



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Town Meeting Meeting Minutes

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?uid=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

Town Council Chairman Gary St. Vil called the meeting to order at 6:30 p.m.

There were 14 people in attendance and 2 remote attendees.

II. Call for Nominations for Moderator by Town Council Chairman

The Chairman called for nominations for Moderator. Tony Saccone, 29 Richard Road, nominated Kevin Dombrowski, 139 Meeting House Lane. Seconded by Mike Cherry, 5 Whippoorwill Drive.

Ms. April Brunelle, 9 Highland Drive, then moved to close nominations, seconded by Carmen Garcia-Irizarry, 58 Eagle Ridge Drive.

III. Election of Moderator

Those voting in favor of Mr. Dombrowski as Moderator: All present. Opposed: None.

IV. Call of the Meeting

Moderator Dombrowski asked for the Call of the Meeting to be read.

Roxanne Maher so read the Call of the meeting.

NOTICE OF SPECIAL TOWN MEETING

TOWN OF LEDYARD
November 12, 2025

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of Ledyard, Connecticut, will be held in a Hybrid Format (In-Person and Video Conference) at the Ledyard Town Hall Annex Building, Council Chambers, 741 Colonel Ledyard Highway in Ledyard, Connecticut, on the 12th day, November, 2025 at 6:30 p.m. for the following purpose:

To consider, discuss and vote upon the following:

- (1) "SHALL THE TOWN OF LEDYARD TRANSFER TOWN-OWNED PROPERTY LOCATED AT 19 AVERY HILL ROAD EXTENTION, 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) 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.

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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 Special Town Meeting 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

Please join the video conference meeting from your computer, tablet, or smartphone 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

At this Special Town Meeting interested persons may appear and be heard and written Communications will be accepted at towncouncil@ledyardct.org
[<mailto:towncouncil@ledyardct.org>](mailto:towncouncil@ledyardct.org).

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

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

RETURN OF PUBLICATION AND POSTING OF NOTICE

*I, Gary St. Vil, chairman of the Ledyard Town Council, do hereby certify that I caused a copy of notice of Hybrid Format (In-Person and Video Conference) Special Town Meeting to be held Wednesday, November 12, 2025 at 6:30 p.m., to be legally posted in the office of the Town Clerk and that I caused a copy of said notice to be published in **The Day**, a newspaper having a circulation in the Town of Ledyard, in its issue of Monday, November 3, 2025.*

*s/Gary St. Vil, Chairman
Ledyard Town Council*

*Dated at Ledyard, Connecticut
This 13th day of November 2025*

Attest:
PATRICIA A. RILEY, MCTC, CMC
Town Clerk

MOTION NOTICE OF SPECIAL TOWN MEETING - TOWN OF LEDYARD- NOVEMBER

12, 2025 at 6:30 p.m. - Transfer Town-Owned to Avalonia Land Conservancy.”..

V. Moderator calls for Motion and Second to:

Moderator Dombrowski then proceeded with a call for a motion to put the question.

Mr. Kevin Dombrowski moved, seconded by Carmen Garcia-Irizarry, 58 Eagle Ridge Drive, that the Town votes upon the following:

- (1) SHALL THE TOWN OF LEDYARD TRANSFER TOWN-OWNED PROPERTY LOCATED AT 19 AVERY HILL ROAD EXTENTION, 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 DDJM, 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) 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

A brief overview of the presentation was given by Liz Burdick, Town Planner.

Ms. Burdick stated that she agreed with Mr. Mike Cherry's comments given at the public hearing.

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

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

VII. Moderator Calls for Public Comment

Moderator Dombrowski then issued a call for Public Comment.

Mr. Mike Cherry, 5 Whippoorwill Drive, commented that there was a nice article in The Day newspaper regarding Founder's Preserve. He also stated that he strongly supports tonight's transfer

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

Moderator Dombrowski called for a vote on each question separately.

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?".

Those voting in favor of: All Opposed: None Motion Carries

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?”.

Those voting in favor of: All Opposed: None Motion Carries

IX. Adjournment

Town Council Chair, Kevin Dombrowski moved that the meeting be adjourned.

The Special Town Meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Patricia A. Riley, MCTC, CCM
Ledyard Town Clerk

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.