



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 - Transfer Property to Avalonia Land
Conservancy

Wednesday, November 12, 2025

6:15 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://us06web.zoom.us/j/85931742238?](https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1;)

pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1;

or by audio only dial: +1 646 558 8656 Meeting ID: 859 3174 2238; Passcode: 647936

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PROCEDURE OF THE PUBLIC HEARING
- V. CALL OF THE PUBLIC HEARING

MOTION LEGAL NOTICE -TOWN OF LEDYARD- NOTICE OF PUBLIC
HEARING -November 12, 2025 at 6:25 p.m. - Transfer town-owned property to
Avalonia Land Conservancy.

Attachments: [CGS-7-163e- Sale of Town Property- Public Hearing](#)
[CGS8-24Referral -19Avery Hill Rd Ext](#)
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)
[PLANNING & ZONING -8-24Referral- 19Avery HillRdExt.](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv](#)
[WAttachments-2025-09-08](#)
[PLANNING & ZONING 8-24-Referral 13 Applewood Dr](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)
[PROPERIES -NO CONSIDERATION](#)
[Avalonia Land Conservancy ltr-Requeest Transfer- Open Space](#)
[Parcels-13 Applewood Dirve - 129 Avery Hill Road Ext-2025-10-07](#)
[Harwood-Conservation Commission Support Transfer of 13](#)
[Applewood & 19 Avery Hill Road Extention to Avalonia Land](#)
[Conservancy-2025-10-15](#)

IV. PRESENTATIONS

Transfer Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension “Kettle Hole” to Avalonia Land Conservancy.

Attachments: [PUB HEAR-LEGAL NOTICE-2025-11-12-13 APPLEWOOD DRIVE](#)
[& 19 AVERY HILL ROAD EXT-AVALONIA-for WEB PAGE](#)
[CGS8-24Referral -19Avery Hill Rd Ext](#)
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
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[Applewood & 19 Avery Hill Road Extention to Avalonia Land](#)
[Conservancy-2025-10-15](#)

Transfer town-owned property located at 13 Applewood Drive to Avalonia Land Conservancy.

Attachments: [CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv](#)
[WAttachments-2025-09-08](#)
[PLANNING & ZONING 8-24Referral 13 Applewood Dr](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
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[Applewood & 19 Avery Hill Road Extention to Avalonia Land](#)
[Conservancy-2025-10-15](#)

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

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

File #: 25-2562

Agenda Date: 11/12/2025

Agenda #:

LAND USE

MOTION LEGAL NOTICE -TOWN OF LEDYARD- NOTICE OF PUBLIC HEARING -November 12, 2025 at 6:25 p.m. - Transfer town-owned property to Avalonia Land Conservancy.

Legal Notice:

LEGAL NOTICE -TOWN OF LEDYARD- NOTICE OF PUBLIC HEARING -In accordance with CGS 07-163e the Ledyard Town Council will conduct a Hybrid Format (In-Person and Video Conference) Public Hearing on Wednesday, November 12, 2025, at 6:15 p.m. to receive comment on the following: (1) The transfer town-owned property located at **19 Avery Hill Road Extension**, Ledyard Connecticut (Parcel ID:50/130/19), known as the “Kettle Hole” property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJIM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road, to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions: 1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called “Kettle Hole” property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

(2) The transfer town-owned property located at **13 Applewood Drive** (parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions: 1). The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia Land Conservancy. 2). Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy. 3). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property. 4). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

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 Join the video

conference meeting from your computer, tablet, or smartphone at:

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

<https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1>

or by audio only dial: +1 646 558 8656 Meeting ID: 859 3174 2238; Passcode: 647936 At this hearing interested persons may appear and be heard and written communications will be accepted at

towncouncil@ledyardct.org <<mailto:towncouncil@ledyardct.org>>.

A vote regarding the conveyance/transfer of these properties will be held at a Special Town Meeting scheduled for November 12, 2025 at 6:30 p.m.

Dated at Ledyard, Connecticut this 23rd day of October, 2025. For the Ledyard Town Council
s/s Gary St. Vil, Chairman

PLEASE PUBLISH: October 29, 2025 & November 3, 2025

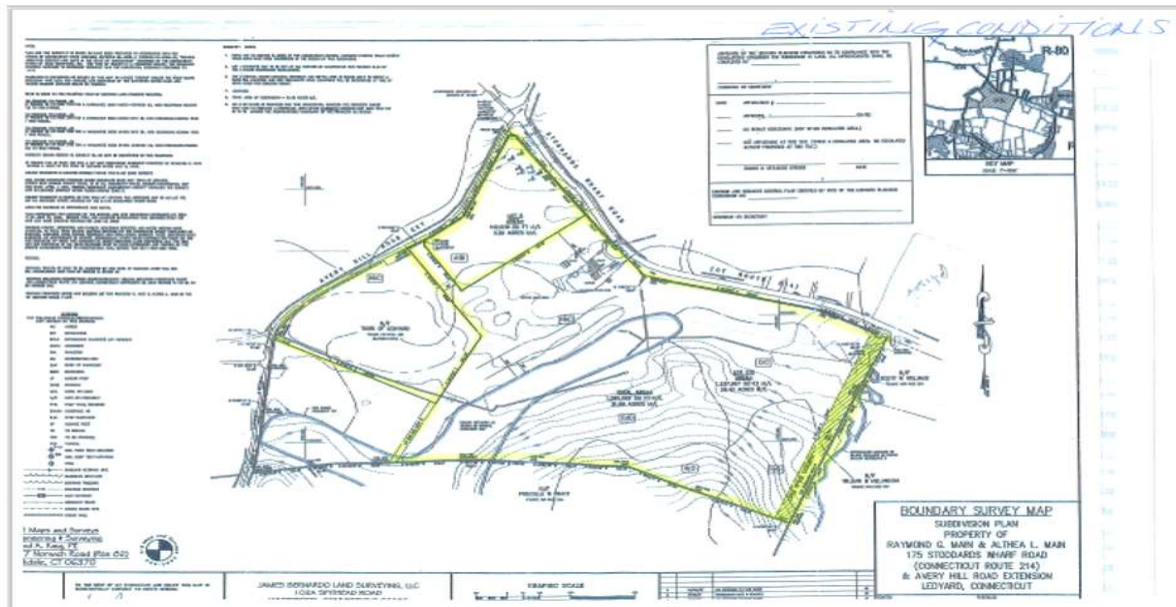
Background:

19 Avery Hill Road

19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr. & Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently own and maintain.

Avalonia Land Conservancy has indicated they would like to acquire and conserve 19 Avery Hill Road Extension “Kettle Hole” because it is an exceptional geological feature and a great habitat area with the moraine that goes down and back up, The *Kettle Hole* is over 600 feet long and 60 feet deep; and a dry kettle hole. This property would be combined with a major Avalonia Land Conservancy open space piece that currently goes through the Pratt Property to the Glacial Park. Although all of these properties were pretty much connected, Avalonia Land Conservancy has been working to acquire some additional lots from surrounding properties.

Avalonia Land Conservancy’s proposal is to combine the Kettle Hole property along with all the land in the grey crosshatched area (see map below); which was being donated by DDJLM, LLC., to Avalonia, into one large open space piece. The House within this area would remain as a private property.



In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

The Conservation Commission has also endorsed the transfer of the 19 Avery Hill Road Ex

13 Applewood Drive



Avalonia Land Conservancy submitted a proposal to the Town requesting the transfer 13 Applewood Drive a 1.7 acre open space parcel to their Organization to be combined with their 272-acre “Pike Marshall Preserve” which included 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 49 Pumpkin Hill Road, and 480 Pumpkin Hill Road. Because the property located at 13 Applewood Drive was a flag lot, this transfer included a number of “Conditions” including that Avalonia Land Conservancy clearly mark the 10-foot wide easement to access to the property; so the public would not be trespassing on the adjacent private property. She also noted that the property could be accessed through Applewood Drive. She stated that Avalonia Land Conservancy would also provide appropriate signage.

In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

Please see attached the following:

- Director of Planning & Zoning Elizabeth Burdick Memo dated September 10, 2025 with attachments.
- Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

Background:

In accordance with CGS Section 7-162e - The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, **shall conduct a public hearing on the sale,** lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer.

CHAPTER 98*
MUNICIPAL POWERS

Sec. 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality. (a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds, if the fair market value of such property does not exceed ten thousand dollars, (2) renewals of leases where there is no change in use of the real property, and (3) the sale, lease or transfer of real property acquired by the municipality by foreclosure.

Additional Background:

19 Avery Hill Road Extension (Kettle Hole) is a town-owned open space property located on about 5-acres in the R-60 Zoning District.

Should the Town approve to transfer this property to Avalonia Land Conservancy it would be added to other lands owned by or to be transferred to (173 & 175 Stoddards Wharf Road) Avalonia to create about 35-acres of contiguous open space land under the stewardship of Avalonia Land Conservancy.

Please see attached the following:

- Director of Planning & Zoning Elizabeth Burdick Memo dated September 10, 2025 with attachments.
- Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

13 Applewood Drive was approximately 1.70-acres shown on a Plan entitled “*Plan showing Applewood Estate Resubdivision- Property of Applewood Estates, LLC*” and is a “*Park, Open Space and Recreational Purposes*” parcel that was conveyed to the Town of Ledyard on May 16, 2006.

Should the Town approve to transfer this property to Avalonia Land Conservancy it would be added to other lands (104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 489 Pumpkin Hill Road and 480 Pumpkin Hill Road) owned by Avalonia Land Conservancy known as the “*Avalonia Pike Marshal Preseve*” which was about 272-acres.

Please see attached the following:

- Director of Planning & Zoning Elizabeth Burdick Memo dated September 8, 2025 with attachments.
- Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

Land Use Director/Town Planner:

(type text here)

CHAPTER 98*
MUNICIPAL POWERS

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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

