

## 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

Harwood-Conservation Commission Support Transfer of 13 Applewood

& 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

<u>TransAvaloniaLandConserv-WAttachments-2025-09-10</u>

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

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

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

#### 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:

#### 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:
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- 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?".

#### Ouestion #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:
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- 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.



#### TOWN OF LEDYARD

741 Colonel Ledyard Highway Ledyard, CT 06339-1511

File #: 25-2563 Agenda Date: 11/12/2025 Agenda #:

#### LAND USE

#### **Land Transfer:**

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

#### **Legal Notice:**

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 12<sup>th</sup> 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 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) 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

File #: 25-2563 Agenda Date: 11/12/2025 Agenda #:

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 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: <a href="https://us06web.zoom.us/launch/edl?muid=b0fb7055-9cf6-43db-a31f-5800ee80d449">https://us06web.zoom.us/launch/edl?muid=b0fb7055-9cf6-43db-a31f-5800ee80d449</a>

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 <a href="mailto:towncouncil@ledyardct.org">towncouncil@ledyardct.org</a>.

Dated at Ledyard, Connecticut this 23<sup>th</sup> day of October.

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

Please Publish on Monday, November 3, 2025

#### **Background:**

In accordance with Chapter VII, Section 9 of the Town Charter ".....any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.

File #: 25-2563 Agenda Date: 11/12/2025 Agenda #:

#### **SECTION 9. FINANCIAL POWERS**

Any appropriation in excess of the limitations in Section 9 above shall become effective only after it has been approved by resolution of the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting.

Any resolution making a non-budgeted appropriation of more than one (1) percent of the current tax levy, but less than five (5) percent for any purpose, any resolution authorizing the issuance of bonds or notes or other borrowing of less than five (5) percent of the current tax levy, except notes in anticipation of taxes to be paid within the fiscal year in which issued, and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.

The Town Meeting shall not act upon any proposal for the sale or purchase of real estate or any interest therein, or the issuance of bonds or other borrowing, except upon the recommendation of the Town Council; nor act upon any appropriation which has not been acted upon by the Town Council, unless the same shall have been before the Town Council for sixty (60) days without action.

No Town Meeting shall increase the amount of any bond issue or appropriation above the amount recommended by the Town Council, or make any appropriation not recommended by the Town Council.

#### **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.

**File #:** 25-2563 **Agenda Date:** 11/12/2025 **Agenda #:** 

• Director of Planning & Zoning Elizabeth Burdick Memo dated September 15, 2025.

#### **Land Use Director/Town Planner:**

(type text here)



## TOWN OF LEDYARD CONNECTICUT 7

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.

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

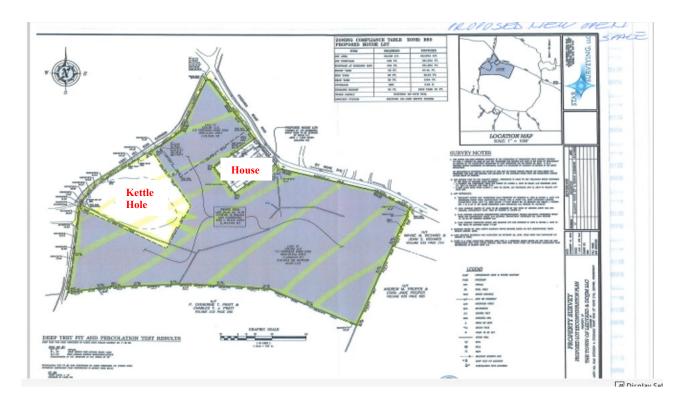
#### **Background:**

#### 19 Avery Hill Road

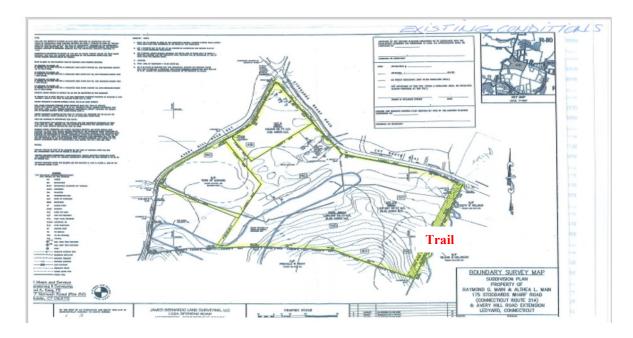
19 Avery Hill Road Extension is 4.978. acres; known as the "Kettle Hole". The Property was donated to the Town of Ledyard by Mr.& Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently 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, Avalona 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 DDJJM, LLC., to Avalonia, into one large open space piece. The House within this area would remain as a private property.



