood mulch does have value. However, he stated the wood mulch/brush that SCRRA collected at Transfer Stations comes from anything someone sweeps out of the back of their trucks, noting that it could include bamboo, invasive plant species, metal, etc.
- **Contamination** – Mr. Aldridge stated as Mr. Blacker mentioned, contamination was a concern, noting that the compost SCRRA would produce would not be a pure product. However, he stated that they were not going to allow any biosolids, plastic bags, grass, hay, animal manure, etc. He stated SCRRA would work to keep the material clean on the front end, explaining on the back end the compost would be run through a screener. He stated while the product may not be perfect, that the compost was pretty good. He stated the Compost Facilities in Massachusetts were selling the compost they produce for \$86.00 a yard. He stated it can be done well, noting to Mr. Blacker’s point, that it would require proper management. He stated because he was not a composting expert that SCRRA was talking with people to bring-in and to team-up with quality management, who have years of experience, to assist SCRRA.

Mr. Aldridge stated that Mr. Blacker brought up legitimate concerns and he stated that he would be happy to meet with Mr. Blacker anytime, noting that he looked forward to talking with him.

**Mr. Jim Kelley**, 17 Winthrop Road, Gales Ferry, stated he was present this evening on behalf of four of the five property owners who abut the Gales Ferry Playground. He expressed the neighboring property owners’ concerns about the plan to install two pickleball courts at the Gales Ferry Playground, noting that it would reduce the children’s playground area. He stated although the Pickleball players should have their own courts, that taking away some of the Gales Ferry playground area was not a good solution. He stated the pickleball courts would impact the area that the kids between the ages of 10-15, play catch, touch football, soccer, etc. He stated by installing the pickleball courts in the proposed area that they would be shifting the 10-15 year old kids to the area where the younger kids currently play, which runs parallel with Winthrop Road. He stated by having all the kids confined to that area; one of the older kids was going to run over a younger kid, noting it would be an accident waiting to happen. He suggested instead of installing

Pickleball Courts that the town make improvements to the Gales Ferry Playground, noting that some trees should be cut, the playground should be leveled, loomed, and seeded to make a larger area for the kids to play.

Mr. Kelley continued by noting as he previously stated, the Pickleball players should have their own courts, noting that dragging the temporary nets out was an inconvenience, and he understood that. He stated the Pickleball players do use the courts a fair amount of time and they should have courts specifically designed for Pickleball. However, he stated the Gales Ferry Playground was not the best location in town for the Pickleball courts. He expressed concern that constructing Pickleball Courts at the Gales Ferry Playground may impact the water table, noting that there was no drainage on Winthrop Road, and with the topography the water drains downhill toward Winthrop Road. He stated that he would hate to see the houses located directly across from the Playground start to get water in their basements, all because the town added more hardtop to the area. He stated living next door to the Gales Ferry Playground that when you are outside in your yard hearing you can hear the thunk, thunk, thunk, of the four pickleball games going on at the same time, noting that it was loud and very noticeable.

Mr. Kelley stated before the town added more that they should take care of what they already had. He noted the work that needed to be done to both the tennis courts and the basketball courts, which the teenagers use all the time. He stated there was more than the normal New England cracking going on. He stated the footings for the dividing fence have come up out of the hard top. He stated it appears that the privacy screens have blown in the wind and has rattled the fence over time. He stated in talking with the Facilities Director at Mitchell College they had to take down their privacy screens for the same reason. He stated this was not a quick fix with crack sealant, noting if these issues were not addressed this summer that the town may lose the tennis court.

Mr. Kelley went on to state the new under age 5 Playscape came out fabulous, noting the Gales Ferry Playground Complex area gets a lot of use, with the exception of the tennis courts, because the posts have sagged in, noting that serious tennis players like to play on a court where the net was at regulation height.

Mr. Kelley concluded his comments by urging the Town Council to walk the Gales Ferry Playground. He stated that he hoped they could find another location for the Pickleball Courts that would not impact the playground for the kids and that would not be in a residential area.

Chairman Rodriguez thanked Mr. Kelley for his comments.

