



Chairman Gary St. Vil

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works Committee

### ~ AGENDA ~

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**Monday, October 6, 2025**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

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In -Person Location goes here

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/88579193964?pwd=x3FWmETfxUSPfAarwtDghGJc7oQPTV.1>**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 885 7919 3964; Passcode: 816759**

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of August 4, 2025

**Attachments:** [LUPPW-MIN-2025-08-04](#)

VI. OLD BUSINESS

- 1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Attachments:** [BLIGHT REPORT -2025-10-06](#)

[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

[ORD-#300-027 \(rev-2\)- PARKING-2023-01-11](#)

- 2. Spicer Homestead Ruins - Historical Research and Photos.

**Attachments:** [SPICER HOMESTEAD ADD RUINS HISTORIC DESIGNATION-LUPPW LTR-2025-08-25](#)  
[LAND USE DIRECTOR-EMAIL-2025-08-04-STATUS UPDATE-SPICER HOMESTEAD RUNIS-NOISE ORDINANCE](#)  
[Spicer Homestead Ruins Timmeline- Parkson-2024-Parkinson](#)  
[Spicer Homestead - 4.4 acres](#)  
[Spicer Runis Screenshot \(2\)](#)  
[Spicer Runis Screenshot \(1\)](#)  
[Spicer Homestead Ruins- Next Steps for Historic Designation-Dombrowski email-2024-06-03.pdf](#)  
[Spicer Homestead Report -Hiistoric Research Sarah Holmes 2022.pdf](#)  
[Spicerr Ruins- Photos.pdf](#)  
[Historic District Commission Minutes-2023-12-18.docx](#)

2. Any Old Business proper to come before the Committee.

## VII. NEW BUSINESS

1. Discussion and possible action regarding the Agricultural Commission's memo dated August 27, 2025 regarding their interest to develop a list criterial for the leasing of town-owned property such as the Clark Farm and former Norwich State Property.

**Attachments:** [Clark Farm Property-Agricultureal Commission ltr-2025-08-27](#)  
[Clark Farm-LEASE-MAJCHER-2021-2026-AUTO RENEWAL](#)

2. MOTION to recommend the Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID: 50/130/19), known as the "Kettle Hole" property to Avalonia Land Conservancy for no consideration to be combined with other lands of the DDJIM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

- 1) Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

- 2) In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called "Kettle Hole" property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

**Attachments:** [CGS8-24Referral -19Avery Hill Rd Ext TransAvaloniaLandConserv-WAttachments-2025-09-10 PLANNING & zONING -8-24Referral- 19Avery HillRdExt. LandTransferToAvalonia NODTC-2025-09-15 PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER PROPERIES -NO CONSIDERATION](#)

3. MOTION to recommend the Town of Ledyard transfer town-owned property located at 13 Applewood Drive (parcel ID: 99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:
  - 1). The 10-foot wide access to the property shall be clearly marked in the filed by a Land Surveyor engaged by Avalonia Land Conservancy.
  - 2) Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy.
  - 3) Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
  - 4) In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

**Attachments:** [CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv WAttachments-2025-09-08 PLANNING & ZONING 8-24Referral 13 Applewood Dr LandTransferToAvalonia NODTC-2025-09-15 PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER PROPERIES -NO CONSIDERATION](#)

4. MOTION to schedule a Hybrid (in-Person and Video Conference) Public Hearing date for November 12, 2025 at 6:15 p.m., in accordance with CGS 07-163e, to receive comment and recommendation on the following:
  - (1) The transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID:50/130/19), known as the “Kettle Hole” property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJMM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road to be

transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called “Kettle Hole” property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

(2) The transfer town-owned property located at 13 Applewood Drive(parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

1). The 10-foot wide access to the property shall be clearly marked in the filed by a Land Surveyor engaged by Avalonia Land Conservancy.

2). Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy.

3). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

4). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

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**Attachments:** [CGS-7-163e- Sale of Town Property- Public Hearing](#)  
[CGS8-24Referral -19Avery Hill Rd Ext](#)  
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)  
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)  
[LandTransferToAvalonia NODTC-2025-09-15](#)  
[CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv](#)  
[WAttachments-2025-09-08](#)  
[PLANNING & ZONING 8-24Referral 13 Applewood Dr](#)  
[LandTransferToAvalonia NODTC-2025-09-15](#)  
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)  
[PROPERIES -NO CONSIDERATION](#)

5. MOTION to schedule a Hybrid Format ( In-Person & Video Conference) Special Town Meeting date for November 12, 2025 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

(1) “Shall the Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID:50/130/19), known as the “Kettle Hole” property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJIM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

- 1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
- 2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called “Kettle Hole” property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice?”.

(2) “Shall the Town of Ledyard transfer town-owned property located at 13 Applewood Drive(parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

- 1). The 10-foot wide access to the property shall be clearly marked in the filed by a Land Surveyor engaged by Avalonia Land Conservancy.
- 2). Appropriate signage identifying the open space parcel shall be installed by Avalonia

Land Conservancy.

3). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

4). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice?"..

**Attachments:** [CGS8-24Referral -19Avery Hill Rd Ext](#)  
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)  
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)  
[LandTransferToAvalonia NODTC-2025-09-15](#)  
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[WAttachments-2025-09-08](#)  
[PLANNING & ZONING 8-24Referral 13 Applewood Dr](#)  
[LandTransferToAvalonia NODTC-2025-09-15](#)  
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)  
[PROPERIES -NO CONSIDERATION](#)

6. MOTION to extend Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties for one-year in accordance with provisions in Ordinance#100-018 (rev. 1) "An Ordinance Providing Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties"

In addition, amend Ordinance #100-018 "Appendix A - Town of Ledyard Hunting Rules and Regulations" to paragraph (5) as follows:

5) Hunting shall be limited to the following Town of Ledyard owned properties and open space properties not owned by the Town of Ledyard, as recorded on the Deed of the Land Records or with written consent of the property owner.

- a) Clark Farm (1025 Colonel Ledyard Highway) (Town Owned Property)
  - b) Founders Preserve Parcel (332 334 Colonel Ledyard Highway (Avalonia Land Conservancy)
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**Attachments:** [ORD-#100-018 \(REV 1\)-ARCHERY HUNTING TOWN OWNED PROPERTY-2021-04-28.docx](#)  
[ORD-#100-018-APPENDIX - ARCHERY HUNTING TOWN OWNED PROPERTY-DRAFT-2025-10-01](#)

7. Any New Business proper to come before the Committee

IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.