



TOWN OF LEDYARD
Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: planner@ledyardct.org

MEMORANDUM

DATE: September 10, 2025

TO: Ledyard Planning & Zoning Commission

FROM: Liz Burdick, Director of Land Use & Planning

RE: **C.G.S. 8-24 Referral for Report to Town Council regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. to Avalonia Land Conservancy to be Combined with Other Lands to be transferred to Avalonia**

Request is for a report to the Town Council in accordance with C.G.S. 8-24 regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. known as the "Kettle Hole" property to Avalonia Land Conservancy to be combined with Other Lands of DDJJM LLC to be transferred to Avalonia at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road.

19 Avery Hill Road Ext. (Parcel ID: 50/130/19), Ledyard, CT is a town-owned open space property located on about 5-acres (4.97+/- or 216,447SF +/-) in the R-60 zoning district.

A preliminary plan entitled "Property Survey, Proposed Lot Configuration Plan, Property of Town of Ledyard & DDJJM LLC, Avery Hill Road Extension & Stoddards Wharf Road (CT Route 214), Ledyard, CT, Prepared by Star Surveying, LLC, Dated 8/2/2025" depicts the shaded areas of lands of DDJJM LLC to be conveyed to Avalonia of about 30.30-acres +/- (1,319,715SF+/-), which includes 173 Stoddards Wharf Road in its entirety and the majority of 175 Stoddards Wharf Road. If approved by the Ledyard Town Council, town-owned 19 Avery Hill Road Ext. will be combined with said lands to create about 35-acres of contiguous open-space land stewarded by Avalonia.

Avalonia Board President Dennis Main will be in attendance at the 9/11/25 meeting to discuss possible future connections to open space and will answer Commissioner questions.

The following Motion is suggested for any favorable recommendation:

I make a Motion to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Ledyard Town Council regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. known as the "Kettle Hole" property to Avalonia Land Conservancy to be combined with Other Lands of DDJJM LLC at 173 Stoddards Wharf Road & 75 Stoddards Wharf Road to be transferred to Avalonia.

If the PZC is inclined to send an unfavorable report, it shall state its reasons on the record.

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.



