



TOWN OF LEDYARD

Land Use/Planning/Public Works Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Gary St. Vil

Regular Meeting

Monday, July 6, 2026

6:00 PM

Town Hall Annex - Hybrid Format

WORKING DRAFT

REMOTE MEETING INFORMATION

In -Person Location: Council Chambers, Town Hall Annex Building

Remote Participation: Information Noted Below:

Granicus/Legistar Meeting Portal:

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

[https://ledyardct.zoom.us/j/81174755993?](https://ledyardct.zoom.us/j/81174755993?pwd=LMUne6kdkNdenpA8iOt8ZR9uUTdwOU.1)

pwd=LMUne6kdkNdenpA8iOt8ZR9uUTdwOU.1

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 811 7475 5993; Passcode 648275

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I CALL TO ORDER

The meeting was called to order by Councilor Thompson at 6:14 p.m. at the Town Hall Annex Building.

Councilor Thompson welcomed all to the Hybrid Meeting noting for the Town Council Land Use/Planning/Public Works Committee and members of 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. ROLL CALL

Present: Jessica Buhle
Ty Lamb
James Thompson

In addition, the following were present:

Karen Parkinson
Doug Kelley
Anne Roberts-Pierson,

Eric Treaster
Joanne Kelly, Resident
Mike Marelli, Resident
Kevin Blacker, Property Owner
Roxanne Maher, Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

Mr. Doug Kelley, 40 Pinelock Drive, Gales Ferry, Historic District Commission Vice Chairman noted that he would be developing a plan for the historic Nathan Lester House for improvements and to form a partnership to become a separate 501(c)(3) to eventually operate the property as a self-sustaining business.

Ms. Lee Anne Berry, 78 Military Highway, Gales Ferry, addressed the sale of town-owned property; and she questioned whether it was the town's protocol not to list the property for sale for all to submit offers.

Ms. Anne Roberts-Pearson, 4 Anderson Drive, Gales Ferry, addressed the sale of 840R Shewville Road (fka) Loftus Wellfield to Mr. Blacker and she questioned.:

- (1) Whether the town-owned property should be listed for sale for a competitive bid process
- (2) Whether the restricted covenants was researched to see if it could be relaxed.
- (3) Mr. Treaster's June, 2016 Report regarding the Loftus Wellfield; and she noted that water was a precious commodity and whether the town should retain the property it's citizenry's future water needs.

Ms. Joanne Kelly, 12 Thames View Pentway, Gales Ferry, addressed the sale of town-owned property 480R Shewville Road. She noted as a Realaaor that although the property had a deed restriction; it would not preclude the property from being sold in the normal way on the open market. She also commented on the recent Property Revaluation stating that 480R Shewville Road was valued at \$205,000, selling the property for \$150,000 would be a loss.

Mr. Kevin Blacker, 11 Church Street Noank, stated that he wanted to correct the following inaccurate statmens that were made this evening noting the following:

- (1) Deed Restriction was placed on the property by Bill, II & Dotthry Loftus, who have passed away, Bill Loftus, III, also passed away, His widowed wife Julie Loftus was currently overseeing the Loftus Property.
- (2) Mr. Blacker his wife and his uncle purchased 503 Shewville Road w which was a 38-acre parcel that he has been farming.
- (3) 480R is landlocked, therefore, there is no access to the 11 +/- acres is not accissible.parcel from which the 11.5+/- acre was cut out of for the Loftus Wellfield.
- (4) Mr. Blacker world be donating the Development Rights, meaning that it would be preserved for farming only, on all of this land to either to the State of Connecticut or to the American Connecticut Farmland Trust to permanently preserve the property for farming purposes only.

Mr. Blakcer stated that he has been farming for 22-years, and he commented that some may have an ax to grind because of his outspoken comments regarding the Cashman Development. However, he stated by preserving the 480R Shewville Road as farmland that everybody would be able to enjoy the scenic beauty of that valley and to ensure land would be farmed by future generations noting that this was something that he wanted to do

IV. PRESENTATIONS / INFORMATIONAL ITEMS

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of May 4, 2026

Moved by Councilor Buhle seconded by Councilor Lamb

VOTE: 3 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

VII. NEW BUSINESS

1. Review the proposal to sell town-owned property located 480R Shewville Road, (fka) Loftus Wellfield approximately 11.46+/- acres, for \$150,000 to Mr. Kevin Blacker, of Noak, Connecticut in accordance with C.G. S. Section 8-24.

Moved by Councilor Buhle seconded by Councilor Lamb

VOTE: 2 - 1 Approved and so declared (Lamb not in-favor)

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jessica Buhle

SECONDER: Ty Lamb

AYE: 2 Buhle and Thompson

NAY: 1 Lamb

2. MOTION to set a Public Hearing (Hybrid Format - Video Conference and In-Person) on Wednesday, August 12, 2026 at 5:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, Ledyard, to receive comment regarding the Town of Ledyard to sell town-owned property located 480R Shewville Road, (fka) Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker, of Noank, Connecticut; in accordance with CGS 07-163e.

Moved by Councilor Buhle seconded by Councilor Lamb

VOTE: 2 - 1 Approved and so declared (Lamb not in-favor)

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jessica Buhle

SECONDER: Ty Lamb

AYE: 2 Buhle and Thompson

NAY: 1 Lamb

3. MOTION to set Special Town Meeting (Hybird Format - Video Conference and In-Person) on Wednesday, September 9, 2026 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, Ledyard, to consider, discus and vote upon the following:

“Shall the Town of Ledyard sell town-owned property located 480R Shewville Road, (fka) Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker, of Noank, Connecticut?.

Moved by Councilor Buhle seconded by Councilor Lamb

VOTE: 2 - 1 Approved and so declared (Lamb not in-favor)

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jessica Buhle

SECONDER: Ty Lamb

AYE: 2 Buhle and Thompson

NAY: 1 Lamb

4. Any Old Business proper to come before the Committee.
None.

VI. OLD BUSINESS

1. Continued discussion regarding the progress to designate the Spicer Homestead Ruins, within the Clark Farm property, as a Registered Historical Site.

RESULT: CONTINUE

2. Discussion regarding the establishment of a Long-Term Capital Plan for all of the town-owned facilities.

Councilor Lamb has drafted a concept for the format of a Long Term Capital Plan. He would review his draft with Public Works Director/Town Engineer Steve Masalin and Board of Education Director of Facilities and Grounds before presenting the Long Term Capital Plan Format to the LUPPW Committee.

3. Any New Business proper to come before the Committee

IV. ADJOURNMENT

Councilor Buhle moved the meeting be adjourned, seconded by Councilor Thompson

VOTE: 3- 0 Approved and so declared, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

James Thompson
Committee Chairman
Land Use/Planning/Public Works Committee

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