IV. COMMITTEE COMMISSION AND BOARD REPORTS – None.

VI. COMMENTS OF TOWN COUNCILORS

Councilor Ryan stated that he appreciated all the participation they received from the public this evening, noting that it was nice to hear from them.

VII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of March 27, 2024  
Moved by Councilor Buhle, seconded by Councilor Ryan

VOTE: 6 – 0 Approved and so declared

IX. COMMUNICATIONS

Chairman Rodriguez stated a Communications List has been provided on the meeting portal for tonight's meeting; and she noted there were a couple of referrals listed.

X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

Administration Committee

Chairman Rodriguez noted the Administration Committee cancelled their April 10, 2024 meeting that was scheduled for earlier this evening.

#### Community Relations Committee

Councilor Brunelle stated the Community Relations Committee next meeting was scheduled for April 17, 2024.

#### Finance Committee

Councilor Saccone stated the Finance Committee met on April 3, 2024 and have a few items on tonight's Agenda.

#### Land Use/Planning/Public Works Committee

Chairman Rodriguez noted that Councilor St. Vil was not present this evening.

#### Permanent Municipal Building Committee

Councilor Brunelle stated the PMBC met on April 1, 2024 and she noted they have a new plan for the School Roof Projects. She stated everything had to be perfectly right, otherwise they would miss their window to receive the approvals required. She noted that she was working to obtain more information regarding the follow-thru.

#### Gales Ferry Fire Department

Councilor Saccone stated the Gales Ferry Fire Department's Annual Banquet was scheduled for this coming weekend. He noted the Banquet was funded by the Fire Company themselves through fundraisers, noting the event was to celebrate this year's accomplishments.

#### Ledyard Fire Department

Councilor Saccone stated the Ledyard Fire Department went to Colorado to inspect the new Tanker Truck, which looked good.

#### Economic Development Commission

Councilor Buhle stated the EDC met on April 3, 2024 and addressed the following: (1) Preparing the Request for Qualifications (RFQ) for the Route 12 Corridor Study; and (2) Completed their work to update the Business Directory, which was listed on the Town's Webpage.

#### Conservation Commission

Councilor Buhle stated in Councilor Paul's absence she attended the Conservation Commission's April 9, 2024 meeting noting that the Commission discussed the following: (1) Pollinator Projects; (2) Trail Clearing; (3) Nominating one of their members for Water Preservation Protection Award.

#### Agricultural Commission

Councilor Dombrowski stated the Agricultural Commission has not met.

#### Water Pollution Control Authority

Councilor Dombrowski stated he missed the WPCA's March 26, 2024 meeting.

Chairman Rodriguez stated April was *National Appreciation Month* and Town Councilors have been attending their Committee Liaison Assignments to express the town's appreciation to each of them for volunteering to serve their community. She stated the town's volunteers were happy with the Volunteer Appreciation Flyers and the other gestures of appreciation such as cookies, etc. She asked Councilors to continue to attend their Committee Liaison Assignment Meetings and to thank them for their service to Ledyard.

### XI. MAYOR'S REPORT

Mayor Allyn, III, reported on the following: (1) LED Digital Sign for Ledyard Center – Mayor Allyn noted that \$70,000 of American Rescue Plan Act (ARPA) was allocated to purchase the two message signs; one for Gales Ferry, and one for Ledyard Center. He reported that the sign in front of the Gales Ferry Fire Department on Route 12, Gales Ferry, was installed and was now operational. He stated he finally received approval from the State to install the second LED Message Sign in Ledyard Center that would be located in the arch of the stonewall in front of the Upper Town Green. He stated to get approval that he had to contact the Commissioner of the Department of Transportation to move Ledyard's request along; (2) Eversource April 2, 2024 Meeting – Mayor Allyn stated Eversource was meeting with all the Chief Elected Officials to provide an update on Utility Rates. He stated for Eversource to purchase electricity the costs were

