



TOWN OF LEDYARD

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

Town Council Meeting Minutes

Chairman Gary St. Vil

Public Hearing - Hybrid Format

Wednesday, February 11, 2026

6:30 PM

Town Hall Council Chambers

In-Person: Council Chambers Town Hall Annex

Remote: Information noted below:

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

**<https://ledyardct.zoom.us/j/89702365705?pwd=cq1KHPreQbb7JimFWs5kzAn9XmiEyn.1>
or by audio only dial: +1 646 558 8656 Meeting ID: 897 0236 5705; Passcode: 306017**

I. CALL TO ORDER

Chairman St. Vil called to order the Public Hearing at 6:32 p.m. regarding a proposed “*An Ordinance of the Town Of Ledyard Authorizing Avalonia Land Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space*”.

II. PLEDGE OF ALLEGIANCE

III. PROCEDURE OF PUBLIC HEARING

Chairman St. Vil 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.

Chairman St. Vil provided an overview of the procedure of the Public Hearing, and he asked those attending remotely to put their name and address in the “Chat” and that they would be called upon during the Public Comment portion of tonight’s meeting.

IV. CALL OF THE PUBLIC HEARING

TOWN OF LEDYARD NOTICE OF PUBLIC HEARING- FEBRUARY 11, 2026.

Attachments: [PUB HEAR-LEGAL NOTICE-2026-02-11-ORD-AVALONIA Avalonia Land Conservancy-Request Tax Abatement -154 Stoddards Wharf Rd-CGS12-81dd-ltr-2026-01-12 ORDINANCE AVALONIA TAX ABATEMENT-DRAFT-2026-01-15](#)

The following call of the Public Hearing was read by Town Council Administrative Assistant Roxanne M. Maher:

LEGAL NOTICE TOWN OF LEDYARD

NOTICE OF PUBLIC HEARING

The Ledyard Town Council will conduct a Hybrid Format Public Hearing
(In-Person & Video Conference)
on Wednesday, February 11, 2026 at 6:30 p.m.
to receive comments/recommendations regarding a Proposed

“An Ordinance of the Town Of Ledyard Authorizing Avalonia Land Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space”

Please join the Public Hearing in-person or remotely as follows:

In-person attendance will be at the
Council Chambers, Town Hall Annex Building
741 Colonel Ledyard Highway, Ledyard, Connecticut

Please join the video conference meeting from your computer, tablet, or smartphone at:

[https://ledyardct.zoom.us/j/89702365705?
pwd=cq1KHPreQbb7JimFWs5kzAn9XmiEyn.1](https://ledyardct.zoom.us/j/89702365705?pwd=cq1KHPreQbb7JimFWs5kzAn9XmiEyn.1)

or by audio only dial: +1 646 558 8656 Meeting ID: 897 0236 5705; Passcode: 306017

At this hearing interested persons may appear and be heard and written communications will be accepted at towncouncil@ledyardct.org <<mailto:towncouncil@ledyardct.org>>.

Dated at Ledyard, Connecticut this 29th day of January 2026.

For the Ledyard Town Council
s/s Gary St. Vil, Chairman

Please Publish on Monday, February 2, 2026

V. PRESENTATIONS

Proposed “An Ordinance of the Town Of Ledyard Authorizing Avalonia Land Conservancy, Inc., to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space” as presented in the draft dated January 15, 2026.

Attachments: [ORDINANCE AVALONIA TAX ABATEMENT-DRAFT-2026-01-15](#)
[Avalonia Land Conservancy-Request Tax Abatement -154](#)
[Stodddards Wharf Rd-CGS12-81dd-ltr-2026-01-12](#)

Chairman St Vil called upon Councilor Garcia-Irizarry to present the proposed “*An Ordinance of the Town of Ledyard Authorizing Avalonia Land Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space*” as presented in the draft dated January 15, 2026.

Councilor Garcia-Irizarry explained that Avalonia Land Conservancy has acquired several properties in Ledyard that they were preserving in perpetuity as Conservation Open Space. She stated that pursuant to Connecticut General Statute §12-81b that lands owned by non-profit organization for conservation purposes can obtain a tax-exempt status by the Town adopting an Ordinance. She went on to explain in some cases at the time Avalonia Land Conservancy acquired certain parcels they were taxable properties. Therefore, she stated that this Ordinance would grant them the tax-exempt status from the date the parcel was acquired. She also noted that the Ordinance was not specific to any one Avalonia Land Conservancy parcel; explaining that the tax-exempt status would apply to all Avalonia Land Conservancy properties that were Conservation Open Space. She stated by leaving the Ordinance general that they would not have to update/amend the Ordinance each time they acquired a piece of property. She also noted that Avalonia Land Conservancy President Dennis Main was attending tonight’s Public Hearing remotely via Zoom and could answer questions.