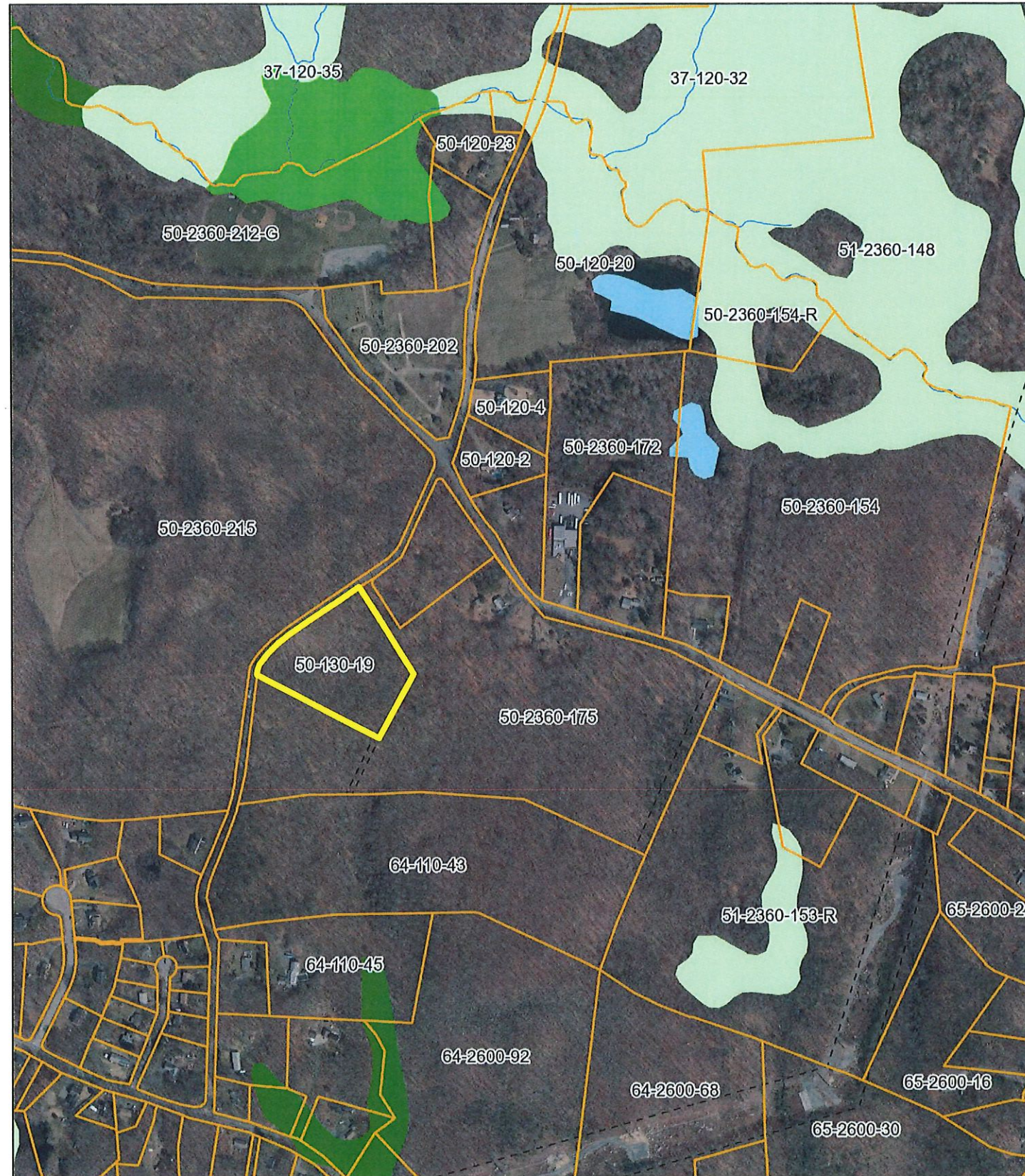
Ledyard, CT

1 inch = 565 Feet



www.cai-tech.com

September 10, 2025

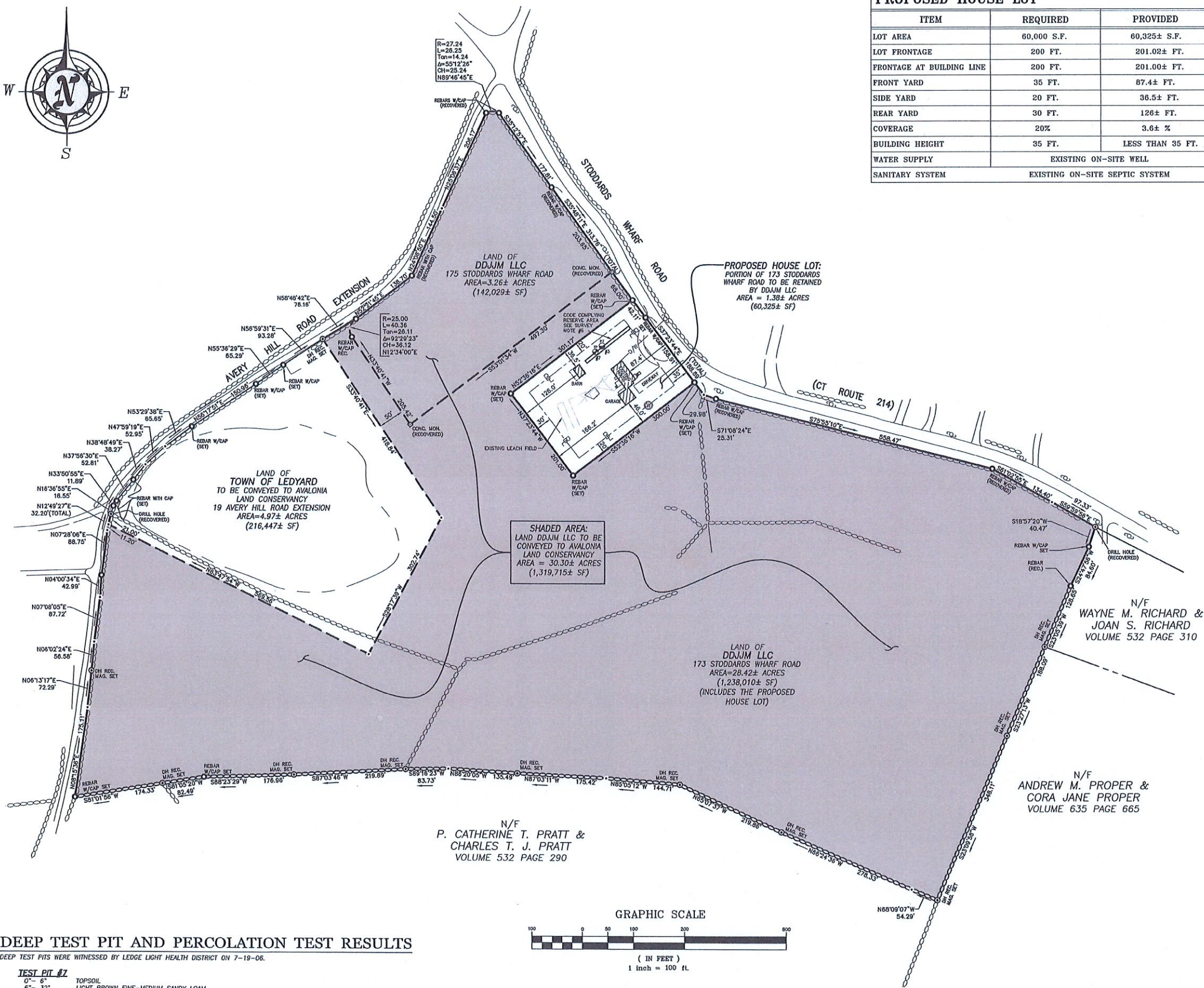
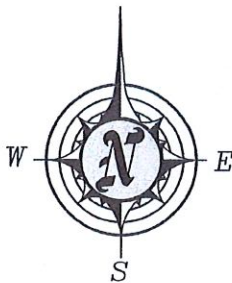


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6072			
I TOWN OF LEDYARD GLACIAL PARK 741 COLONEL LEDYARD HWY LEDYARD CT 06339 LEDYARD, CT										2 Above Street			1 Paved		6 Recreation	EX COM LN		Code	21	Appraised	100,500	Assessed	70,350		
										8 Ledger															
										SUPPLEMENTAL DATA															
Alt Prcl ID 50-130-19 Sub-div Solar Pane Generator Dev.Lot Forest Survey# Farm Elderly MPT SB Census 07012 GIS ID 1624 Assoc Pld#																									
RECORD OF OWNERSHIP										BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
I TOWN OF LEDYARD										00130 0423	07-08-1983				0	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
																2023	21	70,350	2022	21	70,350	2021	21	70,350	
										Total						Total		70,350		70,350		Total		70,350	
EXEMPTIONS										OTHER ASSESSMENTS													This signature acknowledges a visit by a Data Collector or Assessor		
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int																
Total										0.00										APPRAISED VALUE SUMMARY					
Nbhd										ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card)					
0040										B										Appraised Xf (B) Value (Bldg)					
										Tracing										Appraised Ob (B) Value (Bldg)					
																				Appraised Land Value (Bldg)					
																				Special Land Value					
																				Total Appraised Parcel Value					
																				Valuation Method					
																				Total Appraised Parcel Value					
																				100,500					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result											
									06-25-2020	DM				15 Reval Review											
									01-18-2001	BS				00 Measur+Listed											
									05-19-1992	KS	X			10 Letter Sent no response											
									09-23-1991	CM				00 Measur+Listed											
																				Total Appraised Parcel Value					
																				100,500					
LAND LINE VALUATION SECTION															Notes			Location Adjustment			Adj Unit P	Land Value			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	TOPO-STEEP TOPO			1.0000	54,489.6	75,200								
1	903V	Municipal M00	R60		1.380 AC	72,000.00	0.75684	1	1.00	0050	1,000				1.0000	8,550	23,600								
1	9030	Municipal M94	R60		2.760 AC	9,500.00	1.00000	0	0.90	0050	1,000				1.0000	3,760	1,700								
1	9030	Municipal M94	R60		0.460 AC	4,700.00	1.00000	0	0.80	0050	1,000				1.0000										
Total Card Land Units															51 AC	Parcel Total		Land Area		5	Total Land Value		100,500		

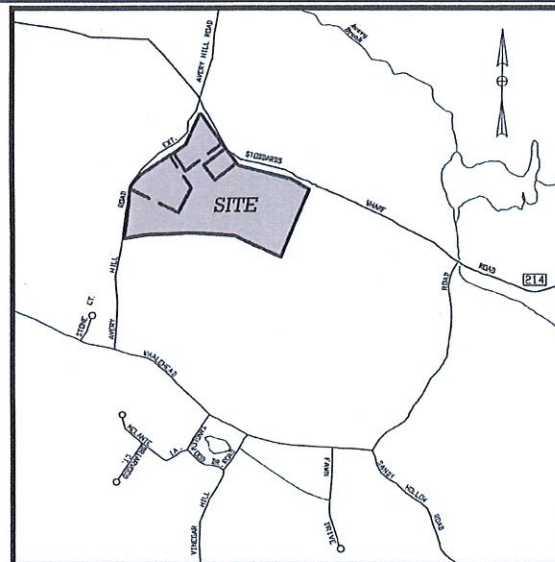
Property Location Vision ID 1624	19 AVERY HILL EXT	Account # 402915	Map ID 50/ 130/ 19/ /	Bldg # 1	Bldg Name Sec # 1 of 1	Card # 1 of 1	State Use 9030 Print Date 12/19/2024 2:18:08 P
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style: Model Grade: Stories: Occupancy 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:	99 00	Vacant Land Vacant					
			MIXED USE			Percentage	
			Code	Description		100	
			903V	Municipal M00		0	
			COST / MARKET VALUATION			0	
			Building Value New			0	
			Adjusted Base Rate			0	
			Year Built			0	
			Effective Year Built			0	
			Depreciation Code				
			Remodel Rating				
			Year Remodeled				
			Depreciation %			0	
			Functional Obsol			0	
			External Obsol			0	
			Trend Factor			1	
			Condition				
			Condition %			0	
			Percent Good				
			RCNLD			0	
			Dep % Ovr				
			Dep Ovr Comment				
			Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				
			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd
					% Gd	Grade	Grade Adj.
							Appr. Value
			BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
			Ttl Gross Liv / Lease Area	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
PVMT.	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
⊕	DEEP TEST PIT LOCATION
⊕	PERCOLATION TEST LOCATION



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

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

DEEP TEST PIT AND PERCOLATION TEST RESULTS

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

TEST PIT #2

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"

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS



TOWN OF LEDYARD
Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

September 15, 2025

Gary St. Vil, Chairman
Ledyard Town Council
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: C.G.S. 8-24 Referral – 19 Avery Hill Rd Ext. (Parcel ID: 50/130/19), Ledyard, CT –
Transfer of Town-Owned Open Space property (Kettle Hole) to Avalonia Land Conservancy to be combined with property at 173 & 175 Stoddards Wharf Road owned by DDJJM, LLC also to be transferred to Avalonia Land Conservancy.

Dear Chairman St. Vil,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. §8-24 to the Town Council for a MOTION to transfer town-owned property located at 19 Avery Hill Rd Ext. (Parcel ID: 50/130/19), Ledyard, CT to the Avalonia Land Conservancy (“Avalonia”) to be combined with property at 173 & 175 Stoddards Wharf Road owned by DDJJM, LLC also to be transferred to Avalonia.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

Elizabeth J. Burdick

Director of Land Use & Planning

C: Roxanne Maher, Administrative Asst. to the Town Council
Dennis Main, President, Avalonia Land Conservancy
Marcelle Wood, Chairman, Ledyard Planning & Zoning Commission
Fred Allyn III, Mayor
Anna Wynn, Asst. to Director Land Use
Hannah Gienau, ZWBEO
File – Land Use Dept.



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 8, 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 to Avalonia Land Conservancy to be Combined with Pike Marshall Preserve

Request is for a report to the Town Council in accordance with C.G.S. 8-24 regarding the transfer of Town-Owned Property to Avalonia Land Conservancy to be Combined with Pike Marshall Preserve located at 104 Gallup Hill Road (Parcel ID: 85-810-104), Ledyard, CT.

13 Applewood Drive (Parcel ID: 99/530/13), Ledyard, CT is a "Park, Open Space and Recreational Purposes" parcel conveyed to the Town of Ledyard and is shown as Lot 13 on a plan entitled "Plan showing Applewood Estate Resubdivision – Property of Applewood Estates, LLC – Colonel Ledyard Highway – Ledyard, CT – Scale 1"=40' – April 2004, Revised September 16, 2024 – Sheet 3 of 11 – Dieter, Gardner & Mereen, Inc. – Land Surveying" and further described in a Warranty Deed filed on the Ledyard Land Records in Volume 435, Page 189.

The existing Avalonia Pike Marshall Preserve is located on about 272-acres and includes 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 489 Pumpkin Hill Road and 480 Pumpkin Hill Road. 13 Applewood Drive Open Space parcel would add an additional 1.70-acres to the existing preserve and Avalonia Land Conservancy would become stewards of the land. Avalonia Board President Dennis Main will be in attendance at the meeting 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 the transfer of Town-Owned Property to Avalonia Land Conservancy to be combined with its existing Pike Marshall Preserve, Ledyard, CT.

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.



13 Applewood Drive Open Space

Ledyard, CT



1 inch = 565 Feet

www.cai-tech.com

September 8, 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.

INSTR # 2007000121 VOL 00435 PG 0189 RECD 01/16/2007 09:17:37 AM
CALVIN K. BROUMER TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

HOOPS & JENSEN, LLC
attorneys at law



19A Thames Street,
Groton, CT 06340
Tel. (860) 445-8911
Or
Fax (860) 445-8919

JURIS No. 306839

WARRANTY DEED - STATUTORY FORM

APPLEWOODS ESTATES, LLC, a Connecticut Limited Liability Company, having its principal place of business at 850 Gold Star Highway, Groton, Connecticut, hereinafter referred to as the GRANTOR for consideration paid, grants to **TOWN OF LEDYARD**, a municipal corporation within the State of Connecticut, herein referred to as the GRANTEE, with WARRANTY COVENANTS

A certain parcel of land for all PARK, OPEN SPACE AND RECREATIONAL PURPOSES located in the Town of Ledyard, County of New London and State of Connecticut, being more particularly bounded and described as follows:

All that certain parcel of land shown as "Open Space", also known as 13 Applewood Drive, on a map entitled "Plan Showing Applewood Estates Resubdivision - Property of Applewood Estates LLC - Colonel Ledyard Highway - Ledyard, Connecticut - Scale: 1" = 40' - April 2004 - Revised September 16, 2004 - Sheet 3 of 11 - Dieter, Gardner & Meece, Inc. - Land Surveying," which map is filed as Map # 2289 with the Ledyard Town Clerk. Said open space area is more particularly bounded and described as follows:

Begin at a point on the northerly line of Applewood Drive, which point marks the southwesterly corner of the access strip of Lot 11 as shown on said map, and thence run N 51° 12' 00" E, along said access strip, a distance of 370.00' to a point; thence run N 31° 00' 27" E, along said access strip, a distance of 94.67' to a point; thence run S 65° 12' 13" E, along the southerly boundary of Lot 11 as shown on said map, a distance of 265.67' to a point marked by a drill hole at the southeasterly corner of Lot 11; thence run S 36° 18' 33" W, along land now or formerly of Nature Conservancy of Connecticut, Inc., a distance of 181.22' to a point marked by a drill hole; thence run S 37° 18' 48" W, along said Nature Conservancy land, a distance of 115.21' to a point marked by a drill hole; thence run S 29° 42' 10" W, along said Nature Conservancy land a distance of 10.06' to a point marked by a drill hole; thence run S 41° 39' 06" W, along said Nature Conservancy land, a distance of 37.73' to a point marked by a drill hole; thence run S 34° 44' 47" W, along said Nature Conservancy land, a distance of 51.36' to a point marked by a drill hole; thence run N 17° 34' 04" W, along the northeasterly boundary of Lot 15 as shown on said map, a distance of 315.40' to a point; thence run S 51° 12' 00" W, along the northwesterly boundary of Lot 15 as shown on said map, a distance of 309.82' to a point in the northerly line of Applewood Drive; thence along the northerly line of Applewood Drive, on the arc of a curve to the left having a radius of 325.00', a distance of 10.10' to the point and place of beginning.

Said Open Space parcel contains 74,060 s.f. or 1.70 acres.

Dated this 16th day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

Peter W. Hoops

By

Peter R. Lampasona
Duly Authorized Member

Karen Raymond
Witness

STATE OF CONNECTICUT

ss: Groton

May 16th, 2006

COUNTY OF NEW LONDON

Personally appeared **PETER R. LAMPASONA**, a duly authorized Member of **APPLEWOODS ESTATES, LLC**, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of the Limited Liability Company, before me.



PETER W. HOOPS
Commissioner of the Superior Court

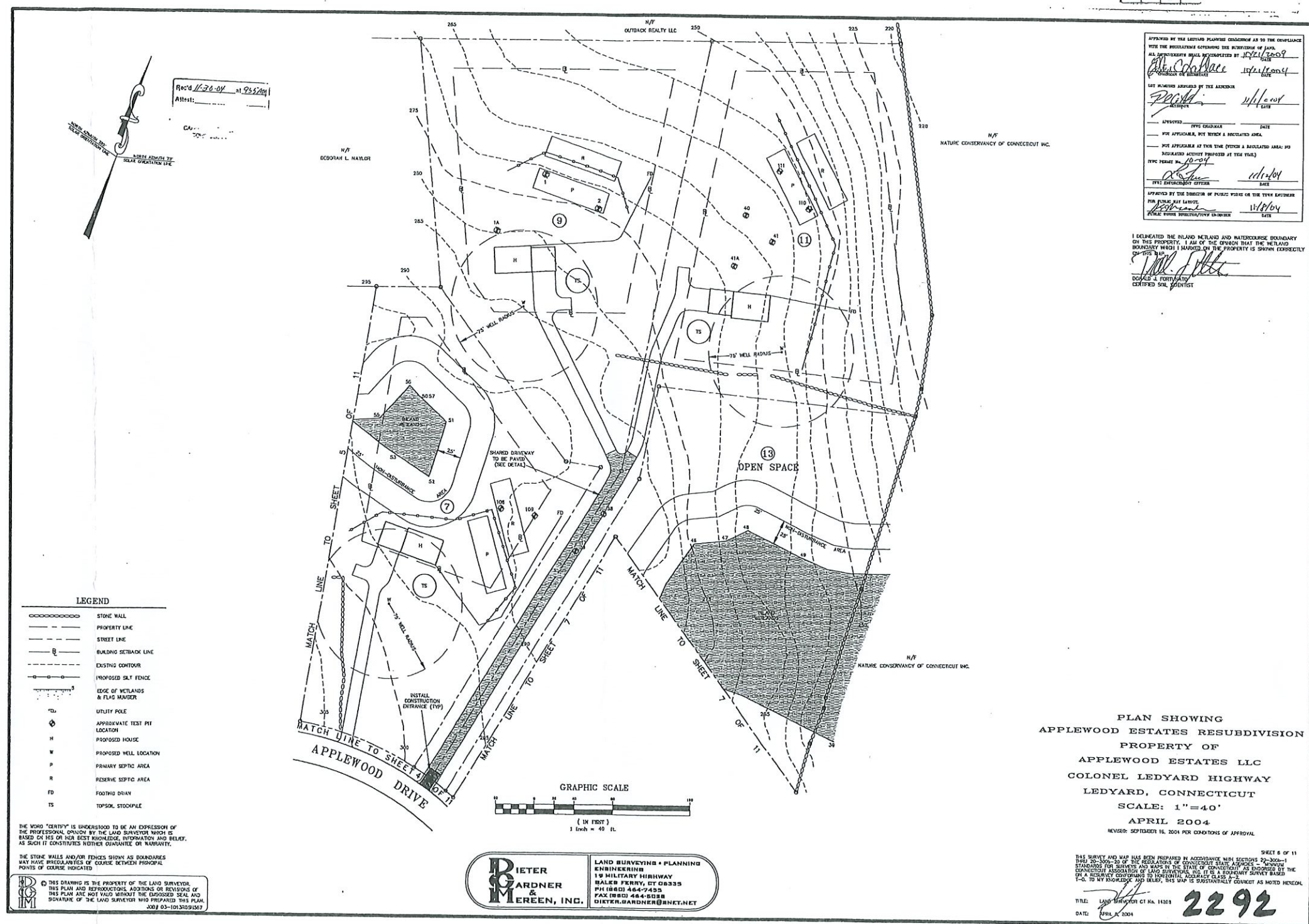
Grantee's mailing address: 850 Gold Star Highway, Groton, Connecticut 06340

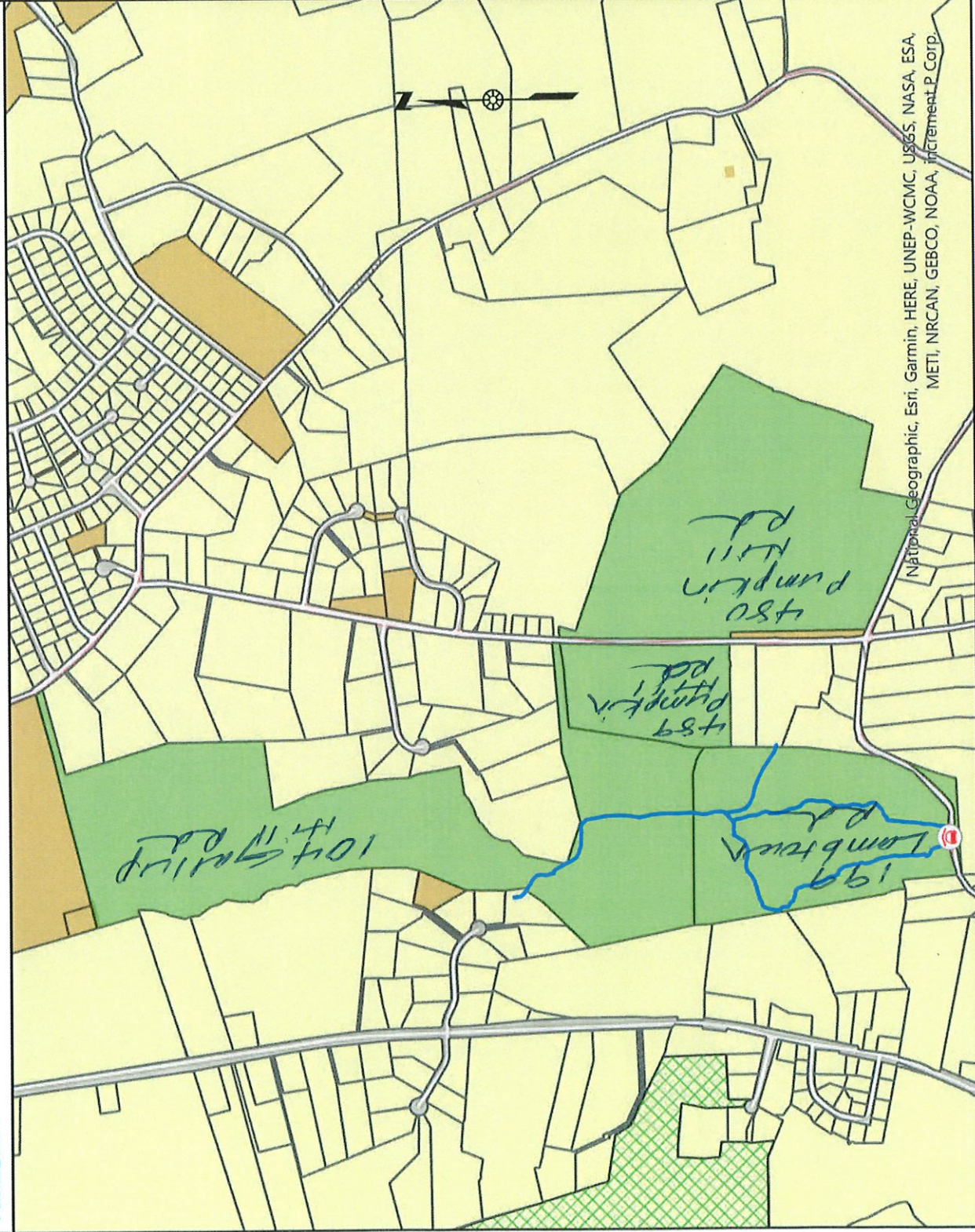
HOOPS & JENSEN, LLC
attorneys at law



19A Thames Street,
Groton, CT 06340
Tel. (860) 445-3911
Or
Fax (860) 445-8919

JURIS No. 306839



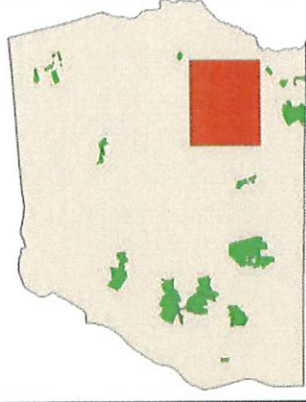


0 0.15 0.3 0.45 0.6 0.75 Miles

Copyright Avalonia Land Conservancy
Map Date - March 6, 2021

Parking addresses are for navigation use only. Some are private property near parking site. This map is intended for general guidance and recreational use of the property only. Data shown on this map may not be complete or current. Hikers do so at their own risk.

Ledyard



Legend

- Avalonia Properties
- Ledyard municipal property
- Trail Blaze
- Blue
- Parking
- Street

Notes

Avalonia Land Conservancy properties are open for public access. Dogs must remain on a leash at all times.

Do not disturb stone structures or remove plants or other artifacts from property.

Load free "ArcGIS Explorer" app and search for "Avalonia Online Map" to view our properties and follow trails interactively.

Pike Marshall Preserve



Town: Ledyard

Maintained Uses: walking, hiking, running, biking, horseback riding

Difficulty: moderate

Length: 4.0 +/- miles (blue blaze marked)

Type: point to point and loop

Surface: packed earth/dirt, bridle trails, old farm roads

Pets: permitted (dogs on leash)

Year Preserved: 1969

Acres: 272.05 (Pike Tract 159.97 acres, Hugh A Marshall Tract 100.00 acres, Mummert Tract 12.08)

Lat.: 41°24'49.4"N
Long.: 71°59'22.1"W

[MAP](#) [GET DIRECTIONS](#) [HIKE & SEEK](#)

Trails have been in existence upon acquisition by The Nature Conservancy of the first tracts in 1969 and accommodate walkers, bikers, runners and horseback riding. The main south to north trail is about 2 miles long and runs from the Lambtown Road pull-off parking area to the tennis courts on the Burton Tract. The trailhead is located on the north side of Lambtown Road (199) on the west tract of the Pike Preserve about .6 miles east of the Lambtown Road/Colonel Ledyard Highway intersection. The trail runs north through the Pike Preserve, the Hugh A. Marshall Preserve and the Burton Tract to a path behind the Ledyard High School tennis courts. The connector legs from Pike Marshall Preserve to the Burton Tract trails are not complete yet. The trail is blazed with (blue) markers. There are also overgrown unmarked trails on the east and west Pike Preserve tracts. Pets are permitted (dogs on leash).



TOWN OF LEDYARD
Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

September 15, 2025

Gary St. Vil, Chairman
Ledyard Town Council
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: C.G.S. 8-24 Referral – 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT –
Transfer of Town-Owned Open Space property to Avalonia Land Conservancy to be combined with the Avalonia “Pike Marshall Preserve”.

Dear Chairman St. Vil,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Town Council for a MOTION to transfer town-owned property located at 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT to the Avalonia Land Conservancy (“Avalonia”) to be combined with the Avalonia “Pike Marshall Preserve” and to remain open to the public for passive recreation and to be protected in perpetuity under Avalonia’s care. The following recommendation was made as a condition to said favorable approval: 1. The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia, and 2. Appropriate signage identifying the open space parcel shall be installed by Avalonia.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

Elizabeth J. Burdick

Director of Land Use & Planning

C: Roxanne Maher, Administrative Asst. to the Town Council
Dennis Main, President, Avalonia Land Conservancy
Marcelle Wood, Chairman, Ledyard Planning & Zoning Commission
Fred Allyn III, Mayor
Anna Wynn, Asst. to Director Land Use
Hannah Gienau, ZWBEO
File – Land Use Dept.

Roxanne Maher

From: Elizabeth Burdick
Sent: Tuesday, September 16, 2025 7:35 AM
To: Roxanne Maher
Cc: Fred Allyn, III
Subject: RE: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

9/16/25 Good morning, Roxanne, I believe this is a “no (money) consideration” for this transfer, however, Avalonia will take over stewardship of the property and maintain any trails, wetlands crossings, etc. I hope this addresses your question. Thanks!

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Roxanne Maher <council@ledyardct.org>
Sent: Tuesday, September 16, 2025 7:30 AM
To: Elizabeth Burdick <planner@ledyardct.org>
Cc: Fred Allyn, III <mayer@ledyardct.org>; Roxanne Maher <council@ledyardct.org>
Subject: FW: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

Good Morning Liz:

Thank you for providing the Planning & Zoning Commission’s Report regarding the transfer of town-owned open space
Located at 19 Avery Hill road Extension to Avalonia Land Conservancy to be combined with open space currently owned
by Avalonia Land Conservancy..

Do you know if Avalonia will be providing any payment to the town for the property, or whether this transfer would be for
“ No Consideration”

Thank you,
Roxanne

From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Monday, September 15, 2025 4:52 PM
To: Roxanne Maher <council@ledyardct.org>; Gary St. Vil <GSVil@ledyardct.org>
Cc: Anna Wynn <land.use.asst@ledyardct.org>; Hannah Gienau <zoning.official@ledyardct.org>; Fred Allyn, III <mayer@ledyardct.org>; martyengrew@gmail.com
Subject: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

9/15/25 Good afternoon, Roxanne, Attached please find a Favorable Report to the Ledyard Town Council from the Ledyard Planning & Zoning Commission regarding the transfer of town-owned open space at 19 Avery Hill Road Ext. to Avalonia Land Conservancy. Also attached is my staff report with attachments for the Council's review. Please forward to Chairman St. Vil to be placed on the appropriate agendas for action. Thank you.

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org



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



Avalonia.org
info@Avalonialc.org



860.884.3500

BOARD OF DIRECTORS

Officers Mayor Fred Allyn III,

Dennis Main Ledyard Town Hall
President

741 Colonel Ledyard Highway
Neil Duncan
Vice President Ledyard, CT 06339

Elanah Sherman
Secretary

Maria Miranda Dear Mayor Allyn,
Assistant Secretary

Mark Hibbard Since 2005 the Town of Ledyard has transferred over 20 parcels of open space to Avalonia
Treasurer Land Conservancy, Inc. with tremendous success as a collaborative undertaking resulting
in significant habitat and passive recreation opportunities within Ledyard

Peter Gauthier
Assistant Treasurer Currently two additional parcels are under consideration. Avalonia would respectfully
request that the Ledyard Town Council approve a Town Meeting consideration of the
Directors at Large transfer of 13 Applewood Drive as an open space abutting parcel to the Pike Marshall

Richard Conant Preserve and 19 Avery Hill Road Extension as an addition to the abutting pending transfer
Scott Dawley of 173-175 Stoddards Wharf Road to Avalonia.

Christopher Houlihan
Sharon Lynch

Elizabeth Sorensen

Thank you for your consideration,

STAFF

Director of Stewardship
Tobias Glaza

Director of Philanthropy
Christopher Kepple

Dennis S. Main, President

Avalonia Land Conservancy, Inc.

Office Manager
Mary Anne Sherman

Administrator
Ukiah Pastor



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. Your contribution is tax deductible to the extent allowed by law. No goods or services were provided in exchange for your financial donation. Please keep this written acknowledgment of your donation for your tax records.

Roxanne Maher

From: H James Harwood <h.james.harwood@gmail.com>
Sent: Wednesday, October 15, 2025 10:41 AM
To: Roxanne Maher
Subject: Support letters for transfer of Kettle Hole and 13 Applewood Drive to Avalonia
Attachments: support letter for transfer of Kettle Hole to Avalonia 10-14-25.pdf; support letter for transfer of open space at 13 Applewood Drive to Avalonia 10-14-25 - Copy.pdf

Hey Roxanne,

At the meeting on September 11th, Planning and Zoning approved motions to issue FAVORABLE REPORTS to the Town Council for the transfer of the Kettle Hole at 19 Avery Road Ext and for the transfer of the town-owned open space property at 13 Applewood Drive to Avalonia. At that time, the Planning and Zoning Commission discussed having the Conservation Commission send letters of support for the transfers to the Town Council.

At our regular meeting last night, the Conservation Commission approved drafts of two letters, one for the Kettle Hole property and one for the 13 Applewood Drive open space property, attesting and reaffirming our support for the transfer of these two properties to Avalonia. PDFs of the two letters are attached.

Let me know if submitting these as PDFs is satisfactory or if you need us to submit hard copies of the letters.

Thanks Roxanne !

Cheers,

Jim

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the 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, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the transfer of Town-Owned Open Space Property at 13 Applewood Drive to Avalonia Land Conservancy to be combined with its existing Pike Marshall Preserve, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2560

Agenda Date: 11/12/2025

Agenda #:

LAND USE

Land Transfer:

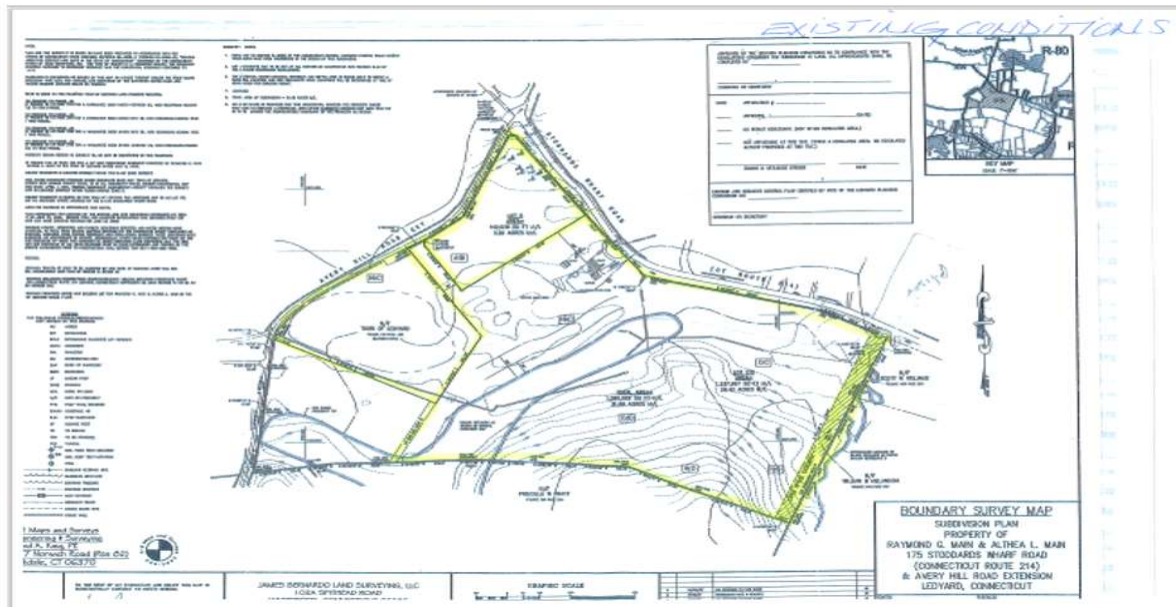
Transfer Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension “Kettle Hole” to Avalonia Land Conservancy.

Background:

19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr.& Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently own and maintain.

Avalonia Land Conservancy has indicated they would like to acquire and conserve 19 Avery Hill Road Extension “Kettle Hole” because it is an exceptional geological feature and a great habitat area with the moraine that goes down and back up, The *Kettle Hole* is over 600 feet long and 60 feet deep; and a dry kettle hole. This property would be combined with a major Avalonia Land Conservancy open space piece that currently goes through the Pratt Property to the Glacial Park. Although all of these properties were pretty much connected, Avalonia Land Conservancy has been working to acquire some additional lots from surrounding properties.

Avalonia Land Conservancy’s proposal is to combine the Kettle Hole property along with all the land in the grey crosshatched area (see map below); which was being donated by DDJLM, LLC., to Avalonia, into one large open space piece. The House within this area would remain as a private property.



In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

The Conservation Commission has also endorsed the transfer of the 19 Avery Hill Road Ex
19 Avery Hill Road Extension (Kettle Hole) is a town-owned open space property located on about 5-acres in the R-60 Zoning District.

Should the Town approve to transfer this property to Avalonia Land Conservancy it would be added to other lands owned by or to be transferred to (173 & 175 Stoddards Wharf Road) Avalonia to create about 35-acres of contiguous open space land under the stewardship of Avalonia Land Conservancy.

Please see attached the following:

- Director of Planning & Zoning Elizabeth Burdick Memo dated September 10, 2025 with attachments.
- Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

Land Use Director/Town Planner:
(type text here)



Chairman Gary St. Vil

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3200
council@ledyardct.org

LEGAL NOTICE TOWN OF LEDYARD NOTICE OF PUBLIC HEARING

In accordance with CGS 07-163e the Ledyard Town Council will conduct a Hybrid Format (In-Person and Video Conference) Public Hearing on Wednesday, November 12, 2025, at 6:15 p.m. to receive comment on the following:

- (1) The transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID:50/130/19), known as the “Kettle Hole” property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJJM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road, to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:
 - 1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
 - 2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called “Kettle Hole” property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.
- (2) The transfer town-owned property located at 13 Applewood Drive (parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:
 - 1). The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia Land Conservancy.
 - 2). Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy.
 - 3). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

- 4). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

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

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

Join Zoom Meeting from your Computer, Smart Phone, or Tablet
<https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1>
or by audio only dial: +1 646 558 8656 Meeting ID: 859 3174 2238; Passcode: 647936

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

A vote regarding the conveyance/transfer of these properties will be held at a Special Town Meeting scheduled for November 12, 2025 at 6:30 p.m.

Dated at Ledyard, Connecticut this 23rd day of October, 2025.

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

PLEASE PUBLISH: October 29, 2025 & November 3, 2025

Background:

19 Avery Hill Road

19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr.& Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently own and maintain.

Avalonia Land Conservancy has indicated they would like to acquire and conserve 19 Avery Hill Road Extension “Kettle Hole” because it is an exceptional geological feature and a great habitat area with the moraine that goes down and back up, The *Kettle Hole* is over 600 feet long and 60 feet deep; and a dry kettle hole. This property would be combined with a major Avalonia Land Conservancy open space piece that currently goes through the Pratt Property to the Glacial Park. Although all of these properties were pretty much connected, Avalonia Land Conservancy has been working to acquire some additional lots from surrounding properties.

[illegible]

EXISTING CONDITIONS

BOUNDARY SURVEY MAP
SUBDIVISION PLAN
PROPERTY OF
RAYMOND G. MANN & ALTHEA L. MANN
175 STODDARDS SWAMP ROAD
(CONNECTICUT ROUTE 214)
& AMERY HILL ROAD EXTENSION
EASTFORD, CONNECTICUT

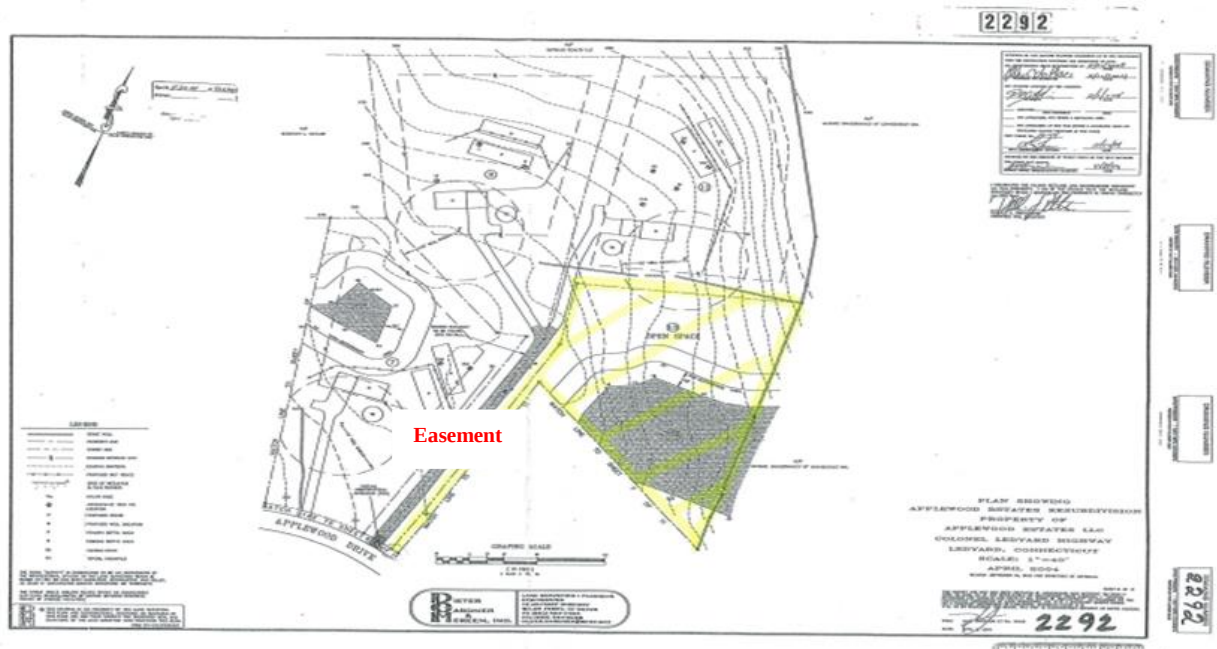
Trail

In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

The Conservation Commission has also endorsed the transfer of the 19 Avery Hill Road Ex

13 Applewood Drive

Avalonia Land Conservancy submitted a proposal to the Town requesting the transfer 13 Applewood Drive a 1.7 acre open space parcel to their Organization to be combined with their 272-acre "Pike Marshall Preserve" which included 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 49 Pumpkin Hill Road, and 480 Pumpkin Hill Road. Because the property located at 13 Applewood Drive was a flag lot, this transfer included a number of "Conditions" including that Avalonia Land Conservancy clearly mark the 10-foot wide easement to access to the property; so the public would not be trespassing on the adjacent private property. She also noted that the property could be accessed through Applewood Drive. She stated that Avalonia Land Conservancy would also provide appropriate signage.



In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.



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

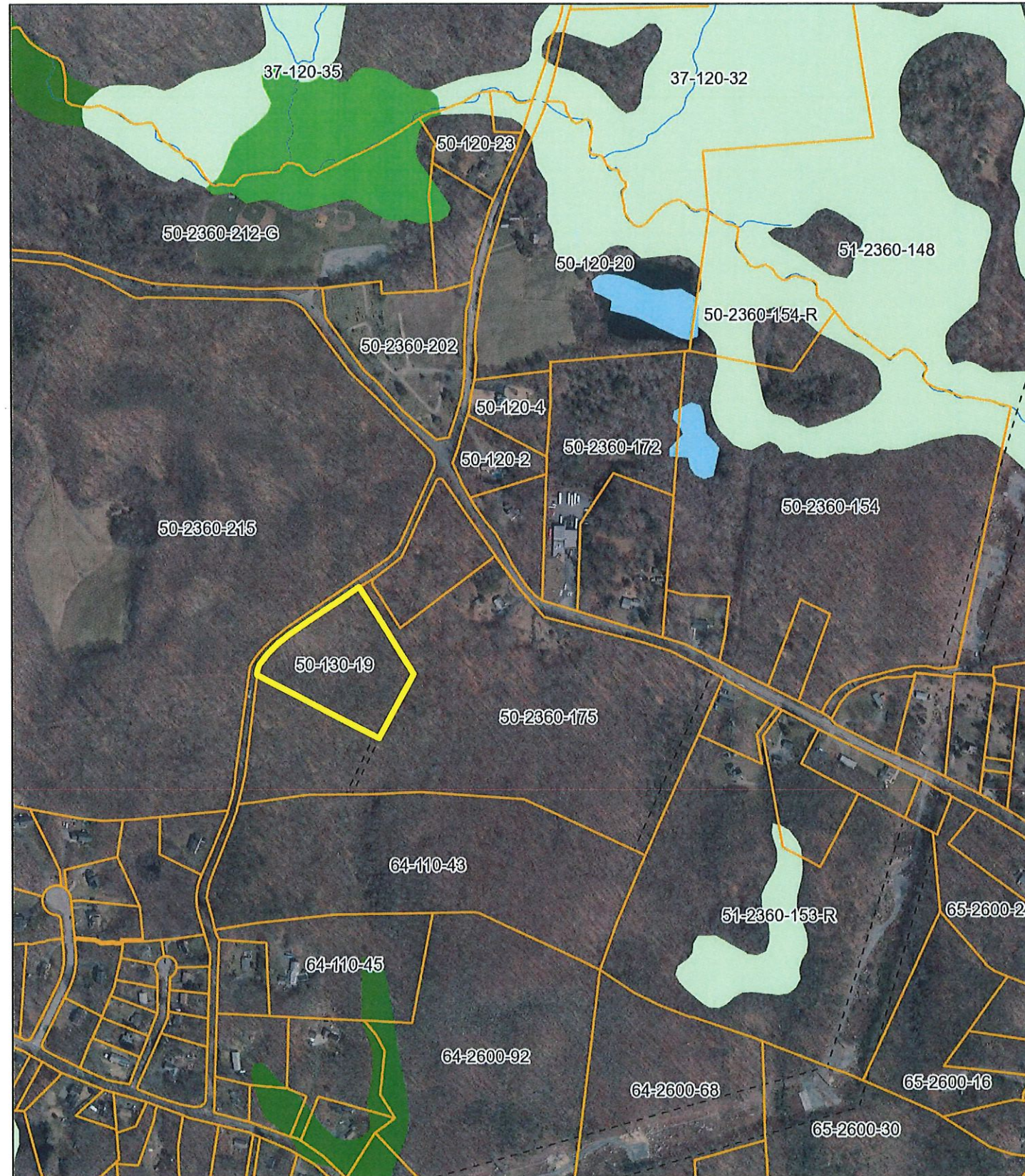
Ledyard, CT

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 Name
Sec # 1 of 1

State Use 9030
Print Date 12/19/2024 2:18:07 P

CURRENT OWNER

I TOWN OF LEDYARD
GLACIAL PARK
741 COLONEL LEDYARD HWY

LEDYARD

CT 06339

Alt Prcd ID 50-130-19

Sub-div
Dev Lot
Survey#
Elderly
Census 07012
GIS ID 1624

TOPO

2 Above Street
8 Ledge

UTILITIES

1 Paved

STRT / ROAD

6 Recreation

LOCATION

EX COM LN

CURRENT ASSESSMENT

Code 21

Assessed 70,350

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE 00130 0423

SALE DATE 07-08-1983

Q/U VI SALE PRICE 0

VC

I TOWN OF LEDYARD

EXEMPTIONS

Year Code Description

Total

OTHER ASSESSMENTS

Year Code Description Number Amount Comm Int

ASSESSING NEIGHBORHOOD

Nbhd 0040

Nbhd Name

Tracing

Batch

NOTES

GLACIER PARK
SMALL POND

BUILDING PERMIT RECORD

Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments

LAND LINE VALUATION SECTION

B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj

1 903V Municipal M00 R60

1 9030 Municipal M94 R60

1 9030 Municipal M94 R60

1.380 AC

2.760 AC

0.480 AC

72,000.00

9,500.00

4,700.00

0.75684

1.00000

1.00000

1

0

0

1.00

0.90

0.80

0050

0050

0050

1.000

1.000

1.000

TOPO-STEEP

TOPO

Parcel Total Land Area 5

Total Card Land Units 5 AC

Total Land Value 100,500

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:

903V

Municipal M00

Percentage
100
0
0

COST / MARKET VALUATION

Building Value New 0

Adjusted Base Rate 0

Year Built 0

Effective Year Built 0

Depreciation Code

Remodel Rating

Year Remodeled

Depreciation %

Functional Obsol

External Obsol

Trend Factor 1

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

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

BUILDING SUB-AREA SUMMARY SECTION

Code

Description

Living Area

Floor Area

Eff Area

Unit Cost

Undeprec Value

Ttl Gross Liv / Lease Area

0

0

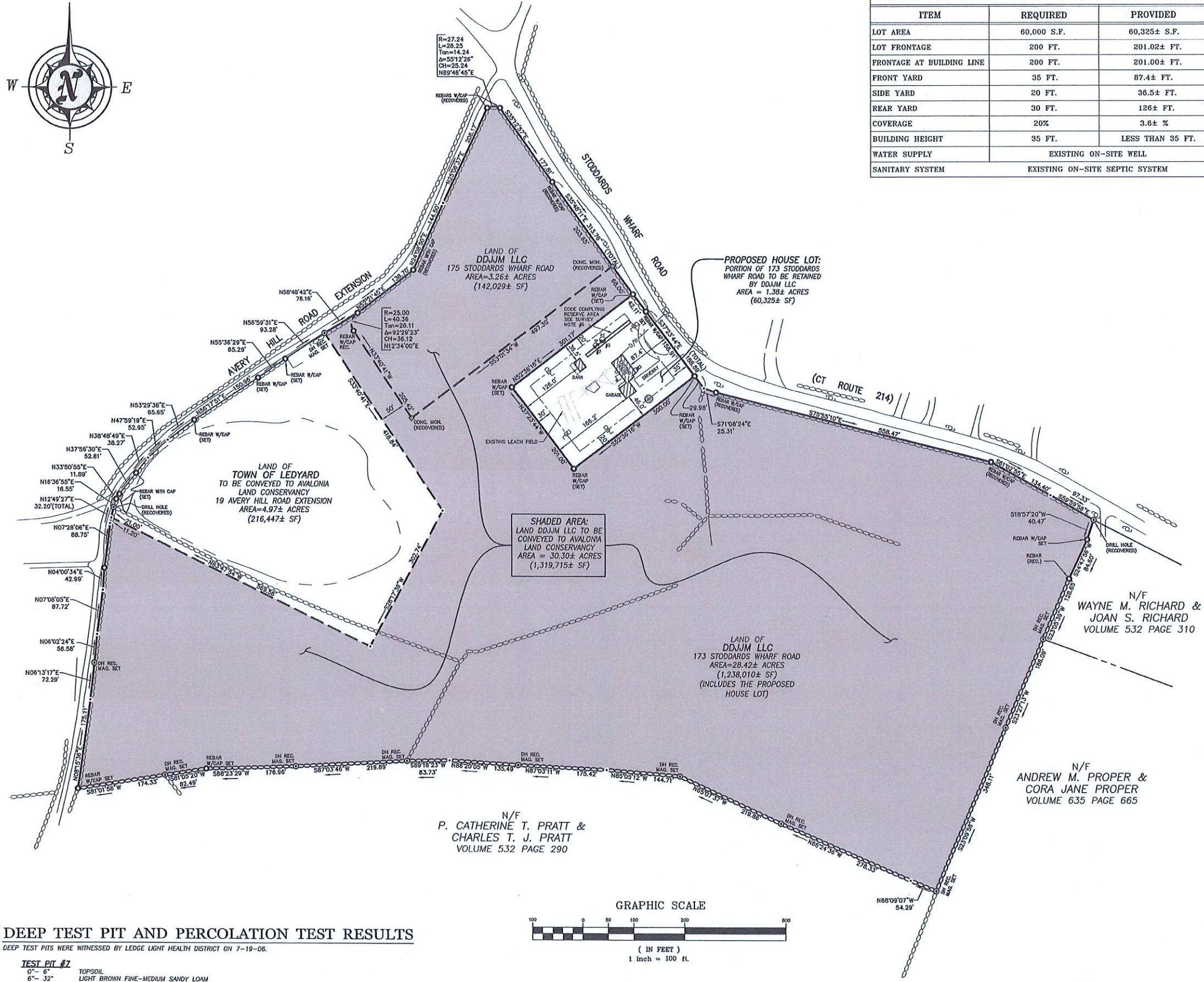
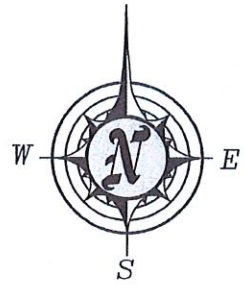
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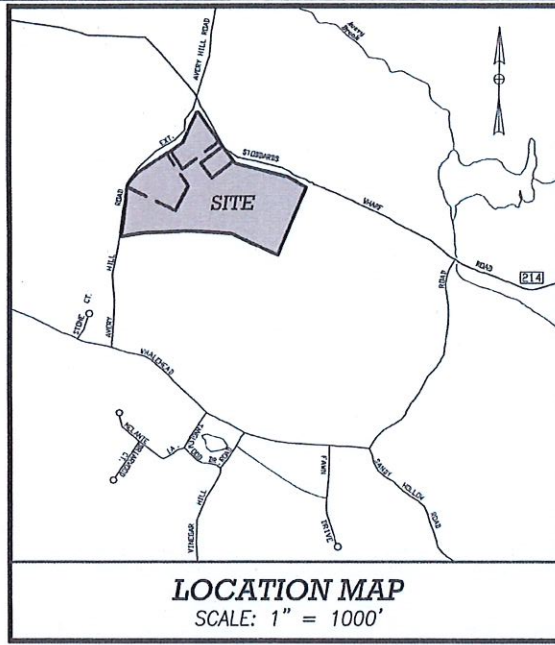
0

No Sketch

50



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	



STAR SURVEYING, LLC

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

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
- DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION

DEEP TEST PIT AND PERCOLATION TEST RESULTS

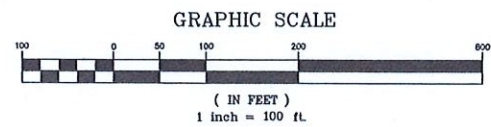
DEEP TEST PITS WERE WITNESSED BY LEDGE LIGHT HEALTH DISTRICT ON 7-19-06.

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, L.S. (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"



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

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

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

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

TH REGARDS 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 BENEFITTED 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-80 ZONE DISTRICT.

UAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD,
CITIZEN NEW LONDON COUNTY PANEL 16 OF 20, COMMUNITY-PANEL NUMBER 05015700168, 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

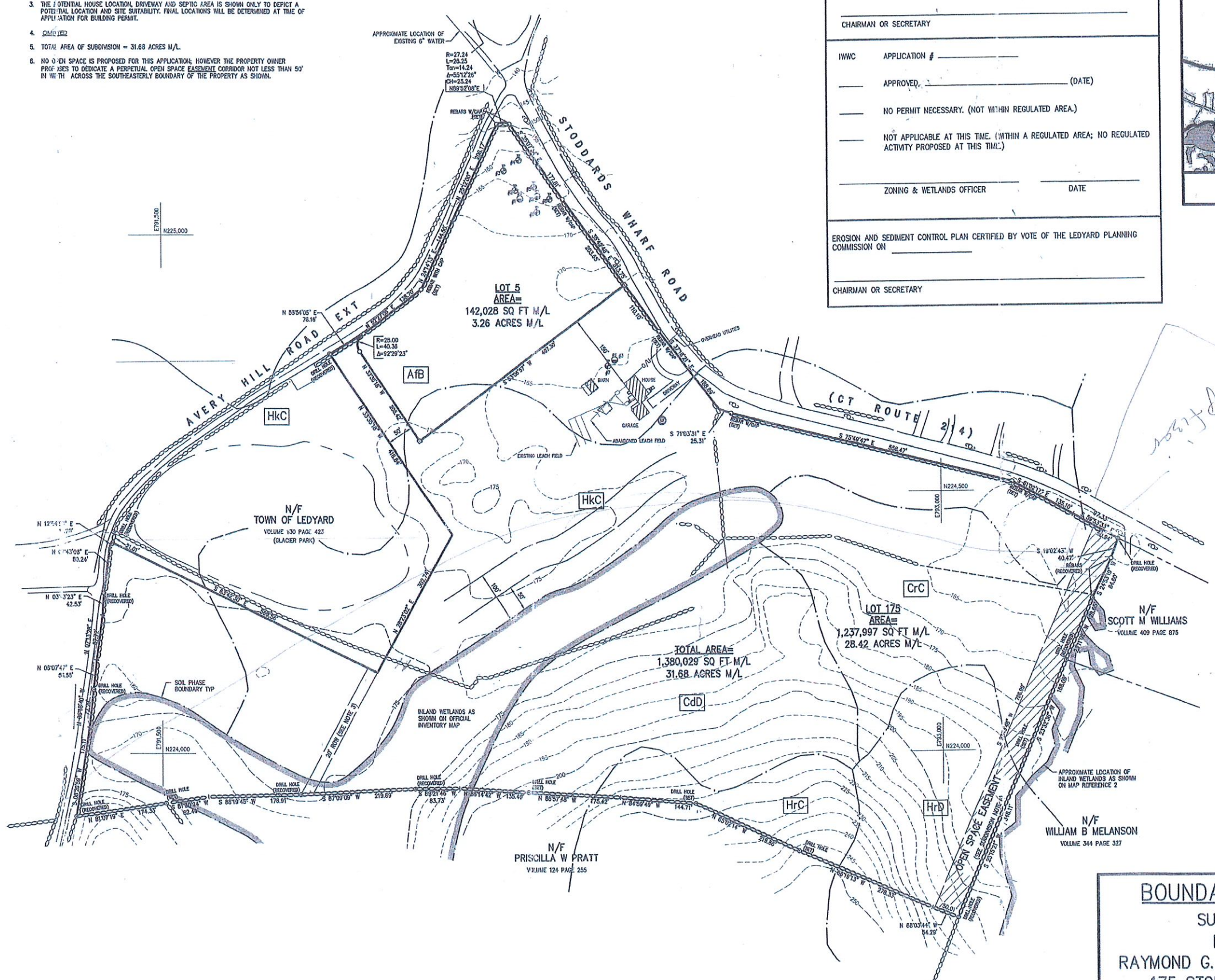
- AC ACRES
- BIT BITUMINOUS
- BCLC BITUMINOUS CONCRETE LIP CURBING
- CONC CONCRETE
- DIA DIAMETER
- DB DISTRIBUTION BOX
- EOP EDGE OF PAVEMENT
- ELEV ELEVATION
- LF LINEAR FOOT
- (MIN) MINIMUM
- M/L MORE OR LESS
- N/F NOW OR FORMERLY
- PVC POLY VINYL CHLORIDE
- SCH40 SCHEDULE 40
- S.4x SPOT ELEVATION
- 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



SUBDIVISION NOTES:

- PURSUANT TO SECTION 8-25(b) OF THE CONNECTICUT GENERAL STATUTES PASSIVE SOLAR ENERGY
TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
- LOT DIMENSIONS ARE TO BE SET AT ALL CORNERS IN ACCORDANCE WITH SECTION 5.4.3 OF
THE LEDYARD SUBDIVISION REGULATIONS.
- THE POTENTIAL HOUSE LOCATION, DRIVEWAY AND SEPTIC AREA IS SHOWN ONLY TO DEPICT A
POTENTIAL LOCATION AND SITE SUITABILITY. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF
APPLICATION FOR BUILDING PERMIT.
- CALCULATED
- TOTAL AREA OF SUBDIVISION = 31.68 ACRES M/L.
- NO OPEN SPACE IS PROPOSED FOR THIS APPLICATION, HOWEVER THE PROPERTY OWNER
PROPOSES TO DEDICATE A PERPETUAL OPEN SPACE EASEMENT CORRIDOR NOT LESS THAN 50'
IN WIDTH ACROSS THE SOUTHEASTERLY BOUNDARY OF THE PROPERTY AS SHOWN.



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) _____

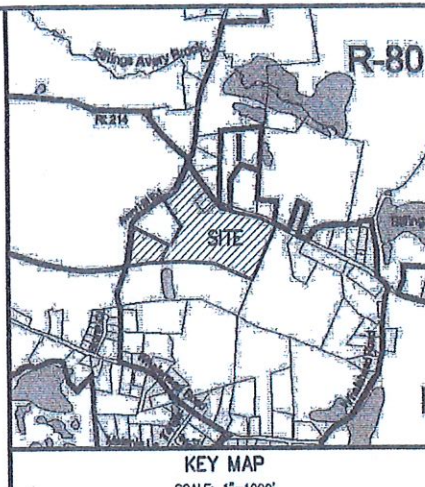
NO PERMIT NECESSARY. (NOT WITHIN REGULATED AREA.)

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

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
1			47

DATE: _____ SCALE: _____



TOWN OF LEDYARD
Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

September 15, 2025

Gary St. Vil, Chairman
Ledyard Town Council
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: C.G.S. 8-24 Referral – 19 Avery Hill Rd Ext. (Parcel ID: 50/130/19), Ledyard, CT –
Transfer of Town-Owned Open Space property (Kettle Hole) to Avalonia Land Conservancy to be combined with property at 173 & 175 Stoddards Wharf Road owned by DDJJM, LLC also to be transferred to Avalonia Land Conservancy.

Dear Chairman St. Vil,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. §8-24 to the Town Council for a MOTION to transfer town-owned property located at 19 Avery Hill Rd Ext. (Parcel ID: 50/130/19), Ledyard, CT to the Avalonia Land Conservancy (“Avalonia”) to be combined with property at 173 & 175 Stoddards Wharf Road owned by DDJJM, LLC also to be transferred to Avalonia.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

Elizabeth J. Burdick

Director of Land Use & Planning

C: Roxanne Maher, Administrative Asst. to the Town Council
Dennis Main, President, Avalonia Land Conservancy
Marcelle Wood, Chairman, Ledyard Planning & Zoning Commission
Fred Allyn III, Mayor
Anna Wynn, Asst. to Director Land Use
Hannah Gienau, ZWBEO
File – Land Use Dept.

Roxanne Maher

From: Elizabeth Burdick
Sent: Tuesday, September 16, 2025 7:35 AM
To: Roxanne Maher
Cc: Fred Allyn, III
Subject: RE: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

9/16/25 Good morning, Roxanne, I believe this is a “no (money) consideration” for this transfer, however, Avalonia will take over stewardship of the property and maintain any trails, wetlands crossings, etc. I hope this addresses your question. Thanks!

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org

From: Roxanne Maher <council@ledyardct.org>
Sent: Tuesday, September 16, 2025 7:30 AM
To: Elizabeth Burdick <planner@ledyardct.org>
Cc: Fred Allyn, III <mayor@ledyardct.org>; Roxanne Maher <council@ledyardct.org>
Subject: FW: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

Good Morning Liz:

Thank you for providing the Planning & Zoning Commission’s Report regarding the transfer of town-owned open space
Located at 19 Avery Hill road Extension to Avalonia Land Conservancy to be combined with open space currently owned
by Avalonia Land Conservancy..

Do you know if Avalonia will be providing any payment to the town for the property, or whether this transfer would be for
“ No Consideration”

Thank you,
Roxanne

From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Monday, September 15, 2025 4:52 PM
To: Roxanne Maher <council@ledyardct.org>; Gary St. Vil <GSVil@ledyardct.org>
Cc: Anna Wynn <land.use.asst@ledyardct.org>; Hannah Gienau <zoning.official@ledyardct.org>; Fred Allyn, III <mayor@ledyardct.org>; martyengrew@gmail.com
Subject: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

9/15/25 Good afternoon, Roxanne, Attached please find a Favorable Report to the Ledyard Town Council from the Ledyard Planning & Zoning Commission regarding the transfer of town-owned open space at 19 Avery Hill Road Ext. to Avalonia Land Conservancy. Also attached is my staff report with attachments for the Council's review. Please forward to Chairman St. Vil to be placed on the appropriate agendas for action. Thank you.

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org



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



Avalonia.org
info@Avalonialc.org



860.884.3500

BOARD OF DIRECTORS

Officers Mayor Fred Allyn III,

Dennis Main Ledyard Town Hall
President

741 Colonel Ledyard Highway
Neil Duncan
Vice President Ledyard, CT 06339

Elanah Sherman
Secretary

Maria Miranda Dear Mayor Allyn,
Assistant Secretary

Mark Hibbard Since 2005 the Town of Ledyard has transferred over 20 parcels of open space to Avalonia
Treasurer Land Conservancy, Inc. with tremendous success as a collaborative undertaking resulting
in significant habitat and passive recreation opportunities within Ledyard

Peter Gauthier
Assistant Treasurer Currently two additional parcels are under consideration. Avalonia would respectfully
request that the Ledyard Town Council approve a Town Meeting consideration of the
Directors at Large transfer of 13 Applewood Drive as an open space abutting parcel to the Pike Marshall

Richard Conant Preserve and 19 Avery Hill Road Extension as an addition to the abutting pending transfer
Scott Dawley of 173-175 Stoddards Wharf Road to Avalonia.

Christopher Houlihan

Sharon Lynch

Elizabeth Sorensen

Thank you for your consideration,

STAFF

Director of Stewardship
Tobias Glaza

Director of Philanthropy
Christopher Kepple

Dennis S. Main, President

Avalonia Land Conservancy, Inc.

Office Manager
Mary Anne Sherman

Administrator
Ukiah Pastor



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. Your contribution is tax deductible to the extent allowed by law. No goods or services were provided in exchange for your financial donation. Please keep this written acknowledgment of your donation for your tax records.

Roxanne Maher

From: H James Harwood <h.james.harwood@gmail.com>
Sent: Wednesday, October 15, 2025 10:41 AM
To: Roxanne Maher
Subject: Support letters for transfer of Kettle Hole and 13 Applewood Drive to Avalonia
Attachments: support letter for transfer of Kettle Hole to Avalonia 10-14-25.pdf; support letter for transfer of open space at 13 Applewood Drive to Avalonia 10-14-25 - Copy.pdf

Hey Roxanne,

At the meeting on September 11th, Planning and Zoning approved motions to issue FAVORABLE REPORTS to the Town Council for the transfer of the Kettle Hole at 19 Avery Road Ext and for the transfer of the town-owned open space property at 13 Applewood Drive to Avalonia. At that time, the Planning and Zoning Commission discussed having the Conservation Commission send letters of support for the transfers to the Town Council.

At our regular meeting last night, the Conservation Commission approved drafts of two letters, one for the Kettle Hole property and one for the 13 Applewood Drive open space property, attesting and reaffirming our support for the transfer of these two properties to Avalonia. PDFs of the two letters are attached.

Let me know if submitting these as PDFs is satisfactory or if you need us to submit hard copies of the letters.

Thanks Roxanne !

Cheers,

Jim

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the 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 DDJIM LLC at 173 Stoddards Wharf Road & 75 Stoddards Wharf Road to be transferred to Avalonia, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the transfer of Town-Owned Open Space Property at 13 Applewood Drive to Avalonia Land Conservancy to be combined with its existing Pike Marshall Preserve, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2561

Agenda Date: 11/12/2025

Agenda #:

LAND USE

Land Transfer:

Transfer town-owned property located at 13 Applewood Drive to Avalonia Land Conservancy.

Background:

Avalonia Land Conservancy submitted a proposal to the Town requesting the transfer 13 Applewood Drive a 1.7 acre open space parcel to their Organization to be combined with their 272-acre "Pike Marshall Preserve" which included 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 49 Pumpkin Hill Road, and 480 Pumpkin Hill Road. Because the property located at 13 Applewood Drive was a flag lot, this transfer included a number of "Conditions" including that Avalonia Land Conservancy clearly mark the 10-foot wide easement to access to the property; so the public would not be trespassing on the adjacent private property. She also noted that the property could be accessed through Applewood Drive. She stated that Avalonia Land Conservancy would also provide appropriate signage.



In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

The Conservation Commission supports the transfer of 13 Applewood Drive to Avalonia Land Conservancy.

13 Applewood Drive was approximately 1.70-acres shown on a Plan entitled “*Plan showing Applewood Estate Resubdivision- Property of Applewood Estates, LLC*” and is a “*Park, Open Space and Recreational Purposes*” parcel that was conveyed to the Town of Ledyard on May 16, 2006.

Should the Town approve to transfer this property to Avalonia Land Conservancy it would be added to other lands (104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 489 Pumpkin Hill Road and 480 Pumpkin Hill Road) owned by Avalonia Land Conservancy known as the “*Avalonia Pike Marshal Preserve*” which was about 272-acres.

Please see attached the following:

- Director of Planning & Zoning Elizabeth Burdick Memo dated September 8, 2025 with attachments.
- Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

Land Use Director/Town Planner:

(type text here)



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 8, 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 to Avalonia Land Conservancy to be Combined with Pike Marshall Preserve**

Request is for a report to the Town Council in accordance with C.G.S. 8-24 regarding the transfer of Town-Owned Property to Avalonia Land Conservancy to be Combined with Pike Marshall Preserve located at 104 Gallup Hill Road (Parcel ID: 85-810-104), Ledyard, CT.

13 Applewood Drive (Parcel ID: 99/530/13), Ledyard, CT is a "Park, Open Space and Recreational Purposes" parcel conveyed to the Town of Ledyard and is shown as Lot 13 on a plan entitled "Plan showing Applewood Estate Resubdivision – Property of Applewood Estates, LLC – Colonel Ledyard Highway – Ledyard, CT – Scale 1"=40' – April 2004, Revised September 16, 2024 – Sheet 3 of 11 – Dieter, Gardner & Mereen, Inc. – Land Surveying" and further described in a Warranty Deed filed on the Ledyard Land Records in Volume 435, Page 189.

The existing Avalonia Pike Marshall Preserve is located on about 272-acres and includes 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 489 Pumpkin Hill Road and 480 Pumpkin Hill Road. 13 Applewood Drive Open Space parcel would add an additional 1.70-acres to the existing preserve and Avalonia Land Conservancy would become stewards of the land. Avalonia Board President Dennis Main will be in attendance at the meeting 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 the transfer of Town-Owned Property to Avalonia Land Conservancy to be combined with its existing Pike Marshall Preserve, Ledyard, CT.

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.



13 Applewood Drive Open Space

Ledyard, CT



1 inch = 565 Feet

www.cai-tech.com

September 8, 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.

INSTR # 2007000121 VOL 00435 PG 0189 RECD 01/16/2007 09:17:37 AM
CALVIN K. BROUMER TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

HOOPS & JENSEN, LLC
attorneys at law



19A Thames Street,
Groton, CT 06340
Tel. (860) 445-8911
Or
Fax (860) 445-8919

JURIS No. 306839

WARRANTY DEED - STATUTORY FORM

APPLEWOODS ESTATES, LLC, a Connecticut Limited Liability Company, having its principal place of business at 850 Gold Star Highway, Groton, Connecticut, hereinafter referred to as the GRANTOR for consideration paid, grants to **TOWN OF LEDYARD**, a municipal corporation within the State of Connecticut, herein referred to as the GRANTEE, with WARRANTY COVENANTS

A certain parcel of land for all PARK, OPEN SPACE AND RECREATIONAL PURPOSES located in the Town of Ledyard, County of New London and State of Connecticut, being more particularly bounded and described as follows:

All that certain parcel of land shown as "Open Space", also known as 13 Applewood Drive, on a map entitled "Plan Showing Applewood Estates Resubdivision - Property of Applewood Estates LLC - Colonel Ledyard Highway - Ledyard, Connecticut - Scale: 1" = 40' - April 2004 - Revised September 16, 2004 - Sheet 3 of 11 - Dieter, Gardner & Meece, Inc. - Land Surveying," which map is filed as Map # 2289 with the Ledyard Town Clerk. Said open space area is more particularly bounded and described as follows:

Begin at a point on the northerly line of Applewood Drive, which point marks the southwesterly corner of the access strip of Lot 11 as shown on said map, and thence run N 51° 12' 00" E, along said access strip, a distance of 370.00' to a point; thence run N 31° 00' 27" E, along said access strip, a distance of 94.67' to a point; thence run S 65° 12' 13" E, along the southerly boundary of Lot 11 as shown on said map, a distance of 265.67' to a point marked by a drill hole at the southeasterly corner of Lot 11; thence run S 36° 18' 33" W, along land now or formerly of Nature Conservancy of Connecticut, Inc., a distance of 181.22' to a point marked by a drill hole; thence run S 37° 18' 48" W, along said Nature Conservancy land, a distance of 115.21' to a point marked by a drill hole; thence run S 29° 42' 10" W, along said Nature Conservancy land a distance of 10.06' to a point marked by a drill hole; thence run S 41° 39' 06" W, along said Nature Conservancy land, a distance of 37.73' to a point marked by a drill hole; thence run S 34° 44' 47" W, along said Nature Conservancy land, a distance of 51.36' to a point marked by a drill hole; thence run N 17° 34' 04" W, along the northeasterly boundary of Lot 15 as shown on said map, a distance of 315.40' to a point; thence run S 51° 12' 00" W, along the northwesterly boundary of Lot 15 as shown on said map, a distance of 309.82' to a point in the northerly line of Applewood Drive; thence along the northerly line of Applewood Drive, on the arc of a curve to the left having a radius of 325.00', a distance of 10.10' to the point and place of beginning.

Said Open Space parcel contains 74,060 s.f. or 1.70 acres.