as follows: (a) Milestone Nuclear Energy Plant – 1 mega-watt of electricity cost \$50.00; (b) Solar Energy Sources – 1 mega-watt of electricity cost \$103.00; (c) Off-Shore Wind Energy Sources – 1 mega-watt of electricity cost \$155.00. He noted in purchasing Green Energy that it comes at a high cost. Mayor Allyn stated Eversource also provided an update on infrastructure. He explained on the Corporate Level because Eversource does not feel that Connecticut was a business friendly State they were limiting their infrastructure improvements to their baseline. He stated that Eversource would do things such as Electric Vehicle (EV) Chargers, however, Eversource stated that they did not know what they would be doing to bring the Grid’s capacity up to support EV Charging Stations in Connecticut; (3) 2024 Black History Month Poster Winners – Mayor Allyn stated on April 3, 2024 that he and Chairman Rodriguez met with the Poster Contest Winners at both the Juliet W. Long School and the Gallup Hill School, noting that they were all great kids!; (4) Ledyard Inter-Church Emergency Assistance Fund(LICEAF) Meeting April 4, 2024 – Mayor Allyn stated at the time of the meeting there were not grant requests. However, he stated three grant requests have since been received, which LICEAF was working to address; (5) Ribbon Cutting for a Gales Ferry Business – Mayor Allyn noting an invitation from himself or from Greater Norwich Area Chamber of Commerce (GNACC) would be emailed soon; (6) Connecticut Conference of Municipalities (CCM) Legislative Meeting – April 11, 2024 – Mayor Allyn stated this would be the last CCM Legislative Meeting before the State’s Legislative Short-Session ended. Therefore, he stated they would have a good idea of what Bills would become law; (7) Board of Education Roof Projects - Request for Proposals (RFP) – Mayor Allyn stated the Roof RFP were now posted on the Board of Education’s website, with a Bid Opening anticipated for the first week of May, 2024, noting that they were hopeful that the Roof Projects could begin in mid-June, 2024. However, he stated as Councilor Brunelle noted during her Permanent Municipal Building Committee (PMBC) Report earlier this evening, that he also had concerns regarding the timing; (8) Fiscal Year 2024/2025 Budget Public Hearing- April 15, 2024 – Mayor Allyn stated the proposed Fiscal Year 2024/2025 Budget was ready noting that he included an Executive Summary which he hoped would answer a lot of questions upfront. He asked the Town Council to review the Public Hearing Handout and provide questions and/or feedback. He noted the Budget Public Hearing would be held in the Council Chambers, again this year; (9) Volunteers – Mayor Allyn again thanked Gales Ferry Fire Chief Tony Saccone for his sixteen years of service and Carol Gantz for her sixteen years of service as a member of the Library Commission. He stated Ledyard has been fortunate to have residents who have committed and dedicated their time in volunteering to serve the town, all because they care.

**Questions to the Mayor** - None.

XII. OLD BUSINESS – None.

XI. NEW BUSINESS

**Finance Committee**

1. MOTION to authorize the Mayor to submit the following Grant Applications to expand the Libraries Children’s Collections with modern interactive and audiobook options:

- Dollar General Literacy Toniebox Grant in the amount of \$4,000;
- New London Kiwanis Grant in the amount of \$500;
- Ledyard Rotary Wonderbook Grant in the amount of \$1,000.

Moved by Councilor Buhle, seconded by Councilor Ryan

Discussion: Councilor Saccone stated the Ledyard Libraries (Bill Library and Gales Ferry Library) have the opportunity to apply for Grant Funding from the following Organizations, noting that there were no local matching funds required.

- ***Dollar General Literacy Toniebox Grant \$4,000 Application due by April 25, 2024***  
***Toniebox:*** Councilor Saccone explained that the *Toniebox* (\$100.00 each) was a child-friendly audio system that allowed kids to listen to music and stories using their own portable speaker called a *Toniebox* which was operated using colorful figures that go on top of the *Toniebox* called Tonies. He stated these audio type books stimulated the kids imaginations, and was a way for children to experience storytelling in a digital age that stimulated their imagination while being educational and fun, but was also a screen-free experience. He stated the *Toniebox* and *Tonies* would be available for circulation from the Library. He stated Library Director Jennifer Smith attended the Finance Committee’s April 3, 2024 meeting and that she was attending remotely via Zoom this evening, to answer questions.

Councilor Ryan stated all three of these grants were great for the Town because there were no local matching funds required to receive the money.

