



# TOWN OF LEDYARD

CONNECTICUT  
TOWN COUNCIL

Chairman Kevin J. Dombrowski

MINUTES  
LEDARD TOWN COUNCIL – REGULAR MEETING  
WEDNESDAY, AUGUST 23, 2023; 7:00 PM  
HYBRID FORMAT  
VIDEO CONFERENCE VIA ZOOM

**DRAFT**

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

Chairman Dombrowski welcomed all to the Hybrid Meeting. He 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
Kevin Dombrowski	Town Councilor	Present	In-Person
Andra Ingalls	Town Councilor	Present	In-Person
Whit Irwin	Town Councilor	Present	In-Person
John Marshall	Town Councilor	Present	In-Person
Mary McGrattan	Town Councilor	Present	In-Person
Gary Paul	Town Councilor	Present	In-Person
S. Naomi Rodriguez	Town Councilor	Present	In-Person
Timothy Ryan	Town Councilor	Excused	
William Saums	Town Councilor	Present	In-Person

- IV. INFORMATIONAL ITEMS/PRESENTATIONS – None.

- V. RESIDENTS AND PROPERTY OWNERS

Mr. Eric Treaster, 10 Huntington Way, Ledyard, noted the Town Council would be discussing the sale of 332 Colonel Ledyard Highway for \$280,000 later this evening. He stated the Property Card listed the property as being 45-acres; and he commented that there appeared to be a disjoint stating that selling 45- acres of land in Ledyard for \$280,000 seemed to be a mystery.

Mr. Treaster continued by addressing the house located at 334 Colonel Ledyard that was going to be demolished. He stated the picture on the Property Card showed that it was a very nice house, which may no longer be the case. He stated if the purpose of demolishing the house was to provide access into the property located behind the house, that perhaps there was a way to save the house from being demolished.

Mr. Treaster went on to note the October 28, 2020 Special Town Meeting at which the Townspeople voted to convey the 96± acre Founders Preserve property to Avalonia Land Conservancy. However, he stated one of the documents attached to tonight’s agenda on the meeting portal included a drawing of the property, noting that the file was titled “Avalonia-Ledyard 200-Acres Founders Layout”. He stated he attended the October 28, 2022 Special Town Meeting and that he did not remember the property being 200-acres. He questioned the correct number of acres that were involved in these property transfers. He stated that he was opposed to giving any land to Avalonia Land Conservancy, noting that he believed that someday the Town was going to need that land.

Chairman Dombrowski thanked Mr. Treaster for his comments. He provided clarification stating conveying the 96±-acre Founders Preserve Property to Avalonia Land Conservancy was already voted on and approved by the Townspeople at the October 28, 2020 Special Town Meeting.

Mayor Allyn stated the title of the file “Avalonia- Ledyard 200-Acres Founders Layout” had a typo noting that the correct file name was “*Avalonia - Ledyard 2020 Founders Layout*”.

Chairman Dombrowski continued by addressing Mr. Treaster’s question regarding the 45-acre 332 Colonel Ledyard Highway. He stated the property had been subdivided and the Property Card probably has not been updated yet. Mayor Allyn, III, stated that Chairman Dombrowski’s comments were correct. He also noted that the Survey that was attached to the Agenda packet on the meeting portal showed that the amount of land remaining for 332 Colonel Ledyard Highway was 45,492 square feet.

Mr. Treaster questioned the reason the house located at 334 Colonel Ledyard Highway was being demolished. Mayor Allyn stated the house suffered significant water damage noting the roof had failed about 20-years ago; and because it was unsafe the house was condemned. He stated that he took Councilor Saums to look at the house and he stated in looking at the structure they were at risk of the house collapsing. He stated 25-years ago it was nice house, however, he stated picture on the Property Card was not telling the full story.

Mrs. Eleanor Murray, 16 Chapman Lane, Gales Ferry, stated she was present to talk about the Kings Corner Manor Senior Citizens Housing Facility. She stated if everything was great at the Senior Housing Facility State Senator Cathy Osten would not have visited the Facility four times in the past three months. She stated if they could have solved the problems and found any solutions for the issues Senator Osten would not have had to visit the property. She stated the issues were not really about the Smoking Policy, she stated the issues at the Senior Citizens Housing Facility were about a number of things which included: Tenants not being allowed to have six-foot sheds, now they can have three-foot sheds; the ramp where a woman with a wheelchair lived was being taken out; there were cameras out of every window of the Director’s Building and in the Community Room where the Director could spy on people, and Tenants now have to sign up to use the washer and dryer to do their laundry. She stated that she was only mentioning a few little things that have changed, noting that there were dozens of them. She noted the changes started the first year, and then the changes gained momentum, noting that the Tenants originally had a four-page lease which has become a twenty-page lease noting that it was picayune. She stated the Director of Kings Corner Manor came from H&R Block and she was now directing an Apartment Complex. Mrs. Murry suggested that the Director needed professional training in how to manage an apartment complex and how to treat human beings who were in her care. She stated it was an unhappy place and it was justifiable so. She stated that she was shocked, and that she did not blame the Kings Corner Manor Tenants for being unhappy, noting that she believed they were being treated terribly, noting that they had 10-20-years to live at the end of their lives. She stated the Tenants have been told if they did not like it, to move, and she rhetorically questioned where they could move to. She concluded by stating that she hoped they could find a solution to help the Tenants at the Kings Corner Senior Housing Facility and that the Director could find some help to be a better manager. She stated that she would like to be part of the solution, noting that the Tenants cannot keep going to Senator Osten or calling the Connecticut Department of Housing; or the Department of Aging. Thank you,

Chairman Dombrowski thanked Mrs. Murry for her comments.

Mr. Ed Murray, 16 Chapman Lane, Gales Ferry, noted that he and his wife moved to Ledyard about one-year ago, noting that they were hopeful and excited about moving to Ledyard. He stated during the past year his experience has found that Ledyard was more concerned about their Policies and Procedures than they were about the people. He stated the people always come second to whatever they were deciding to do. He stated although he has not spoken to the Town Council before, that he wanted to tell them that they have an amazing responsibility for 16,000 people who lived in town. He stated the Town Council had influence over other town organizations and they had other people who were in positions of authority and responsibility, who could put our people first. He stated the community he came from was about 20,000 people, however, he stated their organizations always put the people first. He noted that he has noticed things such as the Board of Education making a big issue about someone wanting to join the Robotics Team, but at the same time, they were allowing students from other schools to play on their sports teams, noting that making this a big issue did not make sense to him. He continued by addressing the Smoking Policy at the Kings Corner Manor Senior Citizens Housing Facility, noting that the Tenants were having to make their way down a 275- foot driveway to smoke on a

corner, so they would not be on the Senior Housing Facility's property; and that someone called the Police and said the Tenants were panhandling. He stated that this was not something they wanted people to say about a citizen the town had responsible for. He stated the Town needed to take care of 16,000 residents first, noting that they have to understand the difference between what was fair and what was not. He stated, "*Society was remembered by how they take care of the least of us*". He stated he was not referring to those who had a good living and an exceptional family, and have had the opportunity to live the life they planned. He stated he was talking about the people who don't have those things; stating that they now have an opportunity to take care of those people, noting that it does not cost the community anything. He stated when he looked at issues in the community that the first thing he looked at was what does it do for the people, how does what they were trying to do it affect the people. He stated it makes sense to think of the people first, before they do anything else.