19 Avery Hill Rd Ext., Et Al

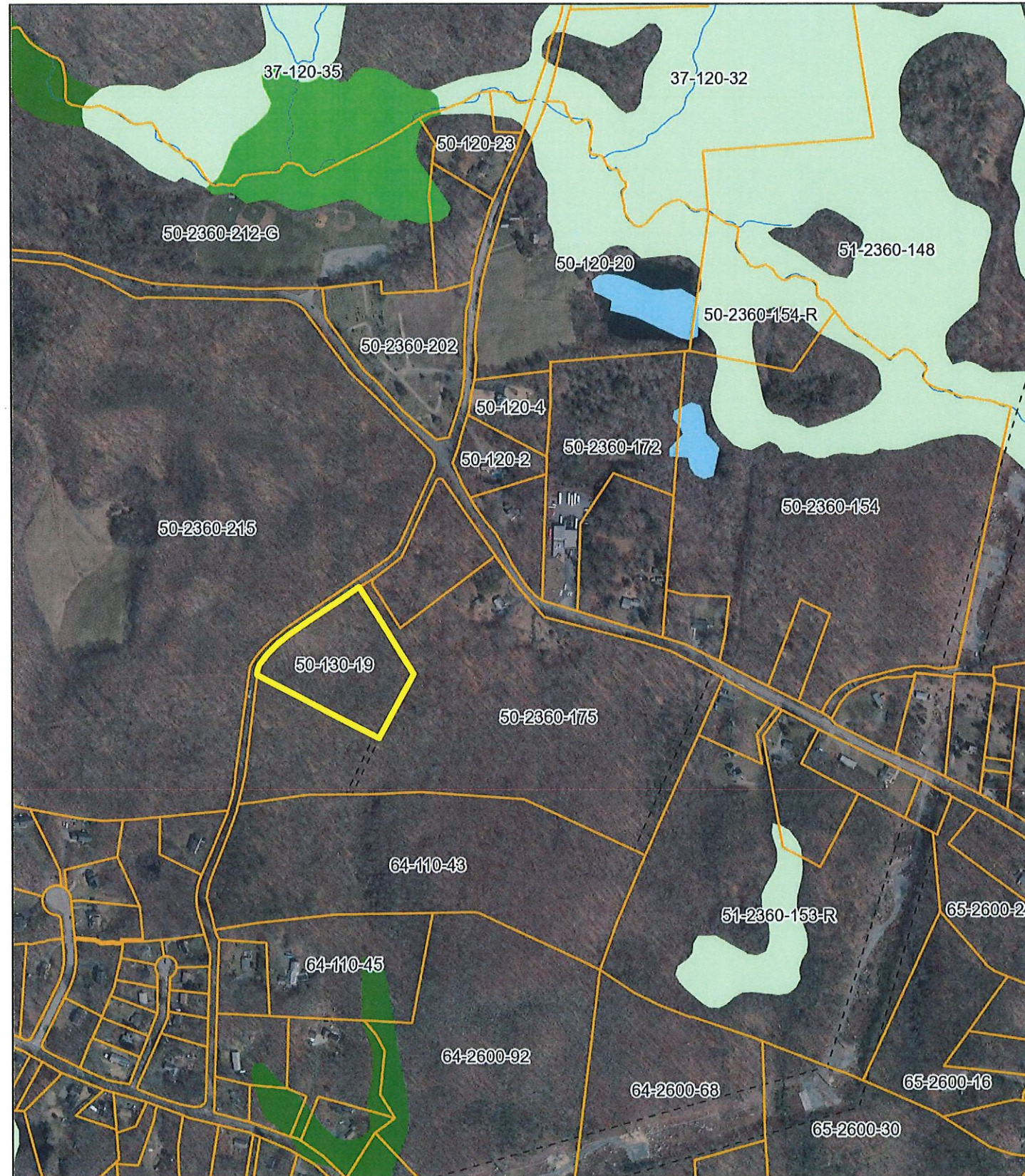
Ledyard, CT

1 inch = 565 Feet



www.cai-tech.com

September 10, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location
Vision ID 1624

19 AVERY HILL EXT

Account # 402915

Map ID 50/ 130/ 19/ /

Bldg # 1

State Use 9030

Print Date 12/19/2024 2:18:08 P

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element

Cd

Description

Element

Cd

Description

Style: 99

Model: 00

Grade: Vacant

Stories: Vacant

Occupancy: Vacant

Exterior Wall 1

Exterior Wall 2

Roof Structure:

Roof Cover

Interior Wall 1

Interior Wall 2

Interior Flr 1

Interior Flr 2

Heat Fuel

AC Type:

Total Bedrooms

Total Bthrms:

Total Half Baths

Total Xtra Fixtrs

Total Rooms:

Bath Style:

Kitchen Style:

MIXED USE

Code

Description

Percentage

903V

Municipal M00

100

0

0

0

COST / MARKET VALUATION

Building Value New

Adjusted Base Rate

Year Built

Effective Year Built

Depreciation Code

Remodel Rating

Year Remodeled

Depreciation %

Functional Obsol

External Obsol

Trend Factor

Condition

Condition %

Percent Good

RCNLD

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

0

0

0

0

0

0

0

0

0

0

1

0

0

0

0

0

0

0

0

0

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code

Description

L/B

Units

Unit Price

Yr Bilt

Cond.

Cd

% Gd

Grade

Grade Adj.

