



# TOWN OF LEDYARD CONNECTICUT

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

## Town Council ~ AGENDA ~

Chairman Gary St. Vil

Public Hearing - Hybrid Format

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Wednesday, February 11, 2026

6:30 PM

Town Hall Council Chambers

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### REMOTE MEETING INFORMATION

**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
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURE OF PUBLIC HEARING
- 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](#)

- 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 Stoddards Wharf Rd-CGS12-81dd-ltr-2026-01-12](#)

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

Written Communications - Public Hering - February 11, 2026

**Attachments:** [DOMBROWSKI-LIST PROPERTIES IN AVALONIA  
ORDIANNCE-EMAIL-2026-02](#)

VII.. ADJOURNMENT

**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.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 26-0086

**Agenda Date:** 2/11/2026

**Agenda #:**

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## ORDINANCE

### **Motion/Request:**

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

### **Legal Notice:**

**TOWN OF LEDYARD NOTICE OF PUBLIC HEARING:** The Ledyard Town Council will conduct a Hybrid Format (In-Person and Video Conference) Public Hearing on Wednesday, February 11, 2026 at 6:30 p.m. to receive comment on 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*” Attend in-person: Council Chambers, Town Hall Annex Building, 741 Colonel Ledyard Highway, Ledyard, Connecticut. Join by video conference at: <https://ledyardct.zoom.us/j/89702365705?pwd=cq1KHPreQbb7JimFWs5kzAn9XmiEyn.1> Or by audio only dial: +1 646 558 8656 897 0236 5705; Passcode: 306017. Dated at Ledyard, Connecticut this 29<sup>th</sup> day of January, 2026. The Legal Notice in its entirety is on-file in the Town Clerk’s Office and available at: [www.ledyardct.org](http://www.ledyardct.org) <<http://www.ledyardct.org>>. For the Ledyard Town Council s/s Gary St. Vil, Chairman.

**Please Publish on Monday, February 2, 2026**

### **Background:**

In accordance with Chapter III; Section 5 of the Town Charter

### **Section 5. Public Hearing On, Publication of, And Passage of Ordinances**

Unless otherwise required by State statutes, at least one public hearing, notice of which shall be given at least five (5) days in advance by publication on the Town Website and by posting a notice in a public place, shall be held by the Town Council before any ordinance shall be passed.

### **Additional Background regardign the proposed Ordinance**

Connecticut General Statutes 12-81dd enables conservation properties to be tax exempt with the adoption of an Ordinance by the Municipalities Legislative Body (Town Council).

At the time when Avalonia Land Conservancy acquired property located at 154 Stoddards Wharf Road, Gales Ferry on October 27, 2025 it was a taxable property. Therefore, Avalonia Land Conservancy paid \$1,120.72 in taxes at the closing.

Since the process to remove the property from the tax roll did not occur when the property was purchased by

Avalonia Land Conservancy they received a tax bill. Once taxes were due, the Tax Assessor could not waive them without Town Council authorization.

Therefore, Avalonia has appealed to the Town Council for relief (see attached letter dated 1/12/2026).

The only way to resolve the issue was thru the following Town Council actions:

- (1) Adopt an Ordinance authorizing the Church to receive a tax exempt status; and
- (2) Adopt a Resolution to waive the taxes owed

The Resolution was the mechanism to waive or write off the taxes that were already due.

**Department Comment/Recommendation:**

(type text here)

**Mayor Comment/Recommendation:**

(type text here)

**Body:**

(type text here)



Avalonia Land Conservancy, Inc.  
PO Box 49  
Old Mystic, CT 06372



Avalonia.org  
info@Avalonialc.org



860.884.3500

**BOARD OF DIRECTORS**

**Officers**

Dennis Main  
President

Neil Duncan  
Vice President

Elanah Sherman  
Secretary

Peter Gauthier  
Treasurer

**Directors at Large**

Maureen Cain  
Dick Conant

Scott Dawley

Christopher Houlihan

Megan Trujillo

**STAFF**

**Director of Stewardship**  
Tobias Glaza

**Director of Philanthropy**  
Christopher Kepple

**Office Manager**  
Mary Anne Sherman

**Administrator**  
Ukiah Pastor

January 12, 2025

Fred Allyn, Mayor; Ledyard Town Council  
Ledyard Town Hall  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Dear Mayor Allyn & Ledyard Town Council members,  
Avalonia Land Conservancy, Inc. (ALC) recently acquired property for open space conservation in Ledyard.