Chairman Dombrowski thanked Mr. Murray for his comments.

Ms. Nina Diaz, 1546 Route 12, Gales Ferry, attending remotely, addressed the Kings Corner Manor Senior Citizens Housing Facility Smoking Policy. She questioned possible solutions for the Tenants, noting that they have been pushed off the Kings Corner Manor Senior Citizens Housing Facility property and onto the road. She stated in talking with one of the Tenants yesterday, he explained that the town owned from the center line of the road to 25-feet into the shoulder/property line, noting that the Tenants were being forced to smoke on town property. She stated with the liability issues that she hoped that Town Officials could step-in to help create a solution that was safe for our elders. She stated although everyone could say that smoking was not good for your health, etc., and they should not be smoking, that none of us were in the Tenants position. She commented that these people have earned the right to do what they want to do in life. She stated instead of condemning them for having a bad habit that it was our responsibility to come up with a safe solution for our seniors. She noted with the snow, freezing rain, and other winter conditions that there was going to be some dangerous incidents if the Tenants have to continue to walk down the driveway and stand on the road/town property to smoke. She asked Town Officials to work with the community to find some suggestions together.

Chairman Dombrowski thanked Ms. Diaz for her comments.

Ms. Sherry Fernadez, 60 Kings Corner, Gales Ferry, noted that she was a Tenant at the Kings Corner Senior Citizens Housing Facility. She stated that she agreed with Mr. and Mrs. Murry's comments this evening. She stated although she could also talk about how unsafe it was for seniors to walk down to the road to smoke that she was going to talk about one fact that she knew to be true, which was that the cigarette smokers were being discriminated against. She stated the cigarette smokers were being discriminated because there were other Tenants who were allowed to have fire pits, tiki torches, and gas grills. She noted she had paperwork that stated the use of all these things were also health risks, noting that there were chemicals in gas grills, and that the tiki torch fuel was highly toxic, much more toxic than cigarette smoke, but that these Tenants were being allowed to keep these items. She stated she brought these issues up about one-year ago at one of the Housing Authority Board Meetings. She stated the Board's solution at that time was to Grandfather-in the Tenants with tiki torches and fire pits. She stated when she brought these issues up again at the Housing Authority's Board Meeting this month, she saw the Housing Authority's Chairman Charley Duzy roll his eyes, while she spoke. She stated Mr. Duzy then replied that the Smoking Policy stands as is; and did not mention any of the things she brought to the meeting. She concluded by stating that the Smoking Policy was discrimination and that if the Housing Authority was going to ban smoking at the Kings Corner Manor Senior Citizens Housing Facility that they would have to also ban it all; and that she planned to continue to pursue the matter.

Chairman Dombrowski thanked Ms. Fernadez for her comments.

#### IV. COMMITTEE COMMISSION AND BOARD REPORTS – None.

## VI. COMMENTS OF TOWN COUNCILORS

Councilor Saums stated he attended the Regional Nuclear Millstone Drill at the Emergency Operations Center (EOC) today that was conducted by all the Towns in the area. He stated the Drill was to practice what they would do in the event of a Nuclear Emergency at the Milestone-Dominion Powerplant in Waterford. He stated these Drills were held regularly, noting that they were not always for a nuclear emergency, noting that practice drills were held for a variety of scenarios such as disasters caused by a hurricane, or something else. He stated he was impressed with the organization and plans that were in-place, the process, and the communication between all the Towns, State Police, Department of Emergency Management and Homeland Security, and the Federal Emergency Management Agency (FEMA). He stated it was a combination of written procedures that were in-place as well as tribal knowledge by all the towns and their officials. He stated Ledyard Drill included all of their Emergency Services Departments, Parks & Recreation, Board of Education, and Public Works. He stated during the practice Drill he got to see all the things they would do if there was an emergency at the Milestone/Dominion Nuclear Power Plant. He congratulated Mayor Allyn, III, and his Staff as well as all the other Towns and Agencies involved. He stated the region was well taken care of, noting it was a good exercise.

Chairman Dombrowski noted that he has participated in the Town's practice Emergency Drills in the past, as does the Mayor. He highly recommended that members of the Town Council attend when the practice drills were scheduled, noting that should the Mayor or the Town Council Chairman be out of town for a real Emergency Event, that a member of the Town Council would have to fill that role. He stated he has recommended (Town Council meeting 7/26/2022) that all Town Councilors participate in an Emergency Drill at least once, to understand what occurs, noting that it was quite in-depth.

Councilor Rodriguez thanked the Beautification Committee for cleaning-up the gardens at the Gales Ferry School on Saturday, August 19, 2023, noting the gardens looked beautiful. She stated the Beautification Committee had more work to do and that they were looking for volunteers to help them with the garden clean-ups at other schools in town.

Councilor Marshall stated he leaves Long Cove Road and heads north on Route 12 in Gales Ferry every morning around 2:00 a.m. – 3:00 a.m. He stated the only other drivers on the road at that time were people delivering newspapers, drunks, cops, and him. He stated during the past few months the Police Department has had a visible presence on Route 12, along that six-mile stretch. He stated he has come across people driving under the influence more often than he cared to, noting that they were either going with him or they were coming at him. He thanked Police Chief John Rich and the Police Officer who had that patrol, noting their presence on Route 12, has made his commute to work a lot safer.

Councilor Ingalls congratulated Ledyard's new business owners, noting that in addition to the business she was going to mention this evening, that Ledyard has had a number of new businesses. She stated she had breakfast at the Salty Heffer on Colonel Ledyard Highway, on Saturday morning, where she bumped into the Mayor and his wife. She stated the Restaurant had good food, and a good menu, noting that restaurant has been refreshed inside and out. She stated it was nice to see a good restaurant go in at location. Councilor Rodriguez noted the Salty Heffer Restaurant held a Ribbon Cutting on Friday, August 18, 2023. Councilor Saums stated the Salty Heffer Restaurant participated at the Farmers Market, noting that they also own a farm. He stated most of the food they serve at their restaurant comes directly from their farm.