Appr. Value

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

BUILDING SUB-AREA SUMMARY SECTION

Code

Description

Living Area

Floor Area

Eff Area

Unit Cost

Undeprec Value

0

0

0

0

0

0

Ttl Gross Liv / Lease Area

0

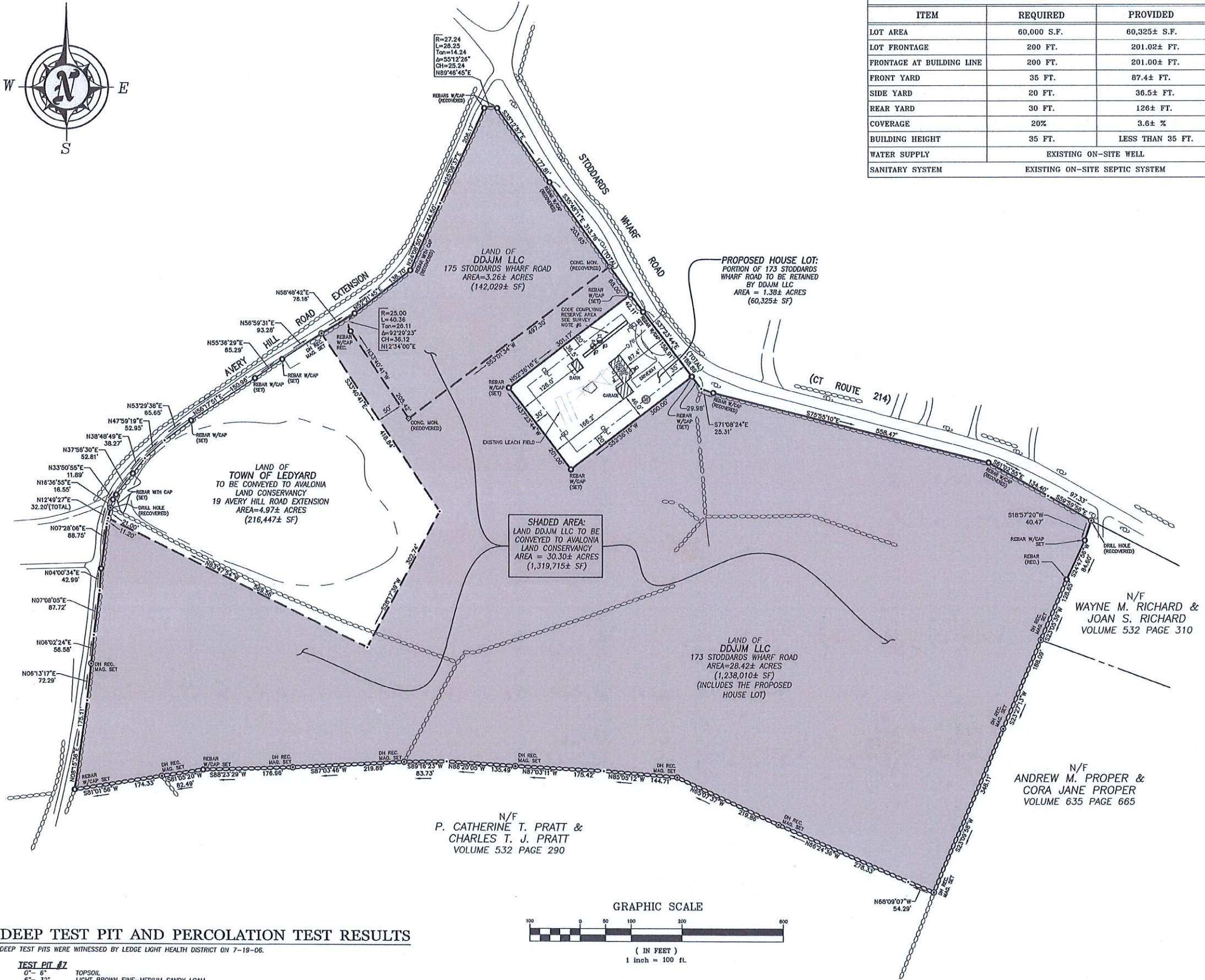
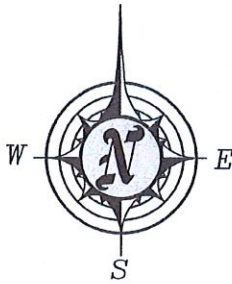
0