In accordance with CGS 12-81dd:

*“Any municipality may, upon approval by its legislative body, abate the real or personal property taxes due for any portion of a tax year or the interest on delinquent taxes with respect to any tax paid by a nonprofit land conservation organization that was due for a period before the date of acquisition, but which was paid subsequent to the date of acquisition”*

We are requesting your Town legislative body’s approval of an abatement of the taxes and interest that ALC has paid. The total is \$1,120.72

We are also requesting an abatement of the taxes due January, 2026. The total is \$3098.96. and a copies of the tax and HuD statements are attached.

Sincerely,

Dennis S. Main, President  
Avalonia Land Conservancy, Inc.



Avalonia Land Conservancy, Inc. preserves natural habitats in southeastern Connecticut by acquiring and protecting lands and by communicating the value of these irreplaceable resources. Avalonia Land Conservancy is a 501(c)3, non-profit organization.

Make checks payable to:

**LEDYARD TAX COLLECTOR**

741 Colonel Ledyard Hwy  
Ledyard, CT 06339  
Phone: 860-464-3232 or 464-3233  
Monday - Thursday, 7:30a.m.-4:15p.m.

**REAL ESTATE TAX BILL**

GRAND LIST OF OCTOBER 1, 2024



DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	166,880		166,880	37.140	<b>7/1/2025</b>	<b>1/1/2026</b>	
					3,098.96	3,098.96	6,197.92



AVALONIA LAND CONSERVANCY INC  
756 COLONEL LEDYARD HWY  
LEDYARD, CT 06339

UNPAID TAX	0.00
INTEREST	0.00
FEES	0.00
LIEN	0.00
<b>TOTAL</b>	<b>0.00</b>

Payments Received: 3,098.96

Last Payment Date: 7/23/2025

**RETURN WITH SECOND PAYMENT**

DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
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Last Payment Date: 7/23/2025

**RETURN WITH FIRST PAYMENT**

DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
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LIEN	0.00
<b>TOTAL</b>	<b>0.00</b>

Payments Received: 3,098.96

Last Payment Date: 7/23/2025



<b>B. TYPE OF LOAN:</b>							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						
<b>C. NOTE:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
<b>D. NAME AND ADDRESS OF BORROWER:</b> Avalonia Land Conservancy, Inc. 756 Colonel Ledyard Highway Ledyard, CT 06339			<b>E. NAME AND ADDRESS OF SELLER:</b> Pfizer, Inc. 66 Hudson Blvd East New York, NY 10001		<b>F. NAME AND ADDRESS OF LENDER:</b>		
<b>G. PROPERTY LOCATION:</b> 154 Stoddards Wharf Ledyard, CT 06339			<b>H. SETTLEMENT AGENT:</b> Suisman Shapiro Wool Brennan Gray & Greenberg, PC 20 S. Anguilla Rd, Pawcatuck, CT 06379		<b>H. SETTLEMENT DATE</b> October 27, 2025		<b>DISBURSEMENT DATE</b> October 27, 2025
<b>PLACE OF SETTLEMENT</b> 20 S. Anguilla Rd, Pawcatuck, CT 06379							
<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>				<b>K. SUMMARY OF SELLER'S TRANSACTION</b>			
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>				<b>400. GROSS AMOUNT DUE TO SELLER:</b>			
101. Contract sales price		175,000.00		401. Contract sales price		175,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (from line 1400)		2,862.00		403.			
104.				404.			
105.				405.			
<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>				<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>			
106. City/town taxes		10/27/2025 to 12/31/2025		406. City/town taxes		10/27/2025 to 12/31/2025	
107. County taxes		to		407. County taxes		to	
108. Assessments		to		408. Assessments		to	
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER:		178,982.72		420. GROSS AMOUNT DUE TO SELLER:		176,120.72	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>				<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>			
201. Deposit or earnest money		4,000.00		501. Excess deposit (see instructions)			
202. Principal amounts of new loan(s)				502. Settlement charges to seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204. Town of Ledyard donation		80,000.00		504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506. Deposit or earnest money		4,000.00	
207.				507.			
208.				508.			
209.				509.			
<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>				<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>			
210. City/town taxes		to		510. City/town taxes		to	
211. County taxes		to		511. County taxes		to	
212. Assessments		to		512. Assessments		to	
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY/FOR BORROWER:		84,000.00		520. TOTAL REDUCTION IN AMOUNT DUE SELLER:		4,000.00	
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>				<b>600. CASH AT SETTLEMENT FROM/TO SELLER:</b>			
301. Gross amount due from borrower (line 120)		178,982.72		601. Gross amount due to seller (line 420)		176,120.72	
302. Less amount paid by/for borrower (line 220)		84,000.00		602. Less total reductions in amount due seller (line 520)		4,000.00	
303. Cash ( <input checked="" type="checkbox"/> From ) ( <input type="checkbox"/> To ) Borrower		\$94,982.72		603. Cash ( <input checked="" type="checkbox"/> To ) ( <input type="checkbox"/> From ) Seller		\$172,120.72	