## VII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes July 26, 2023

Moved by Councilor Marshall, seconded by Councilor Saums

VOTE: 8 – 0 Approved and so declared

## IX. COMMUNICATIONS

Chairman Dombrowski stated a Communications List has been provided on the meeting portal for tonight's meeting.

## X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

### Administration Committee

Councilor Ingalls stated the Administration Committee met earlier this evening and addressed the following: (1) A minor revision to the Employee Handbook, (2) Policy Regarding Access and Key Control and Key Distribution Form; (3) New Appointment to the Beautification Committee; (4) New proposed “*An Ordinance Concerning Liability Pertaining To First Responders Providing Emergency Assistance*” as contained in the draft dated July 31, 2023; (5) A new proposed “*An Ordinance Establishing Tax Relief for Certain Modified Handicap Accessible Vehicles in the Town of Ledyard*” as contained in the draft dated July 31, 2023. Councilor Ingalls stated the proposed Ordinance was drafted in response to a resident’s suggestion at the Town Council’s July 26, 2023 meeting. She stated in working to draft the proposed Ordinance that Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. noted that residents who own a specialized van for transporting family members to medical appointments could receive mileage reimbursement through a program with the Eastern CT Transportation Consortium (Dial-a-ride). She stated residents should contact Mr. Johnson to register for the Program; (6) Ordinance #500-005 (rev. 1) An Ordinance Rescinding “*An Ordinance Establishing a Nursing Service Board*” as contained in the draft dated July 31, 2023; and (7) Proposed amendments to Ordinance #300-012 (rev. 2) “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” as presented in the draft dated August 14, 2023. She noted these items along with setting a Public Hearing date for the Ordinances would be forwarded to the Town Council for action their September 13, 2023 meeting. She concluded by noting the Committee had one new appointment to the Historic District Commission on this evening’s agenda.

### Community Relations Committee

Councilor Paul stated the Community Relations Committee met on August 16, 2023 and addressed the following: (1) Community Outreach Events: (a) Farmers Market August 30, 2023 - Back to School - Councilor Paul stated in working to be in-keeping with the Market’s Back to School Theme the Community Relations Committee has been working with Ledyard Public Libraries to highlight the many services they provide to the community. He Ledyard Libraries would join the Community Relations Committee under the Town of Ledyard Tent to sign folks up with Library Cards, to provide information regarding the many resources and diverse programs the Library provides for all age groups and to hand out clues for folks to participate a Special Scavenger Hunt at the Bill Library that evening. He stated Library Director Jennifer Smith and her Team have been doing an incredible job at the Libraries with engaging the community. He stated the Community Relations Committee was encouraging everyone to come out and join them for this event. He also encouraged residents to follow Ledyard Public Libraries on Facebook; (b) Farmers Market September 13, 2023 – Hometown Heros - Councilor Paul stated the Community Relations Committee was also working to prepare for their last Outreach Event for this summer to feature Ledyard’s First Responders. He stated Police Chief John Rich attended the Community Relations Committee’s August 16, 2023 meeting, noting that representatives from the Police Department and Emergency Dispatch would participate in the event. He stated information would be available for people who may be interested in volunteering as a firefighter or who may be interested in pursuing a career in firefighting or in law enforcement. He stated the Community Relations Committee would also invite the Chairman of the Town’s Boards and Committees to participate in the event, noting that they would be providing information on volunteer opportunities for residents to participate on the town’s boards and commissions and to participate in their local government; (2) Informal Conversations – Councilor Paul stated the Committee has also been discussing scheduling a follow-up to their July 20, 2022 Informal Gathering they had last summer with the residents in the area of the Park on East Drive. He stated that he appreciated the residents who attended the first Informal Gathering and expressed their concerns, which resulted in a number of great improvements such as new lighting, gate, playscape and regular Police patrols.

Chairman Dombrowski noted the information provided by residents earlier this evening under “V. Residents and Property Owners Comments” regarding the Kings Corner Manor Senior Citizens Housing Facility. He stated although the town was limited on what they could do because the Kings Corner Manor Senior Housing Facility falls under the State Housing Authority, that he would ask the Community Relations Committee to help foster some dialogue to see if they could remediate some of the issues and concerns.



#### Finance Committee

Councilor Saums stated the Finance Committee met on August 16, 2023 and he noted in addition to the items on tonight's Agenda the Committee also discussed the following: (1) Revenue Report Fiscal Year Ending June 30, 2023 – Councilor Saums noted Finance Director Matthew Bonin stated the Revenue Report that was provided for the meeting did not yet include the year-end numbers. He noted that Mr. Bonin indicated that he hoped to have the year-end budget numbers for June 30, 2023 completed by September; (2) Expense Report Fiscal Year Ending June 30, 2023 – Councilor Saums stated Finance Director Matthew Bonin stated a number of journal entries still needed to be made for the General Government and that the final check run would be done next week. He stated Mr. Bonin noted because the Board of Education has had some turnover in staff that he did not know where the Board of Education was relative to closing out the Fiscal Year 2022/2023 Budget.

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

Councilor Paul stated the LUPPW Committee met on August 7, 2023 and in addition to the item they forward to the Town Council for action this evening the Committee also sent a Memo dated August 8, 2023 to the Planning & Zoning Commission to request they conduct an 8-24 Review of 332 Colonel Ledyard Highway in preparation for the town to sell the residential property. He stated due to the Labor Day Holiday the Committee planned to cancel their September meeting.