Avalonia Land Conservancy would provide a trail all along the front of the property; and would also provide an easement to the town across the front of 175 Stoddards Wharf Road to connect to the existing trail for passive recreation. Avalonia Land Conservancy recently received approval from the Inland Wetland and Water Courses to construct a raised trail structure at the northeast corner, where it goes across to the Pfizer property.



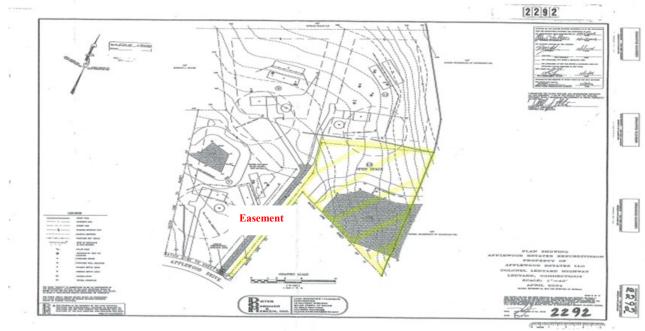
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In accordance with Connecticut General State Statutes the Planning& Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

#### 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.

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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.

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### 19 Avery Hill Rd Ext., Et Al

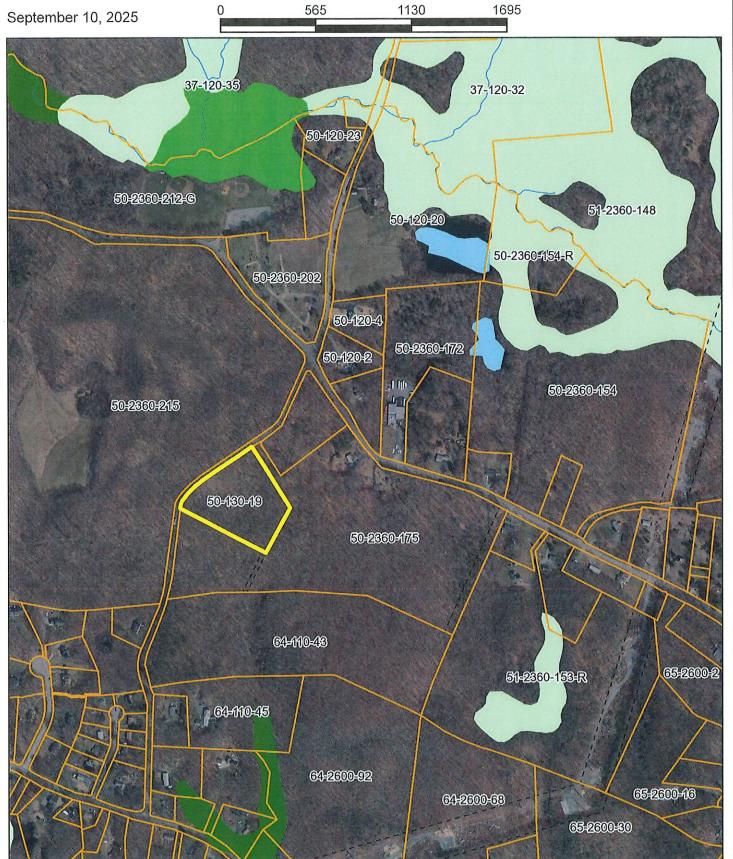
Ledyard, CT

1 inch = 565 Feet



www.cai-tech.com

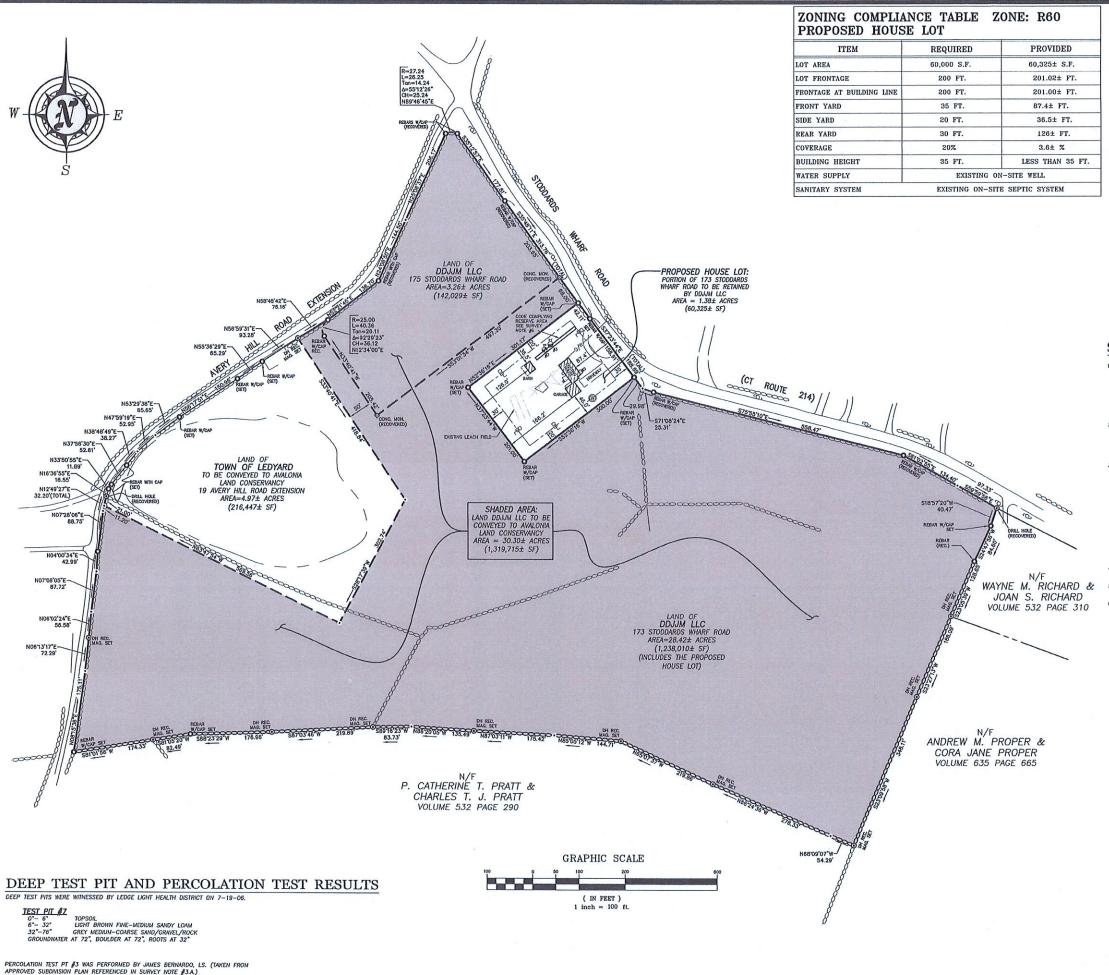
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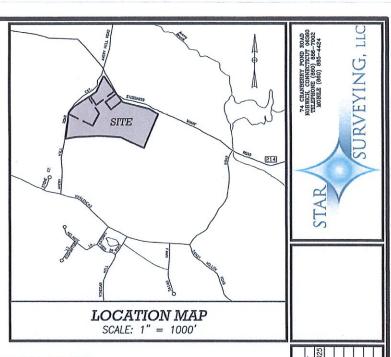


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

6072 LEDYARD, CT	Assessed 70,350	100,500 100,500 100,500	Land Value 75,200 23,600 1,700
12/19/2024 2:16 6072 LEDYARD,	Code 21	UMMARY  11  STORY Purpost/Result Reval Review Measur+Listed	Letter Sent no response