Chairman Rodriguez questioned whether Library Director Jennifer Smith wanted to add anything. Ms. Smith noted that the details were covered during the Finance Committee, but that she would be happy to answer questions this evening.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Jessica Buhle, Town Councilor
SECONDER:	Tim Ryan, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

2. MOTION to grant a Bid Waiver to Groton Utilities in an amount not to exceed \$25,000 for work pertaining to the moving of fire hydrants for the Multi-Use Pathway (along Colonel Ledyard Highway from the Bill Library to Ledyard High School) and associated work required during the Multi-Use Pathway Construction, as Groton Utilities is the Water Pollution Control Authority’s water services provider.

Moved by Councilor Ryan, seconded by Councilor Buhle

Discussion: Councilor Saccone stated the Water Pollution Control Authority has requested a Bid Waiver to Groton Utilities to oversee moving Fire Hydrants for the Multi-Use Pathway that was being constructed along Colonel Ledyard Highway from the Bill Library to Ledyard High School. He stated they would be adding extensions to move some of the fire hydrants located along the route of the pathway. He stated that Groton Utilities’ estimate for the work was \$18,975; however, the WPCA requested the Bid Waiver to be in the amount of not to exceed \$25,000 to accommodate any additional work that may be required during the trail construction. He went on to state because Groton Utilities was the WPCA water service provider which included maintaining and servicing the fire hydrants, that it made sense for them to do this work.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Tim Ryan, Town Councilor
SECONDER:	Jessica Buhle, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

3. MOTION to authorize the Finance Director to revise the tracking of the American Rescue Plan Act (ARPA) Funding in Account #21010103-53301-G0014 (Sewer Line Serwer Phase I- Sewer Capital- Construction Services) by reducing the amount from \$1.2 million to \$1.11 million.

In addition, authorize the Finance Director to move \$90,000 from Account #21010103-53301-G0014 (Sewer Line Serwer Phase I- Sewer Capital- Construction Services) to a new established ARPA Funding Tracking Account titled “*Multi-Use Pathway Administration and Engineering*” to pay for Administrative Engineering Work (approximately \$65,000); and associated work with relocating Fire Hydrants (up-to \$25,000).

Moved by Councilor Buhle, seconded by Councilor Ryan

Discussion: Councilor Dombrowski stated that this motion would authorize the Finance Director to move some ARPA Funding that was previously approved for Phase I of the Sewer Line Extension project to other account lines to specifically pay associated work.

Councilor Ryan noted the reallocation of the ARPA Funding was a net-zero change.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Jessica Buhle, Town Councilor
SECONDER:	Tim Ryan, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil



4. MOTION to authorize the Mayor to submit a *COPS Law Enforcement Technology and Equipment Grant* in the amount of up-to \$240,000 through the Congressionally Directed Spending initiative, to replace the Ledyard Dispatch Emergency Communications CAD/RMS System.

Moved by Councilor Ryan, seconded by Councilor Buhle

Discussion: Police Chief Rich stated before he addressed the *COPS Law Enforcement Technology and Equipment Grant* that he wanted to congratulate and thank Gales Ferry Fire Chief Tony Saccone for the many years of partnership and service to the town. He stated Chief Saccone was a terrific partner and that he appreciated their relationship as they worked together to handle emergency situations in town.

Chief Rich continued by addressing the Ledyard Dispatch Emergency Communications CAD/RMS System which was administered by Central Square Technologies. He stated the current System has been in use since 2012 and was now antiquated, outdated, and was no longer serving them well. In addition, he noted that the company was ending their support of this particular product over the next two-years. Therefore, he stated that they were looking for options to replace the system. He stated NextGen Public Safety Systems was located in Connecticut and serviced 70 of Connecticut's 95 organized Police Departments, including the Connecticut State Police. He stated the entry/starting point for every emergency call that being: Police, Fire, Ambulance/Emergency Medical Services (EMS) was through this communications system. He stated the communication system created a public record, explaining that the accuracy of the records was critically important for many reasons, which included the prosecution of crimes, for the use in court and civil proceedings, etc. He stated that he was working with NextGen Public Safety Systems, MIS Director Justin Dube, and with Councilor Buhle to seek financial assistance from the *COPS Law Enforcement Technology and Equipment Grant*. He stated they have put together a good Grant Application and that he hoped that the Town Council would support this endeavor.