#### Water Pollution Control Authority

Councilor Saums stated the WPCA met on August 22, 2023 and addressed the following: (1) Lead and Copper Rule - Groton Utilities reported that all lead and copper results for spring 2023 were submitted to the Department of Public Health (DPH) on time, and that both Ledyard Center and Gales Ferry continue to be in compliance the Lead and Copper Rule; (2) Total Trihalomethanes (TTHM) Report – The Third Quarter TTHM samples were collected in July for Ledyard Center. The results indicated that the water quality was still in compliance with the Running Annual Average Maximum Contaminate Level (MCL), but that an Operational Evaluation Level (OEL) Report for the Third Quarter would be required; (3) Ledyard Center Water Storage Tank Maintenance/Painting – The top of the Ledyard Center Water Storage tank was currently being painted. The work was expected to be completed after Labor Day, weather permitting; (4) Wastewater Treatment Plant – They were still waiting for the replacement of the new Smith and Loveless Skid Mounted Sewer Pumps, and it would be installed it as soon as it arrived. In the meantime, the Wastewater Treatment Plant was operating on one pump; (5) Policy and Manual Update - The WPCA continued discussing the Policy Manual revisions and voted to accept the Policy Manual as revised; (6) Cost-of-Service Study (COSS) - The WPCA continued to discuss the Cost-of-Service Study for Ledyard that was offered by Groton Utilities, as well the larger topic of the sale of the Ledyard water and sewer systems to Groton Utilities. Because the Cost-of-Service Survey was not included the WPCA Capital Plan or in their Fiscal Year 2023/2024 expense budget, the WPCA decided to postpone their Bid Waiver request for the Cost-of-Service Study, while questions were resolved regarding whether the capital budget or the expense budget should be used as the funding source for the Study. The WPCA was prepared to resubmit the expense during their next budget round when the 2024-2025 budget was being prepared. This was a long-term decision and there was no urgency associated with conducting the Cost-of-Service Study. Therefore, the WPCA has asked that the Town Council not to act on their request for a Bid Waiver to Utility Financial Solutions, LLC (UFS) in the amount of \$13,000 that was included on tonight's agenda (New Business Item #3); (7) Multi-Model Trail Project - The WPCA has not yet received word on whether the Department of Transportation (DOT) has commented on the project from a funding standpoint. Mayor Allyn, III, noted that the Town received the Final Approval from the State and that they were waiting for clearance to go out to bid for the Multi-Model Trail Project.

#### Permanent Municipal Building Committee

Councilor Marshall stated the PMBC met on Monday, August 7, 2023 and addressed the following: (1) Board of Education Roof Projects – Central Office, Juliet W. Long School and Gales Ferry School - Councilor Marshall stated the PMBC reviewed the following three proposals as rated by STV Construction Kyle Rongey, who was hired as the *Owner's Representative Services for Select Capital Projects*, noting the proposals ranged from \$69,000 - \$199,000 as follows: (a) Friar Architects of Farmington, Connecticut cost:

\$199,000 received the highest rating. Councilor Marshall Friar Architects had completed the most projects of this type, had the most employees, but would have to contract out for the Mechanical Engineer work; (b) Silver Petrucelli & Associates of Hamden, Connecticut: cost \$69,000; had a Mechanical Engineer on staff, and would have less people involved; and (c) Hibbard & Rosa Architects of Middletown, Connecticut: cost \$106,000. Councilor Marshall stated his experience in the construction field has found that the less people at the top the smoother the project rolled out. He stated the PMBC chose Silver Petrucelli & Associates at \$69,000; (2) School(s) Consolidation-Improvement Projects (Middle School and Gallup Hill School) Close-out Work – Councilor Marshall stated Colliers Project Leaders was hired to prepare the entire body of information to close out the Schools Consolidation/Improvement Projects (Middle School & Gallup Hill School) in preparation for the State’s Project Audit, which was required for the town to receive the Grant Reimbursement funding. He stated after holding back payment, Colliers provided two-thumb drives containing documentation to be submitted to the State. He stated Municipalities have been waiting 5 – 7 years for the State to conduct their Project Audit and to release the Grant Funding as promised to the town; (3) Highlands Wastewater Treatment Plant Project has been completed; (4) Middle School Gymnasium Floor – Councilor Marshall stated there were issues regarding the gymnasium floor nails popping up. He stated Superintendent of Schools Jason Hartling, Board of Education Director of Facilities and Grounds Wayne Donaldson, Mayor Allyn, III, and PMBC Representatives have been meeting with Project Manager O&G Industries and Project Engineers Silver Petrucelli to try to resolve the issue, noting that gymnasium floor was not part of the Middle School Improvement Project. He stated O&G Industries and Silver Petrucelli stated that they did not have any documentation stating that the nails popping thru the gymnasium floor was their fault, stating that they thought this was an issue that previously happened, when there had been some water damage about five years ago. He stated face nailing was not a standard practice to fix hardwood flooring, however, apparently someone thought it was a good idea and it did work for a while. He stated they would continue to monitor the gymnasium floor and if there was a problem going forward they would hire a contractor to fix the issue, noting that the cost should be minimal; (5) PMBC Meetings will be held in a Hybrid Format (both in-person and remotely via video conference).

Councilor Rodriguez addressed the nails popping thru the Middle School gymnasium floor and she questioned the PMBC response to O&G Industries and Silver Petrucelli response. Councilor Marshall stated the PMBC was not happy with the response, however, they had no proof. He stated it was his opinion that O & G Industries was responsible for the gymnasium floor issues because the Middle School was in their care when this happened. However, he stated O & G Industries was stating because it was a pre-existing condition, that it was not their problem.

Councilor Saums questioned whether the gymnasium floor was replaced as part of the Middle School Improvement Project. Councilor Marshall stated the gymnasium floor was not replaced as part of the project. Mayor Allyn, III, explained when the gymnasium floor was originally installed it was a very thick maple hardwood floor, noting that it was still the original gymnasium floor and that it had about 50% of useable life remaining. Councilor Saums requested clarification, noting that it was his understanding that the wood floor had cupped. Mayor Allyn stated the contractor removed about 10-coats of polyurethan, and once the floor was stripped down to bare maple wood flooring the contractors were saying the nails could have been there, but until they stripped the floor they would not have known that the nails were under the polyurethan. He stated the town did not have any photographic evidence to identify that the nails existed prior to the work being done. Therefore, he stated it was decided that they would be better off screwing the floor with countersinks, installing maple plugs, sanding the floor and polyurethan over those spots. He stated this was included in his July 26, 2023 Report to the Town Council.

#### Board of Education

Councilor Irwin stated the Board of Education met on July 18, 2023 and addressed the following: (1) School(s) Consolidation/Improvement Project(s) (Middle School and Gallup Hill School) Invoices – Councilor Irwin noted the Board of Education was not going to pay O & G Industries their final payment, until Colliers Project Leaders have given the Board of Education the Green-Light that O & G Industries has fulfilled their requirements; (2) Fiscal Year 2022/2023 Budget – The Board of Education encumbered/expended 99.25% of their

fiscal year budget, noting it great that they were able to stay within their budget during a year in which inflation rates continued to increase. The Board of Education had about \$30,000 remaining that would be allocated to their Capital Non-Recurring Account; (3) Board of Education's next meeting will be held on September 12, 2023.