Assessed 6072 70,350  LEDYARD, CT 70,350	MENTS (HISTORY) Assessed V Year 70,350 2021 70,350	AALUES HANGE HI IS Cd 15	
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1 LOCATION Recreation	SALE PRICE VC 0		ALUATION SECTION Cond. Nbhd. Nbhd. 1.00 0050 1.00 0.80 0050 1.00
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Ccount #  To  Z Above B Ledge B Ledge Alt Prol II Sub-div Dev.Lot Survey# Elderly Census	<b>8</b> 00	Name Description	Zone Land Type R60 R60 R60 R60 R70
3339	NERSHIP	Nobrd Name Type Description	n Zone 0 R60 4 R60 1 Total Card
	RECORD OF OWNERSHIP	sue Date	Description Municipal M94 Municipal M94
CURRENT COURCE LEDYARD GLACIAL PARK 741 COLONEL LEDYARD CT	I TOWN OF LEDYARD	Nbhd 0040 GLACIER PARK SMALL POND Permit Id 183	B Use Code 11 9030 11 9030 11

	5		
	No Sketch		
CONSTRUCTION DETAIL (CONTINUED)	Adjusted Base Rate Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Conditi	Dep % Ovr Comment  Misc Imp Ovr Comment  Misc Imp Ovr Comment  Cost to Cure Ovr  Cos	BUILDING SUB-AREA SUMMARY SECTION  Living Area Floor Area Eff Area Unit Cost Undeprec Value
Code Mu	B A A B D A R D E R A C		<u> </u>





#### **SURVEY NOTES**

- 2. FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF LEDVARD LAND RECORDS:

  A PROBLET TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DOJUM, LLC RECORDED JUNE

  27, 2012 IN VOLUME 499 PAGE 273.

