

TOWN OF LEDYARD CONNECTICUT

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

Town Council ~ AGENDA ~

Special Town Meeting- Transfer Town-Owned Property to Avalonia Land Conservancy

Wednesday, November 12, 2025

6:30 PM

Town Hall Council Chambers

In-Person: Council Chambers Town Hall Annex

Remote: Information noted below:

Please Join the meeting from your Computer, Smart Phone, or Tablet:

at: https://us06web.zoom.us/launch/edl?muid=b0fb7055-9cf6-43db-a31f-5800ee80d449 or by audio only dial: +1 646 558 8656 Meeting ID: 834 3780 6119; Passcode: 195092

Moderator's Guide

I. Call To Order

(by Town Council Chairman)

- II. Call for Nominations for Moderator by Town Council Chairman
- **III.** Election of Moderator

IV. Call of the Meeting

MOTION NOTICE OF SPECIAL TOWN MEETING - TOWN OF LEDYARD-NOVEMBER 12, 2025 at 6:30 p.m. - Transfer Town-Owned to Avalonia Land Conservancy."..

Attachments: SP.T-MTG-2025-11-12-TRANSFER 13 APPLEWOOD DRIVE & 19

AVERY HILL RD EXT-TO AVALONIA-LEGAL NOTICE-WEB PAGE

CGS8-24Referral -19Avery Hill Rd Ext

<u>TransAvaloniaLandConserv-WAttachments-2025-09-10</u> PLANNING & zONING -8-24Referral- 19Avery HillRdExt.

LandTransferToAvalonia NODTC-2025-09-15

CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv

WAttachments-2025-09-08

PLANNING & ZONING 8-24Referral 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

<u>Harwood-Conservation Commission Support Transfer of 13 Applewood</u>

& 19 Avery Hill Road Extention to Avalonia Land

Conservancy-2025-10-15

V. Moderator calls for Motion and Second to:

QUESTION #1:

- (1) "Shall the Town of Ledyard 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?".

QUESTION #2:

- (2) Shall the Town of Ledyard 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?".

VI. Presentation of the Transfer of Properties

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

 $\underline{Trans Avalonia Land Conserv-WAttachments-2025-09-10}$

PLANNING & zONING -8-24Referral- 19Avery HillRdExt.

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

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Attachments: CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv

WAttachments-2025-09-08

PLANNING & ZONING 8-24Referral 13 Applewood Dr

LandTransferToAvalonia NODTC-2025-09-15

PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER

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Conservancy-2025-10-15

VII. Moderator Calls for Public Comment

(Speaker should keep Comments to 2-3 or less)

VIII. Discussion concluded, Moderator calls for a vote on the Questions:

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IX. 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.