#### Parks, Recreation, & Senior Citizens Commission

Councilor Rodriguez stated the new combined Parks, Recreation, & Senior Citizens Commission held their Organizational Meeting on August 15, 2023. She noted the Commission elected the following Officers: Chairman Kenneth DiRicco, Vice-Chairman Jessica Cobb, and Recording Secretary Paula Crocker. She stated the Commission also set their Regular Meeting schedule to be the third Tuesday of each month at 7:00 p.m. to be held at the Facility on Van Tassel Drive.

### XI. MAYOR'S REPORT

Mayor Allyn, III reported on the following: (1) School(s) Consolidation/Improvement Project(s) (Middle School and Gallup Hill School) – Mayor Allyn noted as Councilor Marshall reported earlier this evening he participated in a meeting on August 1, 2023 along with school officials Superintendent of Schools Jason Hartling, Board of Education Director of Facilities and Grounds Wayne Donaldson, and Colliers Project Leaders at which they continued to discuss payment status. He noted the State owed the town almost \$8 million in Grant Funding, which did not include the State's retainage holdback. He explained that the State has told the Town to submit their Project Audit and they would pay the Town when they decided to pay them. He noted as an example East Windsor has been waiting for the State to conduct their Project Audit since 2017. Therefore, he stated Ledyard did not want to be in line for the State Project Audit and wait for possibly seven-years to receive the Grant Funding from the State; while the Town carried the Short-Term Borrowing cost for \$8 million year after year, until the State gets around to them. Therefore, he stated that he contacted Ledyard's State Delegation and he met with State Senator Cathy Osten to work on the next step, which may require Special Legislation. He went on to note in addition to Ledyard waiting a number of years for the State to audit their school project, that Waterford has been waiting five-years, and North Stonington has also not been compensated by the State with the funding they were supposed to release, before the retainage holdback. He stated that hopefully there would be multiple people assisting to try to get this right, not only for Ledyard, but for other towns as well; (2) Eastern Connecticut Housing Opportunities (ECHO) - Mayor Allyn stated he met with ECHO Director Julie Savin and that she would be attending the Town Council's September 13, 2023 meeting give a 15-minute presentation regarding a proposal to use of a 2.93-acre of surplus land owned by the town located at 158 Gallup Hill Road (former water tower site). He stated the parcel had public water and sewer, noting that Ms. Savin believed the property may be suitable for a potential combination workforce/age restricted housing opportunity; (3) Bro's Barber Shop Ribbon Cutting August 8, 2023 – Mayor Allyn stated he attended the Ribbon Cutting at 12 Military Highway, Gales Ferry. He welcomed Mr. Brian Osborne to Ledyard's Business Community, noting that Mr. Osborne was a Ledyard resident and had a career in the US Navy. He stated Mr. Osborn worked on his business plan for two-years; and that his Barber Shop was very busy; (4) Solid Waste Committee Meeting August 15, 2023 - Mayor Allyn stated he was participating on the Connecticut Conference of Municipalities (CCM) Solid Waste Committee for the Southeastern Connecticut Council of Governments (SCCOG). He stated the current Solid Waste Plan included trucking 800,000 tons of Solid Waste out of Connecticut every year to landfills in Pennsylvania and Ohio. He stated this would be 40,000 tractor trailers leaving on our highways that were already stressed, noting that this was only part of a terrible plan. He stated since the Mira Connecticut Solid Waste Plant in East Hartford closed Tipping Fees have increased by 30 percent. Therefore, he stated the cost to dispose of solid waste was dramatically increasing. He stated Southeastern Connecticut Regional Resource Recycling Authority (SCRRA) was currently subsidizing Ledyard's Tipping Fees; however, this subsidy would run out in 2030 and it has been projected that the Town's Tipping Fees would increase by 80 percent, bringing the cost up-to \$135.00 per ton. He stated, in addition, recycling costs have been projected to outstrip the tonnage costs for solid waste, noting that this was going to be a huge problem. Therefore, he stated they were working to develop programs to remove things from the waste stream in an



effort to reduce tonnage. He noted the following two PILOT Programs: (a) Awareness Campaign – Artificial Intelligence Cameras – This Pilot Program was scheduled to begin on September 1, 2023. Mayor Allyn explained that the Trash Collection Trucks would be equipped with Artificial Intelligence (AI) Cameras to monitor what was going into the trash carts and what was going into the recycling carts. He stated, as an example, if people were bagging their recycling, which they should not do; the AI Camera would detect that the recycling was bagged and would generate a postcard and mail it to that house; (b) Textile Recycling Bin – Mayor Allyn explained this PILOT Program would provide Textile Recycling Bins for people to dispose of clothing/towels/textile items that were not good enough to donate to places such as the Good Will or other organizations. He stated the Textile Recycling Bins would need to be located where it could be connected to WI-FI, because the system included a camera and a sensor to monitor when the Bin was full, noting that it would send a message for the Bin to be emptied. He stated went on to note that organics were about 25 percent of the tonnage and that the next PILOT Program they planned to roll-out was to remove organics from the waste stream; (5) Salty Heffer Restaurant Ribbon Cutting – August 18, 2023 – Mayor Allyn stated he attended the Ribbon Cutting on Colonel Ledyard Highway, noting that 75%-80% the Restaurant's food was *Farm to Table* noting in addition to having their own farm that the owners also shopped at the Farm Farmers Market for fruits and vegetables, noting that they also use local vendors for their milk, ice cream, cheese, and eggs; (6) Nuclear Safety Drill – Mayor Allyn stated as Councilor Saums' mentioned earlier this evening he participated in the Nuclear Safety Drill earlier today at the Emergency Operations Center (EOCO) that was located in the basement of the High School. He stated the Drill went well. He thanked Councilor Saums for attending, Ms. Tomica Hollins from FEMA, and Mr. Clark Maxson from Dominion Energy (Milestone Nuclear Power Plant); (7) Southeastern Connecticut Water Authority (SCWA) Town Representative – Mayor Allyn stated he was looking for a volunteer who was a SCWA Ratepayer to serve as one of Ledyard's Representatives on SCWA. He stated this would be someone who lived in an area that was serviced by SCWA such as Christy Hill Road, Barret Park, Bird Land, Parsonage Hill Manor; (8) Tri-Town Trail Parking Lots -Eversource – Mayor Allyn noted as he has reported at previous Town Council meetings (November 9, 2022) that in exchange for closing two of the Tri-Town Trailheads until the Spring, 2023 for safety reasons, while they Eversource was operating large excavators and other equipment on-site to work on the High-Tension Transmission Line they offered put in two gravel parking lots for residents to access the Tri-Town Trail. He stated Eversource planned to start the construction of the two parking lots next week noting that the work would go into the first week of September, 2023. He stated one parking lot would be located behind the Red Barn at the Clark Farm and one would be located across from the Preston Plains Park (trail head). He stated Eversource would be scraping out some topsoil and putting down processed gravel, and would be rolling, compacting, and leveling the parking lots. He stated these two access points would be closed briefly while the parking lots were being done.