Councilor Buhle stated although the Town Council has included a two-year funding plan (FY 2025 \$45,000; FY 2026 \$89,500) to support the replacement of the CAD/RMS System that she has been working with Police Chief John Rich to seek financial assistance to minimize the impact on its taxpayers. She stated Senator Richard Blumenthal and Senator Chris Murphy's Offices were sponsoring a Congressionally Directed Spending Initiative which included funding through the "*COPS Law Enforcement Technology and Equipment Grant*". She noted today she received an email from Senator Blumenthal's staff confirming that no local matching funds was required to apply for the COP's Grant and that it would not impact whether or not Ledyard's grant Application would be considered/selected.

Councilor Buhle went on to note that she has also been working with MIS Director Justin Dube, explaining that because a new server was required to implement the NextGen Public Safety Systems that the Technology Plan would need to include a new server at a cost of \$35,000 which would also support all of the Police Department's technology infrastructure. Therefore, she stated the total cost would be \$229,000. Chairman Rodriguez noted that they would leave the Grant Application Request at up-to \$240,000.

Chairman Rodriguez thanked Councilor Brunelle, Councilor Buhle, Police Chief Rich, and MIS Director Dube for their work on this COP's Grant Application.

Councilor Ryan noted that the COPS Grant Application deadline was April 14, 2024; and therefore, he questioned whether the Town would be able to make the deadline. Councilor Buhle stated with the Town Council's approval this evening that the Grant Application was ready to be submitted. She also noted that Senator Osten provided a Letter of Support to include with the Grant Application and that Chief Rich was also working with a colleague to provide a Letter of Support as well.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Tim Ryan, Town Councilor
SECONDER:	Jessica Buhle, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

5. MOTION to appoint CliftonLarsonAllen LLP to conduct auditing services for the General Government, WPCA, and Schools for the fiscal year ending June 30, 2024, in accordance with Chapter III, Section 11 of the Town Charter for a Fee not to exceed \$71,900.

Moved by Councilor Buhle, seconded by Councilor Ryan

Discussion: Councilor Saccone explained in response to RFP #2022-09 (Auditing Services), CliftonLarsonAllen LLP was the sole bidder. He stated the contract for Auditing Services was for two-years: Fiscal Year Ending June 30, 2022; and Fiscal Year Ending June 30, 2023 with two one-year options. He stated the Fiscal Year Ending June 30, 2024 would be the first one-year option, at this pricing, which was a 5% increase over last year's pricing.

Councilor Ryan stated the first one-year option was a 5% increase over last year's pricing. He noted during the Finance Committee's April 3, 2024 meeting they discussed that there would be additional cost to have a deeper audit done on the Board of Education's side. He stated that there was also some discussion about going out to bid again for Auditing Services. However, he stated they learned from Finance Director Matthew Bonin that there were not many firms that do municipal audit work, noting that the town only received one bid response when they solicited bids in 2022. Councilor Ryan stated the Finance Committee would discuss its options next year relative to soliciting bids prior to the June 30, 2025 Audit and to decide whether they wanted to increase the scope of the work for the Board of Education's audit.

In accordance with Chapter III, Section 11 of the Town Charter: *"The Town Council shall annually designate an independent public accountant or firm of independent public accountants to audit the books and accounts of the Town in accordance with the provisions of the General Statutes"*.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Jessica Buhle, Town Councilor
SECONDER	Tim Ryan, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

Land Use/Planning/Public Works Committee

6. MOTION to recommend the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled *"Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut"* prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as "Parcel C" on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;
- (2) The 259.08 square feet area shown as "Easement Area D" to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.
- (3) The 685.67 square feet area shown as "Easement Area E" on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

Moved by Councilor Buhle, seconded by Councilor Ryan

Discussion: Public Works Director/Town Engineer Steve Masalin stated there were a number of components involved with this conveyances/transfer of properties. He explained that there were some personal-private interests in terms of realigning the property boundaries to account for some structures that were currently overlapping the various boundary lines in that area. Therefore, he stated they were straightening out some property boundaries to facilitate what the two property owners were doing with their properties.