  A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DOJUM, LLC RECORDED JUJY 8, 2010 IN VOLUME 477 PAGE 503.

- A "BOUNDARY SURVEY MAP SUBDIMISION PLAN PROPERTY OF RAYMOND G, MAIN & ALTHEA L. MAIN 175 STODDARDS WHARE ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDIARD, CONNECTICUT DATE: JULY 14, 2006 SCALE: 1"=100" ORWIN BY: JB DEANING NO: OBJAINS 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

### **LEGEND**

CONNECTICUT LIGHT & POWER COMPANY

PAVEMENT TYPICAL

DRILL HOLE

SQUARE FEET

MAGNETIC NAIL

MORE OR LESS

DEEP TEST PIT LOCATION

PERCOLATION TEST LOCATION

PROPERTY SURVEY SEED LOT RECONFIGURATION क्ष ARD OF OFTOWN THE

NAME AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE ATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20—3008—1 THROUGH 20—3008—20, "IMMINUM AROS FOR SURVEYS AND LAMPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ATION OF LAUD SURVEYORS, NO. THE TIPE OF SURVEY IS A PERMETER SURVEY, THE BOUNDAY IMMATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO \$-2. ENCE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS: <u>th regards to parcel #1;</u> E volume 19 at page 176 for a warrantee deed dated october 23, 1950 regarding record Le to this parcel. TH REGARDS TO PARCEL #2: E VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE THIS PARCE TH REGARDS TO PARCEL <u>43:</u> E VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE I THIS PARCEL TH RECARDS TO PARCEL 44: E VOLUME 19 AT PAGE 573 FOR A WARRANTEE DEED DATED JANUARY 24, 1955 REGARDING RECO ILE TO THIS PARCEL. SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G, MAIN & ALTHEA L. MAIN IN THE OF LEDYARD SCALE 1"=20". AC ACRES BITUMINOUS

2 Maps and Surveys ineering \$ Surveying nd A. King, PE 7 Norwich Road (Rte 82) kdale, CT 06370



SUBDIVISIO NOTES: APPROVED BY THE LEDYARD PLANNING COMMISSION AS TO COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND, ALL IMPROVEMENTS SHALL BE COMPLETED BY R-80 PURSI ANT TO SECTION 8-25(B) OF THE CONNECTICUT GENERAL STATUTES PASSIVE SOLAR ENERGY TECH IQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. CHAIRMAN OR SECRETARY 5. TOTAL AREA OF SUBDIVISION = 31.68 ACRES M/L. APPLICATION # 6. NO J/EN SPACE IS PROPOSED FOR THIS APPLICATION; HOWEVER THE PROPERTY OWNER PROF. ISES TO DEDICATE A PERFETUAL OPEN SPACE <u>EASSMENT</u> CORRIDOR NOT LESS THAN 50' IN WITH ACROSS THE SOUTHEASTERLY EVOLUDIARY OF THE PROPERTY AS SHOWN. NO PERMIT NECESSARY. (NOT WITHIN REGULATED AREA.) NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.) KEY MAP ZONING & WETLANDS OFFICER SCALE: 1"=1000" EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING COMMISSION ON LOT 5 AREA= CHAIRMAN OR SECRETARY 142,028 SQ FT M/L AfB 1224,500 TOWN OF LEDYARD VOLUME 130 PAGE 423 (GLACIER PARK) CrC N 03' 3'23' E -SCOTT M WILLIAMS 1,237,997 SQ FT M/L 28.42 ACRES M/L 1,380,029 SQ FT M/L N 05'07'47" E -51.55' SOIL PHASE BOUNDARY TYP - APPROXIMATE LOCATION OF INLAND WETLANDS AS SHOWN ON MAP REFERENCE 2 N SSSTAR HrC WILLIAM B MELANSON PRISCILLA W PRATT VALUME 124 PAGE 255 BOUNDARY SURVEY MAP SUBDIVISION PLAN PROPERTY OF RAYMOND G. MAIN & ALTHEA L. MAIN 175 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LAND SURVEYING, LLC 102A SPITHEAD ROAD

GRAPHIC SCALE

10/09/07 NO REVISIONS TO THIS SHEET
7/19/07 SUBDIVISION NOTE 4 REMOVED

LEDYARD, CONNECTICUT

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.