0

0

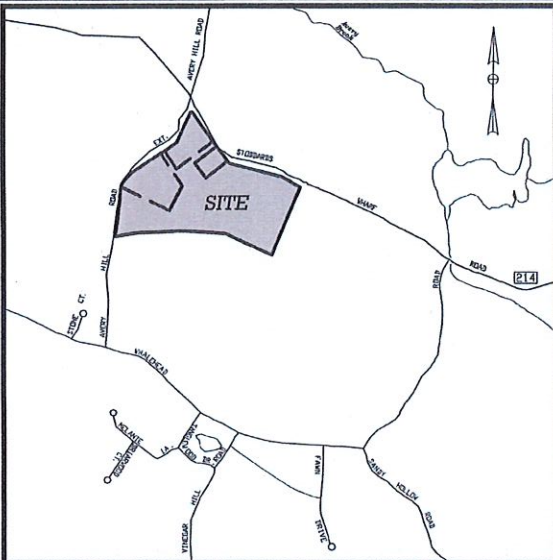
0

No Sketch



**ZONING COMPLIANCE TABLE ZONE: R60
PROPOSED HOUSE LOT**

ITEM	REQUIRED	PROVIDED
LOT AREA	60,000 S.F.	60,325± S.F.
LOT FRONTAGE	200 FT.	201.02± FT.
FRONTAGE AT BUILDING LINE	200 FT.	201.00± FT.
FRONT YARD	35 FT.	87.4± FT.
SIDE YARD	20 FT.	36.5± FT.
REAR YARD	30 FT.	126± FT.
COVERAGE	20%	3.6± %
BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.
WATER SUPPLY	EXISTING ON-SITE WELL	
SANITARY SYSTEM	EXISTING ON-SITE SEPTIC SYSTEM	



LOCATION MAP
SCALE: 1" = 1000'

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
- FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF LEDYARD LAND RECORDS:
- A PROBATE TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DDJLM, LLC RECORDED JUNE 27, 2012 IN VOLUME 499 PAGE 273.
- A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DDJLM, LLC RECORDED JULY 8, 2010 IN VOLUME 477 PAGE 503.
- MAP REFERENCES:
A. "BOUNDARY SURVEY MAP SUBDIVISION PLAN PROPERTY OF RAYMOND G. MAIN & ALTHEA L. MAIN 175 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDYARD, CONNECTICUT DATE: JULY 14, 2006 SCALE: 1"=100' DRAWN BY: JB DRAWING NO: 06023-1 SHEETS NO. 1 & 2 OF 2" BY JAMES BERNARDO LAND SURVEYING, LLC REVISED TO 10/09/07
B. PLAN SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT. LEDYARD, CONNECTICUT JUNE 1980 BY GEORGE H. DIETER LS
C. PLAN SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF ROAD AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY GERRICK-MERREEN LLC
D. PLAN SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE TOWN OF LEDYARD SCALE 1"=20'
- BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83) BASED ON GPS OBSERVATIONS TAKEN DURING AUGUST, 2024.
- LAND RECORDS RESEARCH WAS COMPLETED ON OCTOBER 25, 2024. FIELD WORK WAS COMPLETED ON AUGUST 2, 2025.
- THERE IS A CODE COMPLYING RESERVE AREA FOR A 4 BEDROOM HOUSE BASED ON THE TEST PIT AND PERCOLATION TEST DATA NOTED HEREON. SAID DATA WAS TAKEN FROM THE APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE 3.A.

LEGEND

- CL&P CONNECTICUT LIGHT & POWER COMPANY
P.V.M.T. PAVEMENT
TYP. TYPICAL
DH DRILL HOLE
SMH SEWER MANHOLE
— N/F — NOW OR FORMERLY
O/W OVERHEAD WIRES
REC. RECOVERED
S.F. SQUARE FEET
MAG. MAGNETIC NAIL
± MORE OR LESS
⊙ UTILITY POLE
● POINT TO BE SET
— — — — — STONE WALL
W/ WITH
⊙ WELL
FT. FEET
— — — — — BUILDING SETBACK LINE
PIT DEEP TEST PIT LOCATION
GP PERCOLATION TEST LOCATION

DEEP TEST PIT AND PERCOLATION TEST RESULTS

DEEP TEST PITS WERE WITNESSED BY LEDGE LIGHT HEALTH DISTRICT ON 7-19-06.

TEST PIT #7

0" - 6" TOPSOIL
6" - 32" LIGHT BROWN FINE-MEDIUM SANDY LOAM
32" - 76" GREY MEDIUM-COARSE SAND/GRAVEL/ROCK
GROUNDWATER AT 72", BOULDER AT 72", ROOTS AT 32"

PERCOLATION TEST PT #3 WAS PERFORMED BY JAMES BERNARDO, LS. (TAKEN FROM APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE #3.A.)

PT #3

TOTAL DEPTH = 37"

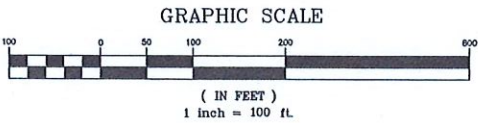
PRESOAK AT 12:00 PM

TIME

12:14

READING

29.27"



74 GRANBERRY ROAD
NORWELL, CONNECTICUT 06860
TELEPHONE (860) 886-7002
MOBILE (860) 886-4424

SURVEYING, LLC

REVISIONS	DATE	DESCRIPTION
1	8/2/2025	BOUNDARY POINTS SET & REMOVE EASEMENTS

DATE:	NOVEMBER 15, 2024
SCALE:	1 inch = 100 feet
DRAWN BY:	SRM
FILE NAME:	MAIN SURVEYING

PROPERTY SURVEY
PROPOSED LOT RECONFIGURATION PLAN
PROPERTY OF
THE TOWN OF LEDYARD & DDJLM LLC
AVERY HILL ROAD EXTENSION & STODDARDS WHARF ROAD (CT ROUTE 214), LEDYARD, CONNECTICUT



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS

NOTES:

PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE
STATUTES OF CONNECTICUT, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT
COMMISSION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PERIMETER SURVEY. THE BOUNDARY
CURATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO
A-2.

DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS
PRESSURE TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND
RATION NUMBER APPEARS BELOW OR THEREON.

EVIDENCE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS:

TH REGARDING TO PARCEL #1:
E VOLUME 19 AT PAGE 178 FOR A WARRANTY DEED DATED OCTOBER 23, 1950 REGARDING RECORD
TITLE TO THIS PARCEL.

TH REGARDING TO PARCEL #2:
E VOLUME 19 AT PAGE 219 FOR A WARRANTY DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

TH REGARDING TO PARCEL #3:
E VOLUME 19 AT PAGE 220 FOR A WARRANTY DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

TH REGARDING TO PARCEL #4:
E VOLUME 19 AT PAGE 573 FOR A WARRANTY DEED DATED JANUARY 24, 1955 REGARDING RECORD
TITLE TO THIS PARCEL.

PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BE BENEFITED BY THE FOLLOWING:

E VOLUME 130 AT PAGE 423 FOR A 20' WIDE PEDESTRIAN EASEMENT CONVEYED BY RAYMOND G. MAIN
ALTHEA L. MAIN TO THE TOWN OF LEDYARD DATED JULY 8, 1993.

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-60 ZONE DISTRICT.

UAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD,
CITY OF NEW LONDON COUNTY PANEL 16 OF 20, COMMUNITY-PANEL NUMBER 0501570016B, MAP
DATE: APRIL 1, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY INDICATES THE SUBJECT
RTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.

SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP 50 AS LOT 173
AS AN ASSIGNED STREET ADDRESS OF 173 & 175 STODDARDS WHARF ROAD.

ASIS FOR BEARINGS IS APPROXIMATE GRID NORTH.

PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD
Y ON JUNE 13, 2006. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX
SOR AND LAND EVIDENCE RECORDS ON JUNE 13, 2006.

GROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE
COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR
MENTAL AGENCIES, FROM PARCEL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST
AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE
THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE,
TION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE
APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

RENCES:

SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT.
RD, CONNECTICUT JUNE 1880 BY GEORGE H. DIETER LS

SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF
AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY
CK-MERREN LLC.

SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE
OF LEDYARD SCALE 1"=20'.

LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS
MAY APPEAR ON THIS DRAWING

- AC ACRES
- BIT BITUMINOUS
- BCLC BITUMINOUS CONCRETE LIP CURBING
- CONC CONCRETE
- DIA DIAMETER
- DB DISTRIBUTION BOX
- EOP EDGE OF PAVEMENT
- ELEV ELEVATION
- LF LINEAR FOOT
- (MIN) MINIMUM
- M/L MORE OR LESS
- N/F NOW OR FORMERLY
- PVC POLY VINYL CHLORIDE
- SCH40 SCHEDULE 40
- S.4x SPOT ELEVATION
- SF SQUARE FEET
- TR TO REMAIN
- TBR TO BE REMOVED
- TYP TYPICAL
- P-5 SOIL PERC TEST LOCATION
- THB SOIL DEEP TEST LOCATION
- WELL
- BUILDING SETBACK LINE
- CLEARING LIMIT LINE
- EXISTING TREELINE
- EXISTING CONTOUR
- NEW CONTOUR
- SEDIMENT FENCE
- STORM DRAIN PIPE
- STONE WALL