#### **Questions to the Mayor -**

Councilor Ingalls addressed the Solid Waste Committee and the Awareness Campaign involving the Artificial Intelligence Cameras, which was scheduled to begin on September 1, 2023 and would generate a postcard if it detected something amiss. She noted the PILOT Program was currently an education campaign; however, she questioned whether they were discussing making the Program punitive if there were repeat offenders. Mayor Allyn stated the Solid Waste Committee has discussed repeat offenders, explaining that currently the PILOT Program was an educational opportunity because there may be a lack of awareness, that containers need to be rinsed out or recyclables should not be put into a plastic bag. However, he stated that he thought the Program would be headed toward an enforcement program for flagrant offenders. He noted another example was that Styrofoam was a recyclable product, however, it was not recyclable for Ledyard. He stated that he would be discussing this with Public Works Director/Town Engineer Steve Masalin.

Councilor Saums addressed the Tri-Town Trail gravel parking lots, and he questioned the dates that Eversource would be doing the work. Mayor Allyn stated the work would begin work on August 28, 2023 and the project was expected to be completed around Labor Day weekend.

Councilor Marshall noted that ARC of Eastern Connecticut had a collection box at the end of Long Cove Road for recyclable bottles and cans. He stated for folks who do not want to take the time to return their redemption bottles and cans to the store that they could put them in the collection box, noting that the proceeds would benefit the non-profit Organization.

Councilor Ingalls questioned where the Textile Recycling Bin be located, noting that Good Will does not take textiles such as used towels, etc. Mayor Allyn stated at this time they have not identified a location for the Bin. He stated he did not want the Bin at the Transfer Station because they were only open Tuesday, Wednesday, and Saturday. Chairman Dombrowski suggested the Textile Recycling Box be located near the Linda C. Davis Food Pantry once the WI-FI was available in that area, noting that it was a very accessible location. Councilor Rodriguez stated the Animal Control Facility would take used towels and items for bedding for the animals.

Councilor Rodriguez questioned the Town Council meeting date Eastern Connecticut Housing Opportunities (ECHO) Director Julie Savin would attending and she questioned the town-owned property that Ms. Savin was interested in. Mayor Allyn stated Ms. Savin would be attending the Town Council’s September 13, 2023 meeting to talk about a proposal for a triangular piece of town owned surplus property which was 2.93-acres located at 158 Gallup Hill Road (former water tower site). He stated when Groton Utilities came in with water that Ledyard no longer needed the water tower.

XII. OLD BUSINESS – None.

XI. NEW BUSINESS

Administration Committee

- 1. MOTION to appoint Ms. Kelly Lamb (U) 93R Lambtown Road, Ledyard, as an Alternate Member to the Historic District Commission to complete a five (5) year term ending December 6, 2028 filling a vacancy left by Mr. Mayer.  
Moved by Councilor Ingalls, seconded by Councilor McGrattan  
Discussion: Councilor Ingalls stated Ms. Lamb’s Appointment Application and resume was attached to the agenda on the meeting portal. She stated Ms. Lamb’s family has lived in Ledyard for many generations and that she was excited to serve on the Historic District Commission. She noted that Ms. Lamb’s brother Earl (Ty) Lamb attended the Administration Committee’s July 26, 2023 to support her appointment.
- VOTE: 8 - 0 Approved and so declared

RESULT: APPROVED 8 - 0	
MOVER:	Andra Ingalls, Town Councilor
SECONDER	Mary McGrattan, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Saums
EXCUSED:	Ryan

Finance Committee

- 2. MOTION to authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

In addition, authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.

Also, assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

Moved by Councilor Saums, seconded by Councilor Ingalls  
Discussion: Councilor Saums stated during the August 16, 2023 Finance Committee meeting they had a lengthy discussion regarding the process to apply for a Grant when the required local funding source had not yet been identified. He noted Board of Education Director of Facilities and Grounds Wayne Donaldson was attending tonight’s meeting remotely to answer questions.

Councilor Saums provided some background noting Ledyard's original Grant Application in the amount of \$6,725,000; which was approved by the townspeople at a Referendum of February 22, 2022 included the following projects: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry School; and the electrical, and ***Heating Ventilation/Air Condition (HVAC) upgrades at the Juliet W. Long School.*** However, he noted the State did not approve the portion of the request for the HVAC upgrade at the Juliet W. Long School because the HVAC design that was submitted was a split system solution. He explained a split system recirculated the air in the building; opposed to traditional air conditioning systems which takes air from the outside, cools the air, and then circulates the air through the building and back outside. He noted the following two reasons it was important to use an air condition system that used outside air; (1) Pandemic, and (2) Recirculating air within a building causes CO2 levels to rise and the kids in school get sleepy, which was not good for learning.

Councilor Saums noted to reapply for Grant Funding the Juliet W. Long School's HVAC system has been redesigned and he asked Board of Education Director of Facilities and Grounds Wayne Donaldson whether the redesigned system included more split systems, with ventilators, with CO2 detectors; or whether it was an air conditioning system that would use air from outside the building. Mr. Donaldson stated the new HVAC System design was a full air conditioning system with outdoor CO2 monitoring, outdoor intake, and a Building Maintenance System (BMS), which was the same system that was installed at the Gallup Hill School and the Middle School.

Councilor Saums continued to state that the new HVAC design for the Juliet W. Long School would cost significantly more money which has not been identified. He went on to explain the issue with the Motion, as presented this evening, was that it did not identify the funding source for the additional local share funding needed. He stated during the Finance Committee's August 16, 2023 meeting Councilor Ryan made it very clear that the Finance Committee would approve to forward this three-part Motion (resolutions) to the Town Council for approval with the minutes reflecting that ***the wording in the Motion was required by the State; but the understanding was that all the Finance Committee was authorizing at this time was the preparation of the Grant Application, not the actual submittal of the Grant Application, until such time the funding was approved by the Town Council.*** Therefore, Councilor Saums stated all the Town Council was approving this evening was the preparation of the Grant Application, noting that they were not approving the project itself or the spending of the money, because the funding source has not yet been identified. He stated by only authorizing the preparation of the Grant Application it provided the Board of Education time to begin gathering the documentation required to support the Grant Application and it would give the town time to identify the funding source and sort out the proper process to increase a previously approved Bond Authorization, in accordance with Chapter VII, Section 9 of the Town Charter which stated:

***“Any resolution making a non-budgeted appropriation of less than one (1) percent of the current tax levy shall become effective after approval by the Town Council, provided that the Director of Finance certifies that there are available unappropriated general fund resources in excess of the proposed appropriation.***

***Such appropriations shall not exceed accumulatively two (2) percent of the current tax levy in the current fiscal year.***

***Any appropriation in excess of the limitations in Section 9 above shall become effective only after it has been approved by resolution of the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting.***

***Any resolution making a non-budgeted appropriation of more than one (1) percent of the current tax levy, but less than five (5) percent for any purpose, any resolution authorizing the issuance of bonds or notes or other borrowing of less than five (5) percent of the current tax levy, except notes in anticipation of taxes to be paid within the fiscal year in which issued, and 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.***

Councilor Ingalls stated Councilor Saums provided a good synopsis of a very complicated conversation.