Mayor Allyn, III stated that Avalonia Land Conservancy had substantial holdings in the Town of Ledyard, noting that they have been outstanding stewards of the Open Space Parcels the town has provided to their Organization; and of the parcels that they have also acquired on their own. He stated as a tax-exempt Organization that they had this tax-exempt right. He stated that he supported the proposed Ordinance as presented this evening.

Avalonia Land Conservancy President Dennis Main stated that the Organization has their Headquarters in Ledyard at 746 Colonel Ledyard Highway. He stated since 2004 the Town of Ledyard has transferred 22 parcels to Avalonia Land Conservancy. He thanked Mayor Allyn, the Administration, the Town Council and its Subcommittees for moving the proposed Ordinance forward. He stated as mentioned this evening Connecticut General Statute §12-81b has already established the tax-exemption for Avalonia Land Conservancy’s conservation properties. He stated the purpose of the proposed “*An Ordinance of the Town Of Ledyard Authorizing Avalonia Land*

Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space” would be to eliminate the cumbersome process of abating the taxes from the closing date of the purchase to the next Grand List date. He stated there was a separate State Statute that addressed that process, noting that the proposed Ordinance would streamline that process.

DRAFT: 1/15/2026

Ordinance # _____

AN ORDINANCE
OF THE TOWN OF LEDYARD
AUTHORIZING AVALONIA LAND CONSERVANCY, INC
TO RECEIVE PROPERTY TAX EXEMPT STATUS AS
OF THE DATE OF PURCHASE OF REAL PROPERTY
TO BE PRESERVED AND MAINTAINED AS OPEN SPACE

Be it Ordained by the Town Council of the Town of Ledyard

Section 1 Statement of Purpose and Authority

The purpose of this Ordinance is to grant a property tax-exempt status to the Avalonia Land Conservancy Inc. located in the Town of Ledyard, a non-profit organization, pursuant to Connecticut General Statute §12-81b.

Section 2. Tax Exempt Status as of the Date of Acquisition.

The property tax exemption authorized by subsection (12) inclusive, of §12-81 of the Connecticut General Statutes shall be effective as of the date of the acquisition of the property acquired by Avalonia Land Conservancy, Inc. for the purpose to be preserved and maintained as open space for public passive recreation.

Section 3. Severability

If any provision of the is Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any other provision of this Ordinance, that can be given effect without the invalid provisions, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

Adopted by the Ledyard Town Council on: _____

Gary St. Vil , Chairman

Approved / Disapproved on: _____

Fred Allyn, III, Mayor

VI. RESIDENT & PROPERTY OWNERS (COMMENTS LIMITED TO THREE (3) MINUTES

Chairman St. Vil thanked Councilor Garica-Irizarry for her prestation regarding the proposed *“An Ordinance of the Town Of Ledyard Authorizing Avalonia Land Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space”*.

He stated that they would now open the floor for Residents comments; and he asked that residents state their Name & Address for the record and to keep your comments to 3 minutes or less. For those attending on-line please put your name and address in the Chat and we will call on you. He also asked that residents have already submitted written comments to the Town Council, that they not read their written communication, as Town Council has already received your comments, to allow time for all those who would like to speak this evening. However, you are welcome to provide other comments that have not already been submitted.

Mr. Bill Banes, 1 Spruce Street, Ledyard, Town Councilor, noted former Town Councilor Kevin Dombrowski’s email dated February 9, 2026 in which he suggested the Avalonia Land Conservancy Properties be listed as part of the proposed Ordinance. Mr. Barnes questioned whether there was a difference between the properties that were given to Avalonia Land Conservancy and the properties they have purchased; and whether there was a distinction between the two processes; and whether they needed to specify them. Mayor Allyn, III stated he did not believe that they had to specify the properties. He went on to note the following example: Should Avalonia Land Conservancy purchase the building that houses their Headquarters and they leased out a portion of the building. He stated that Avalonia Land Conservancy would pay taxes on the portion of the building they were leasing out, noting that it would not fall under the exempt status; stating that it was just for Open Space Parcels.

Written Communications - Public Hering - February 11, 2026

Attachments: DOMBROWSKI-LIST PROPERTIES IN AVALONIA
ORDIANNCE-EMAIL-2026-02

VII.. ADJOURNMENT

Chairman St. Vil stated the proposed *“An Ordinance of the Town Of Ledyard Authorizing Avalonia Land Conservancy to Receive Property Tax Exempt Status As of the Date of Purchase of Real Property to be Preserved And Maintained As Open Space”* would be included on the Town Council’s February 25, 2026 Agenda for action.

Chairman St. Vil stated hearing no further public comment, that the Public Hearing was adjourned at 6:41 p.m.

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

I, Gary St. Vil, Chairman of the Ledyard Town Council,
hereby certify that the above and foregoing is a true and correct

copy of the minutes of the Public Hearing held on February 11, 2026

Attest: _____
Gary St. Vil, Chairman

DISCLAIMER:

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

The Town Council's Official Agenda and final Minutes will be on file in the Town Clerk's Office.