



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Town Meeting ~ AGENDA ~

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

Wednesday, November 12, 2025

**Council Chambers, Town Hall Annex
Building**

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**

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Moderator's Guide

- I. Call To Order**
- 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
EVERY HILL RD EXT-TO AVALONIA-LEGAL NOTICE-WEB PAGE](#)
[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 8-24Referral 13 Applewood Dr](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)
[PROPERTIES -NO CONSIDERATION](#)
[Avalonia Land Conservancy ltr-Request 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 Extension to Avalonia Land](#)
[Conservancy-2025-10-15](#)

V. Moderator calls for Motion and Second to:

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](#)
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)
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[Avalonia Land Conservancy ltr-Request 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 Extension 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](#)

[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)
[PROPERTIES -NO CONSIDERATION](#)

[Avalonia Land Conservancy ltr-Request Transfer- Open Space Parcels-13](#)
[Applewood Drive - 129 Avery Hill Road Ext-2025-10-07](#)
[Harwood-Conservation Commission Support Transfer of 13 Applewood](#)
[& 19 Avery Hill Road Extension to Avalonia Land](#)
[Conservancy-2025-10-15](#)

VII. Moderator Calls for Public Comment

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

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?".

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.