Board of Education Director of Facilities and Grounds Wayne Donaldson stated there was a number of components to the Grant Application which included obtaining certified copies from the Town Clerk of the Town Council Minutes and, if required, the minutes from the Special Town Meeting along with the results, in which they approved the additional funding to support the redesigned cost of the HVAC Juliet W. Long School. He explained by approving the three-part Motion (resolutions) as presented this evening it would provide him the opportunity to begin to gather and upload the many documents required into the State’s Grant Portal. He stated if or when the additional funding was approved that he could then add those documents and submit the Grant Application. Councilor Saums stated the Open Grant Application period was typically 30-60 days. Therefore, he stated there was a sense of urgency to get the process started.

VOTE: 8- 0 Approved and so declared

RESULT: APPROVED 8 - 0	
MOVER:	Bill Saums, Town Councilor
SECONDER	Andra Ingalls, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Saums
EXCUSED:	Ryan

3. No Action on the Discussion and possible action on the MOTION to grant a Bid Waiver to Utility Financial Solutions, LLC (UFS) 185 Sunset Meadow Court, Michigan, in the amount of \$13,000 to conduct a Water Services Study regarding Financial Projection, Cost of Services, and Rate Design.

Councilor Saums stated as he mentioned during his Water Pollution Control Report earlier this evening the WPCA has requested the Town Council not act on this request because the Cost-of-Service Survey was not included the WPCA Capital Plan or in their Expense Budget. Therefore, the WPCA decided to postpone their Bid Waiver request for the Cost-of-Service Study while questions were resolved regarding whether capital or the expense budget should be used as the funding source for the Study. The WPCA was prepared to resubmit the expense during their next budget round when the 2024-2025 budget was being prepared.

By consensus the Town Council agreed to remove the WPCA’s Bid Waiver request from their Agenda.

RESULT: NO ACTION	Remove From Agenda
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4. MOTION to adopt the proposed “Resolution Adopting The Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028” as presented in the draft dated August 2, 2023.

Res: #006-2023/AUG 23

RESOLUTION

ADOPTING THE HAZARD MITIGATION

AND CLIMATE ADAPTATION PLAN UPDATE, 2023-2028

CERTIFICATE OF ADOPTION

TOWN OF LEDYARD - TOWN COUNCIL

WHEREAS, the Town of Ledyard has historically experienced severe damage from natural hazards and it continues to be vulnerable to the effects of those natural hazards profiled in the plan (e.g. flooding, extreme heat, droughts, severe storms such as thunderstorms and winter storms, dam failures, wildfires, and earthquakes) resulting in loss of property and life, economic hardship, and threats to public health and safety; and

WHEREAS, the Ledyard Town Council approved the previous versions of the Hazard Mitigation Plan in 2005, 2012, and 2018; and

WHEREAS, Southeastern Connecticut Council of Governments, of whom the Town of Ledyard is a member, has determined that climate change is affecting the frequency and severity of some hazards and therefore elected to expand the Hazard Mitigation Plan Update to become a Hazard Mitigation and Climate Adaptation Plan Update; and

WHEREAS, committee meetings were held and public input was sought in 2022 regarding the development and review of the Hazard Mitigation and Climate Adaptation Plan Update; and

WHEREAS, the Plan specifically addresses hazard mitigation and climate adaptation strategies and Plan maintenance procedures for the Town of Ledyard; and

WHEREAS, the Plan recommends several hazard mitigation actions that will provide mitigation for specific natural hazards that impact the Town of Ledyard, with the effect of protecting people and property from loss associated with those hazards while adapting to the effects of climate change; and

WHEREAS, Southeastern Connecticut Council of Governments has developed and received conditional approval from the Federal Emergency Management Agency (FEMA) for its Hazard Mitigation and Climate Adaptation Plan Update under the requirements of 44 CFR 201.6; and

WHEREAS, adoption of this Plan will make the Town of Ledyard eligible for funding to alleviate the impacts of future hazards;

NOW THEREFORE BE IT RESOLVED:

1. The Plan is hereby adopted as an official plan of the Town of Ledyard;
2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them;
3. Future revisions and Plan maintenance required by 44 CFR 201.6 and FEMA are hereby adopted as a part of this Resolution for a period of five (5) years from the date of this Resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the Town Council.

Adopted by the Town Council of Ledyard, Connecticut on: August 23, 2023

\_\_\_\_\_  
Fred Allyn, III, Mayor

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

\*\*\*\*\*  
**IN WITNESS WHEREOF**, the undersigned has affixed his/her signature and the corporate seal of the Town of

Ledyard this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Patricia A. Riley, Town Clerk  
(Seal)

\*\*\*\*\*  
**BACKGROUND:** SCCOG 2023- 2028 Hazard Mitigation and Climate Adaptation Five-Year Plan was approved by the Federal Emergency Management Agency (FEMA).

The Plan was developed with input from Southeastern Connecticut Council of Government Member Municipalities along with Consultant, Resilient Land & Water, LLC.

This was the fourth iteration of this Plan for Southeastern Connecticut.

The adoption of the Plan will enable SCCOG Member Municipalities to apply for and receive “Pre-disaster” funds from FEMA, from the following programs:

- Hazard Mitigation Grant Program
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance

The Plan would also act as a guide for planning and funding for other projects either undertaken with municipal funds or other grants. Most recently, there have been many other grant opportunities for Resilience/Hazard Mitigation Projects.

The final step in the adoption of the Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028 was for Member Municipalities to adopt the Resolution as provided.

Moved by Councilor Saums, seconded by Councilor Ingalls  
Discussion: Councilor Saums stated during past year the Southeastern Connecticut Council of Government (SCCOG); of which Ledyard was a member, worked with Resilience Engineering Resilience Land and Water to update the Region’s Five-Year *Hazard Mitigation Planning Effort*. He stated by adopting the proposed “*Resolution Adopting The Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028*” Ledyard would be eligible to apply for Federal Emergency Management Agency (FEMA) Grants.