Mr. Masalin continued by addressing the town’s involvement with the conveyance/transfer of these easements areas noting that there was negligent interest on the part of the town. He stated there were seven Pentways in town and he explained that the town typically owned no land on the Pentways, however, he stated the town had some *Grandfathered Liability* to maintain the Pentways at some level of a town road. Therefore, he stated that Ordinance: #300-028 “*Town of Ledyard Private Easements And Rights-of-Way Ordinance*” was established to codify the management of the Pentways and to provide boundaries on what the town would do on behalf of the residents who lived off of Pentways. He stated the easement areas being addressed in the proposed conveyance/transfer was a very small area at the bottom of Thamesview Pentway, which was the entry point to the Pentway. He stated accepting these easements would give the town some ownership of a part of a Pentway; however, he stated that it would not change the town’s obligations in terms of what they do there. He noted last summer (2023) the Town previously reconstructed the entire Pentway, including the drainage, stating it was now as good as any town road.

Mr. Masalin went on to explain through an Informal Agreement with property owner Mr. Noah Cardinal that a retaining wall that was put on the edge of the Pentway would be removed noting that the wall has caused problems for snow removal. He stated it was his understanding that once the easement was established that Mr. Cardinal would move the retaining wall, noting that the official easement would provide town ownership and recognize that Mr. Cardinal would move the retaining wall back away from the road.

Mr. Masalin concluded his remarks by stating although it looked like a lot was happening to the Pentway, that it would not change the Town’s obligations or what they would gain from the ownership of the easements.

Planning & Development Director Juliet Hodge, attended the meeting remotely via Zoom, stated the boundary line adjustments, which included a lot line adjustment with the State was a good Plan because it would provide the abutting property, which currently did not have any frontage, with frontage along Route 12. Therefore, she stated the adjustments would allow the property owned by Mr. Cardinal, which was a garage with an apartment on top, to be redeveloped. She stated the Plan would clean up a messy corner on Route 12, which was the goal of Zoning.

Chairman Rodriguez thanked Public Works Director/Town Engineer Steve Masalin and Planning & Development Director Juliet Hodge for attending tonight’s meeting.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Jessica Buhle, Town Councilor
SECONDER	Tim Ryan, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

- MOTION to set a Hybrid (In-Person & Video Conference) Public Hearing date on May 8, 2024 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS 07-163e; to receive comments and recommendations regarding the following:

For the Town of Ledyard to accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “*Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut*” prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal.
- The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.
- The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

In addition, recommend the Town Council set a Hybrid (In-Person & Video Conference) Special Town Meeting on May 8, 2024 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

*“Shall the Town of Ledyard accept the conveyance/transfer of the following parcel and easement areas for no compensation, as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers for, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:*

- (1) *The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal.*
- (2) *The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.*
- (3) *The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking?.*

Moved by Councilor Dombrowski, seconded by Councilor Buhle

Discussion: Councilor Dombrowski stated in accordance with CGS 7-163e a Public Hearing was required *“for the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer”*.

Councilor Dombrowski went on to also note that in accordance with Chapter VII; Section 9 of the Town Charter a Town Meeting was required *“for any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting”*.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 - 0
MOVER:	Kevin Dombrowski, Town Councilor
SECONDER	Jessica Buhle, Town Councilor
AYES:	Brunelle, Buhle, Dombrowski, Rodriguez, Ryan, Saccone
EXCUSED:	Garcia-Irizarry, Paul, St. Vil

#### XV. ADJOURNMENT

Councilor Buhle moved to adjourn, seconded by Councilor Ryan

VOTE: 6 - 0 Approved and so declared. The meeting adjourned at 8:33 p.m.

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Transcribed by Roxanne M. Maher  
Administrative Assistant to the Town Council

I, S. Naomi Rodriguez, Chairman of the Ledyard Town Council, hereby certify that the above and foregoing is a true and correct copy of the minutes of the Regular Town Council Meeting held on April 10, 2024.

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S. Naomi Rodriguez, Chairman