<b>L. SETTLEMENT CHARGES</b>					
700. TOTAL REAL ESTATE BROKER FEES					
<b>Division of commission (line 700) as follows:</b>				<b>PAID FROM BORROWER'S FUNDS AT SETTLEMENT</b>	<b>PAID FROM SELLER'S FUNDS AT SETTLEMENT</b>
701.		to			
702.		to			
703.	Commission paid at settlement				
704.					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN:</b>					
801.	Our origination charge		(from GFE # 1)		
802.	Your credit or charge (points) for the specific interest rate chosen		(from GFE # 2)		
803.	Your adjusted origination charges		(from GFE A)		
804.	Appraisal fee to		(from GFE # 3)		
805.	Credit report to		(from GFE # 3)		
806.	Tax service fee to		(from GFE # 3)		
807.	Flood certification to		(from GFE # 3)		
808.					
809.					
810.					
811.					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:</b>					
901.	Daily interest charges from 10/27/2025 to 11/1/2025 (5 days) @ \$0.0000/day		(from GFE # 10)		
902.	Mortgage insurance premium for		(from GFE # 3)		
903.	Homeowner's insurance for to		(from GFE # 11)		
904.					
905.					
906.					
<b>1000. RESERVES DEPOSITED WITH LENDER:</b>					
1001.	Initial deposit for your escrow account		(from GFE # 9)		
1002.	Homeowner's insurance				
1003.	Mortgage insurance				
1004.	Property taxes				
1005.					
1006.					
1007.					
1008.	Aggregate Accounting Adjustment		\$0.00		
1009.					
<b>1100. TITLE CHARGES:</b>					
1101.	Title services and lender's title insurance		(from GFE # 4)	2,000.00	
1102.	Settlement or closing fee to Suisman Shapiro		\$2,000.00		
1103.	Owner's title insurance to CATIC		(from GFE # 5)	765.00	
1104.	Lender's title insurance to CATIC				
1105.	Lender's title policy limit				
1106.	Owner's title policy limit \$175,000.00				
1107.	Agent's portion of the total title insurance premium to Suisman Shapiro Wool Brennan Gray & Greenberg, PC		\$459.00		
1108.	Underwriter's portion of the total title insurance premium to CATIC		\$306.00		
1109.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:</b>					
1201.	Government recording charges		(from GFE # 7)	97.00	
1202.	Deed \$ 97.00 Mortgage \$ Releases \$				
1203.	Transfer taxes		(from GFE # 8)		
1204.	City/County tax/stamps Deed \$ Mortgage \$				
1205.	State tax/stamps Deed \$ Mortgage \$				
1206.					
1207.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES:</b>					
1301.	Required services that you can shop for		(from GFE # 6)		
1302.					
1303.					
1304.					
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES</b>					
(enter on Line 103, Section J and line 502, Section K)				\$2,862.00	

B=borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by  
I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: \_\_\_\_\_ Date: 10/27/2025 Seller: Pfizer, Inc. Date: 10/27/2025  
Avalonia Land Conservancy, Inc.  
\_\_\_\_\_  
Date: 10/27/2025 \_\_\_\_\_ Date: 10/27/2025

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.  
Settlement Agent: \_\_\_\_\_ Date: 10/27/2025  
Robert Avena Esq.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 26-0085

**Agenda Date:** 2/11/2026

**Agenda #:**

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## ORDINANCE

### **Motion/Request:**

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.

### **Background:**

Connecticut General Statutes 12-81dd enables conservation properties to be tax exempt with the adoption of an Ordinance by the Municipalities Legislative Body (Town Council).

At the time when Avalonia Land Conservancy, Inc., acquired property located at 154 Stoddards Wharf Road, Gales Ferry on October 27, 2025 it was a taxable property. Therefore, Avalonia Land Conservancy paid \$1,120.72 in taxes at the closing.

Since the process to remove the property from the tax roll did not occur when the property was purchased by Avalonia Land Conservancy, Inc., they received a tax bill. Once taxes were due, the Tax Assessor could not waive them without Town Council authorization.

Therefore, Avalonia has appealed to the Town Council for relief (see attached letter dated 1/12/2026).

The only way to resolve the issue was thru the following Town Council actions:

- (1) Adopt an Ordinance authorizing the Land Conservancy to receive a tax exempt status; and
- (2) Adopt a Resolution to waive the taxes owed

A proposed Resolution will follow this item.

### **Department Comment/Recommendation:**

(type text here)

### **Mayor Comment/Recommendation:**

(type text here)

**Body:**  
(type text here)



Avalonia Land Conservancy, Inc.  
PO Box 49  
Old Mystic, CT 06372



Avalonia.org  
info@Avalonialc.org  
f i



860.884.3500

**BOARD OF DIRECTORS**

January 12, 2025

**Officers**

Dennis Main  
President

Neil Duncan  
Vice President

Elanah Sherman  
Secretary

Peter Gauthier  
Treasurer

Fred Allyn, Mayor; Ledyard Town Council  
Ledyard Town Hall  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Dear Mayor Allyn & Ledyard Town Council members,  
Avalonia Land Conservancy, Inc. (ALC) recently acquired property for open space conservation in Ledyard.

**Directors at Large**

Maureen Cain  
Dick Conant  
Scott Dawley  
Christopher Houlihan  
Megan Trujillo

In accordance with CGS 12-81dd:

*“Any municipality may, upon approval by its legislative body, abate the real or personal property taxes due for any portion of a tax year or the interest on delinquent taxes with respect to any tax paid by a nonprofit land conservation organization that was due for a period before the date of acquisition, but which was paid subsequent to the date of acquisition”*

**STAFF**

**Director of Stewardship**  
Tobias Glaza

We are requesting your Town legislative body’s approval of an abatement of the taxes and interest that ALC has paid. The total is \$1,120.72

**Director of Philanthropy**  
Christopher Kepple

We are also requesting an abatement of the taxes due January, 2026. The total is \$3098.96. and a copies of the tax and HuD statements are attached.

**Office Manager**  
Mary Anne Sherman

**Administrator**  
Ukiah Pastor

Sincerely,

Dennis S. Main, President  
Avalonia Land Conservancy, Inc.



Avalonia Land Conservancy, Inc. preserves natural habitats in southeastern Connecticut by acquiring and protecting lands and by communicating the value of these irreplaceable resources. Avalonia Land Conservancy is a 501(c)3, non-profit organization.

Make checks payable to:

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741 Colonel Ledyard Hwy  
Ledyard, CT 06339  
Phone: 860-464-3232 or 464-3233  
Monday - Thursday, 7:30a.m.-4:15p.m.

**REAL ESTATE TAX BILL**

GRAND LIST OF OCTOBER 1, 2024



DESCRIPTION 154 STODDARDS WHARF RD LISTNUMBER 127151 R 2024

BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	166,880		166,880	37.140	<b>7/1/2025</b>	<b>1/1/2026</b>	
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AVALONIA LAND CONSERVANCY INC  
756 COLONEL LEDYARD HWY  
LEDYARD, CT 06339

UNPAID TAX	0.00
INTEREST	0.00
FEES	0.00
LIEN	0.00
<b>TOTAL</b>	<b>0.00</b>

Payments Received: 3,098.96

Last Payment Date: 7/23/2025

**RETURN WITH SECOND PAYMENT**

DESCRIPTION 154 STODDARDS WHARF RD LISTNUMBER 127151 R 2024

BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
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<b>B. TYPE OF LOAN:</b>							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						
<b>C. NOTE:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
<b>D. NAME AND ADDRESS OF BORROWER:</b> Avalonia Land Conservancy, Inc. 756 Colonel Ledyard Highway Ledyard, CT 06339			<b>E. NAME AND ADDRESS OF SELLER:</b> Pfizer, Inc. 66 Hudson Blvd East New York, NY 10001		<b>F. NAME AND ADDRESS OF LENDER:</b>		
<b>G. PROPERTY LOCATION:</b> 154 Stoddards Wharf Ledyard, CT 06339			<b>H. SETTLEMENT AGENT:</b> Suisman Shapiro Wool Brennan Gray & Greenberg, PC 20 S. Anguilla Rd, Pawcatuck, CT 06379		<b>H. SETTLEMENT DATE</b> October 27, 2025	<b>DISBURSEMENT DATE</b> October 27, 2025	
<b>PLACE OF SETTLEMENT</b> 20 S. Anguilla Rd, Pawcatuck, CT 06379							
<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>				<b>K. SUMMARY OF SELLER'S TRANSACTION</b>			
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>				<b>400. GROSS AMOUNT DUE TO SELLER:</b>			
101. Contract sales price		175,000.00		401. Contract sales price		175,000.00	
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104.				404.			
105.				405.			
<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>				<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:</b>			
106. City/town taxes	10/27/2025	to 12/31/2025	1,120.72	406. City/town taxes	10/27/2025	to 12/31/2025	1,120.72
107. County taxes		to		407. County taxes		to	
108. Assessments		to		408. Assessments		to	
109.				409.			
110.				410.			
111.				411.			
112.				412.			
<b>120. GROSS AMOUNT DUE FROM BORROWER:</b>				<b>420. GROSS AMOUNT DUE TO SELLER:</b>			
				178,982.72			
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>				<b>500 REDUCTIONS IN AMOUNT DUE TO SELLER:</b>			
201. Deposit or earnest money		4,000.00		501. Excess deposit (see instructions)			
202. Principal amounts of new loan(s)				502. Settlement charges to seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204. Town of Ledyard donation		80,000.00		504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506. Deposit or earnest money		4,000.00	
207.				507.			
208.				508.			
209.				509.			
<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>				<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:</b>			
210. City/town taxes		to		510. City/town taxes		to	
211. County taxes		to		511. County taxes		to	
212. Assessments		to		512. Assessments		to	
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
<b>220. TOTAL PAID BY/FOR BORROWER:</b>				<b>520. TOTAL REDUCTION IN AMOUNT DUE SELLER:</b>			
				84,000.00			
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>				<b>600. CASH AT SETTLEMENT FROM/TO SELLER:</b>			
301. Gross amount due from borrower (line 120)		178,982.72		601. Gross amount due to seller (line 420)		176,120.72	
302. Less amount paid by/for borrower (line 220)		84,000.00		602. Less total reductions in amount due seller (line 520)		4,000.00	
303. Cash ( <input checked="" type="checkbox"/> From ) ( <input type="checkbox"/> To ) Borrower		\$94,982.72		603. Cash ( <input checked="" type="checkbox"/> To ) ( <input type="checkbox"/> From ) Seller		\$172,120.72	

<b>L. SETTLEMENT CHARGES</b>					
700. TOTAL REAL ESTATE BROKER FEES					
<b>Division of commission (line 700) as follows:</b>				<b>PAID FROM BORROWER'S FUNDS AT SETTLEMENT</b>	<b>PAID FROM SELLER'S FUNDS AT SETTLEMENT</b>
701.		to			
702.		to			
703.	Commission paid at settlement				
704.					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN:</b>					
801.	Our origination charge		(from GFE # 1)		
802.	Your credit or charge (points) for the specific interest rate chosen		(from GFE # 2)		
803.	Your adjusted origination charges		(from GFE A)		
804.	Appraisal fee to		(from GFE # 3)		
805.	Credit report to		(from GFE # 3)		
806.	Tax service fee to		(from GFE # 3)		
807.	Flood certification to		(from GFE # 3)		
808.					
809.					
810.					
811.					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:</b>					
901.	Daily interest charges from 10/27/2025 to 11/1/2025 (5 days) @ \$0.0000/day		(from GFE # 10)		
902.	Mortgage insurance premium for		(from GFE # 3)		
903.	Homeowner's insurance for to		(from GFE # 11)		
904.					
905.					
906.					
<b>1000. RESERVES DEPOSITED WITH LENDER:</b>					
1001.	Initial deposit for your escrow account		(from GFE # 9)		
1002.	Homeowner's insurance				
1003.	Mortgage insurance				
1004.	Property taxes				
1005.					
1006.					
1007.					
1008.	Aggregate Accounting Adjustment			\$0.00	
1009.					
<b>1100. TITLE CHARGES:</b>					
1101.	Title services and lender's title insurance		(from GFE # 4)	2,000.00	
1102.	Settlement or closing fee to Suisman Shapiro			\$2,000.00	
1103.	Owner's title insurance to CATIC		(from GFE # 5)	765.00	
1104.	Lender's title insurance to CATIC				
1105.	Lender's title policy limit				
1106.	Owner's title policy limit \$175,000.00				
1107.	Agent's portion of the total title insurance premium to Suisman Shapiro Wool Brennan Gray & Greenberg, PC			\$459.00	
1108.	Underwriter's portion of the total title insurance premium to CATIC			\$306.00	
1109.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:</b>					
1201.	Government recording charges		(from GFE # 7)	97.00	
1202.	Deed \$ 97.00	Mortgage \$	Releases \$		
1203.	Transfer taxes		(from GFE # 8)		
1204.	City/County tax/stamps	Deed \$	Mortgage \$		
1205.	State tax/stamps	Deed \$	Mortgage \$		
1206.					
1207.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES:</b>					
1301.	Required services that you can shop for		(from GFE # 6)		
1302.					
1303.					
1304.					
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES</b> (enter on Line 103, Section J and line 502, Section K)				\$2,862.00	

B=borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by  
I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: \_\_\_\_\_ Date: 10/27/2025 Seller: Pfizer, Inc. Date: 10/27/2025  
Avalonia Land Conservancy, Inc.  
\_\_\_\_\_  
Date: 10/27/2025 \_\_\_\_\_ Date: 10/27/2025

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.  
Settlement Agent: \_\_\_\_\_ Date: 10/27/2025  
Robert Avena Esq.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 26-0251

**Agenda Date:** 2/25/2026

**Agenda #:**

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AGENDA ITEM  
CORRESPONDENCE

**Subject:**

Written Communications - Public Hering - February 11, 2026

**Correspondence List:**

(type text here)

## Roxanne Maher

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**From:** KEVIN DOMBROWSKI <kjdombrow@comcast.net>  
**Sent:** Monday, February 9, 2026 8:33 AM  
**To:** Town Council Group  
**Subject:** Avalonia tax exemption ordinance

when reviewing the proposed Ordinance, I noted that there is no listing as to what properties are to be included that are impacted by this ordinance

While I support Avalonia's work and they have demonstrated to be good stewards of the properties that they maintain. I would request that the ordinance be amended to include an appendix that would list the impacted properties held by Avalonia.

Respectfully,  
Kevin Dombrowski  
139 Meetinghouse Lane  
Ledyard