2 Maps and Surveys
Engineering & Surveying
and A. King, PE
7 Norwich Road (Rte 82)
Kdale, CT 06370



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERBURY, CONNECTICUT 06305

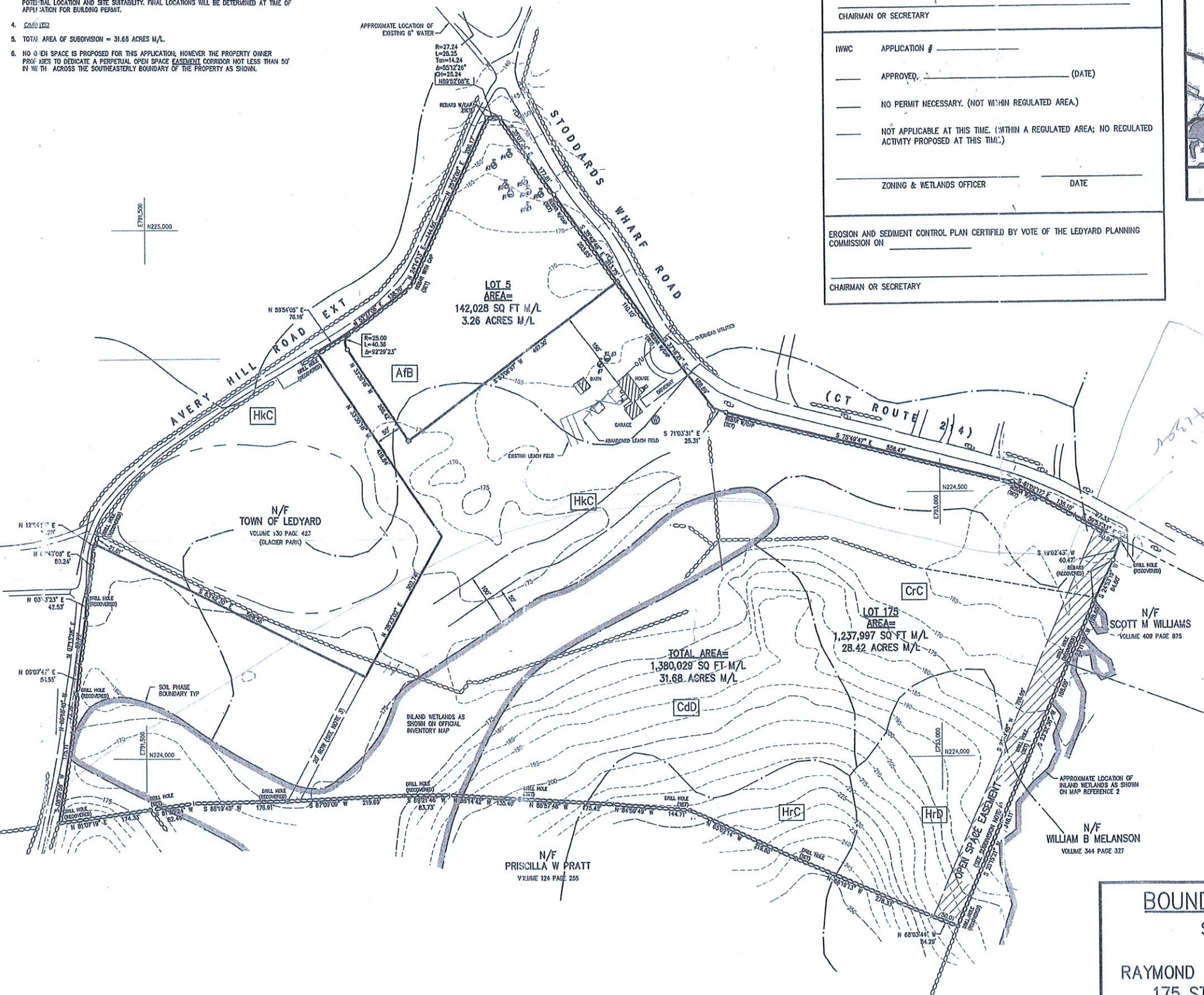
GRAPHIC SCALE



4	10/09/07	NO REVISIONS TO THIS SHEET	43
3	7/19/07	SUBDIVISION NOTE 4 REMOVED	45
2			46

DATE:

SCALE:



APPROVED BY THE LEDYARD PLANNING COMMISSION AS TO COMPLIANCE WITH THE
REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE
COMPLETED BY _____

CHAIRMAN OR SECRETARY

IHWK APPLICATION # _____

APPROVED, _____ (DATE)

NO PERMIT NECESSARY. (NOT WITHIN REGULATED AREA.)

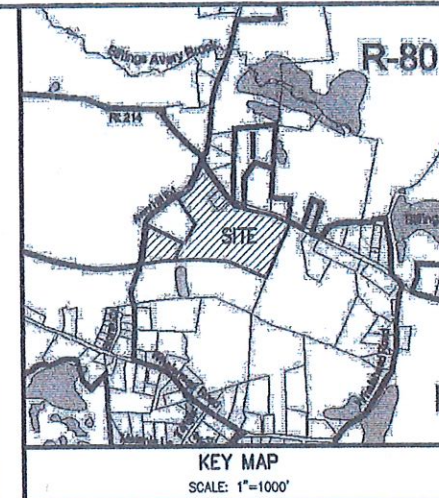
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED
ACTIVITY PROPOSED AT THIS TIME.)

ZONING & WETLANDS OFFICER

DATE

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING
COMMISSION ON _____

CHAIRMAN OR SECRETARY



BOUNDARY SURVEY MAP

SUBDIVISION PLAN
PROPERTY OF
RAYMOND G. MAIN & ALTHEA L. MAIN
175 STODDARDS WHARF ROAD
(CONNECTICUT ROUTE 214)
& AVERY HILL ROAD EXTENSION
LEDYARD, CONNECTICUT