Mayor Allyn, III, stated Southeastern Connecticut Council of Government (SCCOG) Member Municipalities have had this Plan in-place for twenty-years, noting that the Plan was updated every five-years. He stated by approving the “*Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028*” Ledyard would be eligible to apply for the following types of Grant Funding:

- Building Resilient Infrastructure and Communities Grants (BRICK)
- Hazard Mitigation Grant Program
- Flood Mitigation Assistance

VOTE: 8 - 0 Approved and so declared

RESULT: APPROVED 8 - 0	
MOVER:	Bill Saums, Town Councilor
SECONDER	Andra Ingalls, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Saums
EXCUSED:	Ryan

5. MOTION to recommend the Town sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

In addition, set a Hybrid (In-Person & Video Conference) Public Hearing date on September 27, 2023 at 6:00 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS -7-163e to receive comments and recommendations regarding the sale of the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

Also, set a Hybrid (In-Person & Video Conference) Special Town Meeting on September 27, 2023 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 sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000)?"*



Moved by Councilor Saums, seconded by Councilor Ingalls  
Discussion: Councilor Saums explained that this parcel (332 Colonel Ledyard Highway) was part of a larger property noting that earlier this evening (V. Residents And Property Owners - see above) Mr. Treaster questioned the size of the property that was being sold to Mr. Sherman.

Councilor Saums provided some background explaining in 2017 a Developer purchased the 96 ± acre Founders Preserve Property along with 332 Colonel Ledyard Highway and some other small adjacent properties. He stated in working to make a residential sub-division the Developer changed the original boundary lines, which put the detached garage that belonged to the house at 332 Colonel Ledyard Highway into the Founders Preserve property. However, he stated the Developer never moved forward with the planned sub-division; and because the Developer did not pay the taxes on the properties, which was about \$277,000, the Town foreclosed on the properties. He stated at a Special Town Meeting held on October 28, 2022 the Townspeople voted to transfer the 96 ± acre Founders Preserve property to Avalonia Land Conservancy. However, he explained with the new boundary lines that the Developer made the Founders Preserve was landlocked and could not be accessed. He stated since 2022 the property boundary lines have been corrected/restored, so the detached garage was now back and within the boundaries of the 332 Colonel Ledyard Highway, enabling the Town to now sell the residential property and recover the back taxes owed to the town.

Mayor Allyn stated with the site plan and survey regarding the former 96.52 ± acres Founders Preserve property complete, the boundary lines have been corrected, so that the detached garage was now within the property boundary lines of 332 Colonel Ledyard Highway, and therefore, the property was ready to be sold. He also noted that the Planning & Zoning Commission conducted an 8-24 Review regarding the sale of the property at their August 10, 2023 meeting.

Mayor Allyn continued by noting that there were a dozen showings of home, and they received two offers from interested Buyers. He stated both parties were aware that there were competing offers noting both offers were comparable, but that one offer was significantly higher in dollar value.

Mayor Allyn went on to explain because there was a title issue when the town acquired the property thru a foreclosure, the town could not sell property at that time, and has been renting-out the home out of necessity for nearly five years. He stated Avalonia Land Conservancy paid for the A2 Survey of the property, which resolved the title issue and so the town was selling property.

VOTE: 8 - 0 Approved and so declared

RESULT: APPROVED 8- 0	
MOVER:	Bill Saums, Town Councilor
SECONDER	Andra Ingalls, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Saums
EXUXSED:	Ryan

Land Use/Planning/Public Works Committee

6. MOTION to approve to update Appendix to the “*Resolution Establishing Administrative Control of Town Owned or Town Leased Properties*” titled “*List of Real Properties Owned or Leased by the Town of Ledyard*” as contained in the draft dated August 23 7, 2023.  
Moved by Councilor Paul, seconded by Councilor Rodriguez  
Discussion: Councilor Paul stated the “*Resolution Establishing Administrative Control of Town Owned or Town Leased Properties*” provided the Town Council the authorization to assign “*administrative control*” to town-owned or town-leased properties to various departments and commissions. He noted the Resolution as approved on November 12, 2008 defined “*administrative control* as follows:

“*Having the authority to grant permissions for temporary use of the property by groups or individuals; and having the authority to make minor improvements or enhancements to the property which will not change the overall character or use of the property; and having the responsibility to maintain the property in such as way that its present uses may be continued; and having the responsibility to protect the Town from civil or criminal liability in connection with the property*”.

The Resolution also stated:

*“...the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capitally improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require”.*

Councilor Paul went on to explain that the Resolution made the List of Town-Owned and Town-Leased Properties an Appendix to allow for the List and the Assignments to be updated as needed. He stated the LUPPW Committee spent the last year or so reviewing the List, Properties, and Maps to remove properties that were no longer under the town’s control and to add new properties that have come into the town’s inventory since the List was last updated in 2017. He stated the updated List was attached to tonight’s agenda on the meeting portal. He also noted that the LUPPW Committee’s working List was also included in the backup materials which used different colors to identify which properties were added, deleted, or had changes in thier assignment.

Chairman Dombrowski noted 7 Lorenz Parkway (former Police Department Building) should be removed from the List noting that the town sold the property on June 13, 2018.

Councilor Rodriguez thanked Administrative Assistant Roxanne Maher for her assistance in updating the List of Town-Owned and Town-Leased Properties, noting keeping track of the many changes as the LUPPW Committee worked thru the process, was not an easy assignment.

Councilor Saums thanked Chairman Dombroski, noting he knew the List by heart.

Councilor Paul stated Chairman Dombrowski was a great resource, noting his historical recall and knowledge regarding all of the properties on the Inventory List was invaluable.

The mover and seconder agreed to remove 7 Lorenz Parkway from the List as *“friendly amendment”*. It was noted that the updated draft that was being approved this evening was dated **August 23, 2023**.  
8 - 0 Approved and so declared

VOTE:

RESULT:	APPROVED 8 - 0
MOVER:	Gary Paul, Town Councilor
SECONDER	S. Naomi Rodriguez, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Saums
EXCUSED:	Ryan

General Items

- 7. Discuss Work Session Items as time permits. – None.

XV. ADJOURNMENT

Councilor Marshall, moved to adjourn, seconded by Councilor Paul  
8 - 0 Approved and so declared. The meeting adjourned at 8:08 p.m.

VOTE:

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

I, Kevin J. Dombrowski, 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 August 23, 2023.

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman