



INFORMATIONAL FORUM
MAY 14, 2007
LAND EXCHANGE/PROPERTY TRANSFER
INDIANTOWN PARK/CLARK FARM

Frequently Asked Questions and Answers:

Q: What does this proposed “land swap” involve?

A: The Town of Ledyard owns a 76.8 acre parcel located at 119 Indiantown Road, Ledyard and the Mashantucket Tribe owns 102.1 acres (former Clark Farm) located at 1025 Col. Ledyard Hwy, Ledyard.

Q: What are the “terms” of the proposed swap?

A: The “trade” is proposed to be an “even swap” of the 2 parcels.

Q: Why should the Town of Ledyard seek to own the former Clark Farm?

A: Ownership of the Clark Farm property will provide valuable options within the long term planning for our Town.

Q: Did this proposed “swap” just come up?

A: No, in 2003 the Town’s Plan of Conservation & Development identified the property both in terms of short and mid range objectives as being of strategic importance for several reasons.

Q: What are those reasons?

A: The Town has educational, recreational, economic needs, as well as protection of natural resources well into the future.

Q: Is there a plan now for “use” of the Clark Farm?

A: No. The plan is to first acquire the superior asset that can be used to meet future demands and place the Town in a position to meet economic development, conservation and facility needs. The future utilization should be carefully considered before establishing any “plans”.

- Q:** Why would relinquishing the ownership of the land on Indiantown Road not have negative effects?
- A:** The Indiantown Road property was purchased in 1960 without specific limitations but was used for recreation until the mid 1970's. It proved to not be suitable and recreational use was terminated about 1978. It can not be effectively used to meet facility needs. It has very little potential to our Town.
- Q:** If the Clark Farm is such a "superior asset" why would the Mashantucket Tribe be willing to engage in the "swap"?
- A:** The land on Indiantown Road is adjacent to, but not within, the boundaries of the Tribal Reservation. That physical location seems to be the prime motivator of their interest in "swapping".
- Q:** Has the Town investigated the Clark Farm to determine presence of any environmental hazards?
- A:** Yes. Terms of the Land Contracts give both sides the opportunity to investigate, and if hazards are discovered, to terminate the Agreement. A Phase I Environmental review of the Clark Farm is being conducted and expected to be completed soon.
- Q:** When was the land on Indiantown Road purchased and for what purpose?
- A:** The Town obtained the land by vote of the Town Meeting and a Warranty Deed in June of 1960. No specific purposes were detailed in the transaction.
- Q:** Were funds from the State of Ct or Federal Government involved in the purchase?
- A:** No, only local funds were used in the amount of \$3,250.
- Q:** How will the "swap" affect local tax revenue?
- A:** The present property taxes being paid on the Clark Farm are approximately \$8,900. Ledyard would forgo those taxes and receive approximately \$7,100 on the land transferred to the Mashantucket Tribe.
- Q:** Why has this proposed "land swap" been placed on the May 22nd Referendum with the Annual Budget?
- A:** This transaction is considered to be very important to Ledyard in the process of Planning for the future. The Referendum Tuesday May 22nd affords the best opportunity for the maximum number of residents to participate in the decision.

Please exercise your right and responsibility to participate in the Budget decision, advisory questions, and "land swap" by voting on May 22nd!