Dated this 16th day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

Peter W. Hoops

By Peter R. Lampasona
Peter R. Lampasona
Duly Authorized Member

Karen Raymond
Witness

STATE OF CONNECTICUT

COUNTY OF NEW LONDON

ss: Groton May 16th, 2006

Personally appeared **PETER R. LAMPASONA**, a duly authorized Member of **APPLEWOODS ESTATES, LLC**, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of the Limited Liability Company, before me.



PETER W. HOOPS
Commissioner of the Superior Court

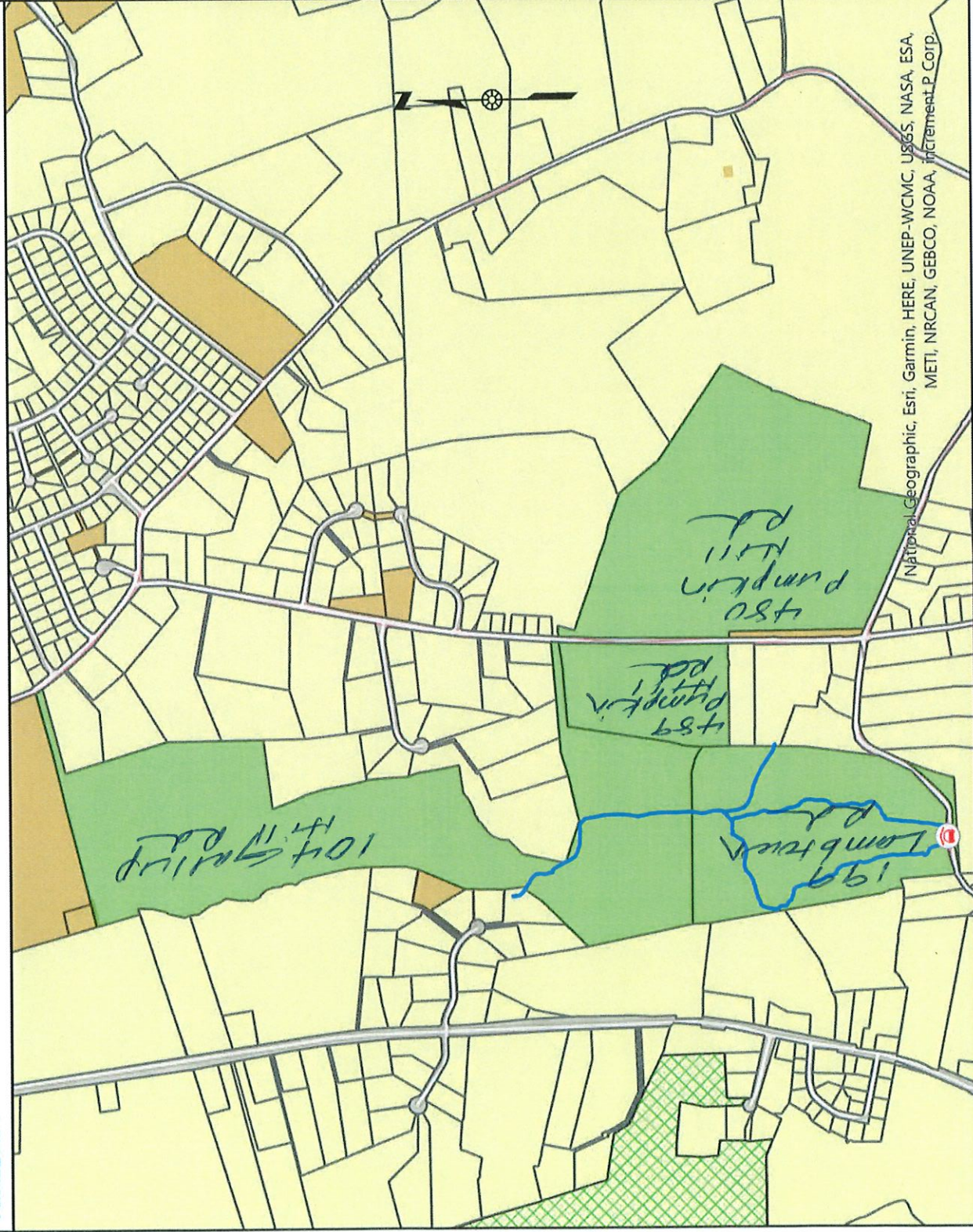
Grantee's mailing address: 850 Gold Star Highway, Groton, Connecticut 06340

HOOPS & JENSEN, LLC
attorneys at law



19A Thames Street,
Groton, CT 06340
Tel. (860) 445-3911
Or
Fax (860) 445-8919

JURIS No. 306839

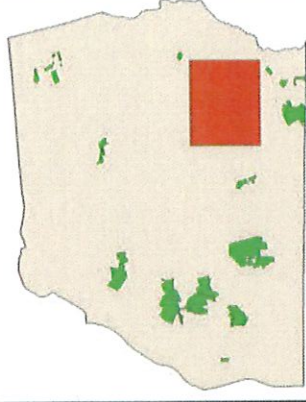


0 0.15 0.3 0.45 0.6 0.75 Miles

Copyright Avalonia Land Conservancy
Map Date - March 6, 2021

Parking addresses are for navigation use only. Some are private property near parking site. This map is intended for general guidance and recreational use of the property only. Data shown on this map may not be complete or current. Hikers do so at their own risk.

Ledyard



Legend

-  Avalonia Properties
-  Ledyard municipal property
-  Trail Blaze
-  Blue
-  Parking
-  Street

Notes

Avalonia Land Conservancy properties are open for public access. Dogs must remain on a leash at all times.

Do not disturb stone structures or remove plants or other artifacts from property.

Load free "ArcGIS Explorer" app and search for "Avalonia Online Map" to view our properties and follow trails interactively.

Pike Marshall Preserve



Town: Ledyard

Maintained Uses: walking, hiking, running, biking, horseback riding

Difficulty: moderate

Length: 4.0 +/- miles (blue blaze marked)

Type: point to point and loop

Surface: packed earth/dirt, bridle trails, old farm roads

Pets: permitted (dogs on leash)

Year Preserved: 1969

Acres: 272.05 (Pike Tract 159.97 acres, Hugh A Marshall Tract 100.00 acres, Mummert Tract 12.08)

Lat.: 41°24'49.4"N
Long.: 71°59'22.1"W

[MAP](#) [GET DIRECTIONS](#) [HIKE & SEEK](#)

Trails have been in existence upon acquisition by The Nature Conservancy of the first tracts in 1969 and accommodate walkers, bikers, runners and horseback riding. The main south to north trail is about 2 miles long and runs from the Lambtown Road pull-off parking area to the tennis courts on the Burton Tract. The trailhead is located on the north side of Lambtown Road (199) on the west tract of the Pike Preserve about .6 miles east of the Lambtown Road/Colonel Ledyard Highway intersection. The trail runs north through the Pike Preserve, the Hugh A. Marshall Preserve and the Burton Tract to a path behind the Ledyard High School tennis courts. The connector legs from Pike Marshall Preserve to the Burton Tract trails are not complete yet. The trail is blazed with (blue) markers. There are also overgrown unmarked trails on the east and west Pike Preserve tracts. Pets are permitted (dogs on leash).



TOWN OF LEDYARD
Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

September 15, 2025

Gary St. Vil, Chairman
Ledyard Town Council
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: C.G.S. 8-24 Referral – 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT –
Transfer of Town-Owned Open Space property to Avalonia Land Conservancy to be combined with the Avalonia “Pike Marshall Preserve”.

Dear Chairman St. Vil,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Town Council for a MOTION to transfer town-owned property located at 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT to the Avalonia Land Conservancy (“Avalonia”) to be combined with the Avalonia “Pike Marshall Preserve” and to remain open to the public for passive recreation and to be protected in perpetuity under Avalonia’s care. The following recommendation was made as a condition to said favorable approval: 1. The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia, and 2. Appropriate signage identifying the open space parcel shall be installed by Avalonia.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

Elizabeth J. Burdick

Director of Land Use & Planning

C: Roxanne Maher, Administrative Asst. to the Town Council
Dennis Main, President, Avalonia Land Conservancy
Marcelle Wood, Chairman, Ledyard Planning & Zoning Commission
Fred Allyn III, Mayor
Anna Wynn, Asst. to Director Land Use
Hannah Gienau, ZWBEO
File – Land Use Dept.

Roxanne Maher

From: Elizabeth Burdick
Sent: Tuesday, September 16, 2025 7:35 AM
To: Roxanne Maher
Cc: Fred Allyn, III
Subject: RE: CGS Section 8-24 - Transfer of 19 Avery Hill Road Ext. to Avalonia Land Conservancy

9/16/25 Good morning, Roxanne, I believe this is a “no (money) consideration” for this transfer, however, Avalonia will take over stewardship of the property and maintain any trails, wetlands crossings, etc. I hope this addresses your question. Thanks!

Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
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Located at 19 Avery Hill road Extension to Avalonia Land Conservancy to be combined with open space currently owned
by Avalonia Land Conservancy..

Do you know if Avalonia will be providing any payment to the town for the property, or whether this transfer would be for
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Thank you,
Roxanne

From: Elizabeth Burdick <planner@ledyardct.org>
Sent: Monday, September 15, 2025 4:52 PM
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Liz Burdick, Director of Land Use & Planning
Town of Ledyard
741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3215
Email: planner@ledyardct.org



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



Avalonia.org
info@Avalonialc.org



860.884.3500

BOARD OF DIRECTORS

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Elanah Sherman
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Maria Miranda Dear Mayor Allyn,
Assistant Secretary

Mark Hibbard Since 2005 the Town of Ledyard has transferred over 20 parcels of open space to Avalonia
Treasurer Land Conservancy, Inc. with tremendous success as a collaborative undertaking resulting
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Peter Gauthier
Assistant Treasurer Currently two additional parcels are under consideration. Avalonia would respectfully
request that the Ledyard Town Council approve a Town Meeting consideration of the
Directors at Large transfer of 13 Applewood Drive as an open space abutting parcel to the Pike Marshall

Richard Conant Preserve and 19 Avery Hill Road Extension as an addition to the abutting pending transfer
Scott Dawley of 173-175 Stoddards Wharf Road to Avalonia.

Christopher Houlihan

Sharon Lynch

Elizabeth Sorensen

Thank you for your consideration,

STAFF

Director of Stewardship
Tobias Glaza

Director of Philanthropy
Christopher Kepple

Dennis S. Main, President

Avalonia Land Conservancy, Inc.

Office Manager
Mary Anne Sherman

Administrator
Ukiah Pastor



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. Your contribution is tax deductible to the extent allowed by law. No goods or services were provided in exchange for your financial donation. Please keep this written acknowledgment of your donation for your tax records.

Roxanne Maher

From: H James Harwood <h.james.harwood@gmail.com>
Sent: Wednesday, October 15, 2025 10:41 AM
To: Roxanne Maher
Subject: Support letters for transfer of Kettle Hole and 13 Applewood Drive to Avalonia
Attachments: support letter for transfer of Kettle Hole to Avalonia 10-14-25.pdf; support letter for transfer of open space at 13 Applewood Drive to Avalonia 10-14-25 - Copy.pdf

Hey Roxanne,

At the meeting on September 11th, Planning and Zoning approved motions to issue FAVORABLE REPORTS to the Town Council for the transfer of the Kettle Hole at 19 Avery Road Ext and for the transfer of the town-owned open space property at 13 Applewood Drive to Avalonia. At that time, the Planning and Zoning Commission discussed having the Conservation Commission send letters of support for the transfers to the Town Council.

At our regular meeting last night, the Conservation Commission approved drafts of two letters, one for the Kettle Hole property and one for the 13 Applewood Drive open space property, attesting and reaffirming our support for the transfer of these two properties to Avalonia. PDFs of the two letters are attached.

Let me know if submitting these as PDFs is satisfactory or if you need us to submit hard copies of the letters.

Thanks Roxanne !

Cheers,

Jim

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the 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 DDJIM LLC at 173 Stoddards Wharf Road & 75 Stoddards Wharf Road to be transferred to Avalonia, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 2025, serves to attest and reaffirm the support of the Conservation Commission for the transfer of Town-Owned Open Space Property at 13 Applewood Drive to Avalonia Land Conservancy to be combined with its existing Pike Marshall Preserve, for which a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 was approved and submitted to the Ledyard Town Council by the Ledyard Planning and Zoning Commission at their regular meeting of September 11th, 2025.

Sincerely,

Ledyard Conservation Commission