#### 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.

M:\BOARDS AND COMMISSIONS\PLANNING & Zoning Commission\APPLICATIONS BEFORE THE PZC\2025 PZC APPLICATIONS\CGS8-24\CGS8-24Referral 13ApplewoodDrive TransAvaloniaLandConserv 090825.docx

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

CAI Technologies
Precision Mapping Geospatial Solutions

Ledyard, CT

1 inch = 565 Feet

www.cai-tech.com



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.

#### 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 & Mercen, 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 \$ 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 16 day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

HOOPS & JENSEN, LLC attorneys at law

19A Thames Street, Groton, CT 063+0 Tel. (860) ++5-8911 Or Fax (860) ++5-8919 JURIS No. 306839 Peter W. Hoops

Kalvn Ray onuse Witness

Peter R. Lampasona Duly Authorized Member

Page 1 of 2

STATE OF CONNECTICUT

ss: Groton

May 16 - 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

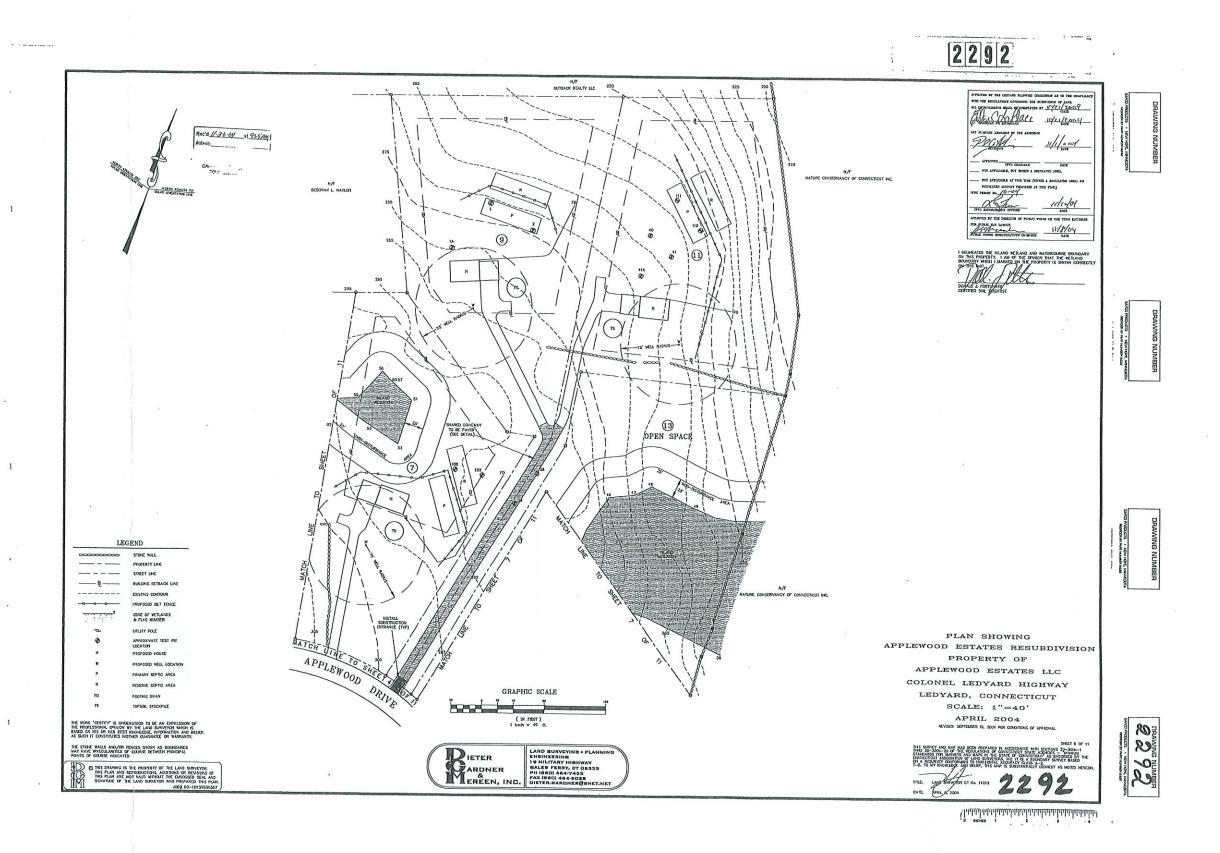
Commissioner of the Superior Court

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

HOOPS & JENSEN, LLC attorneys at law

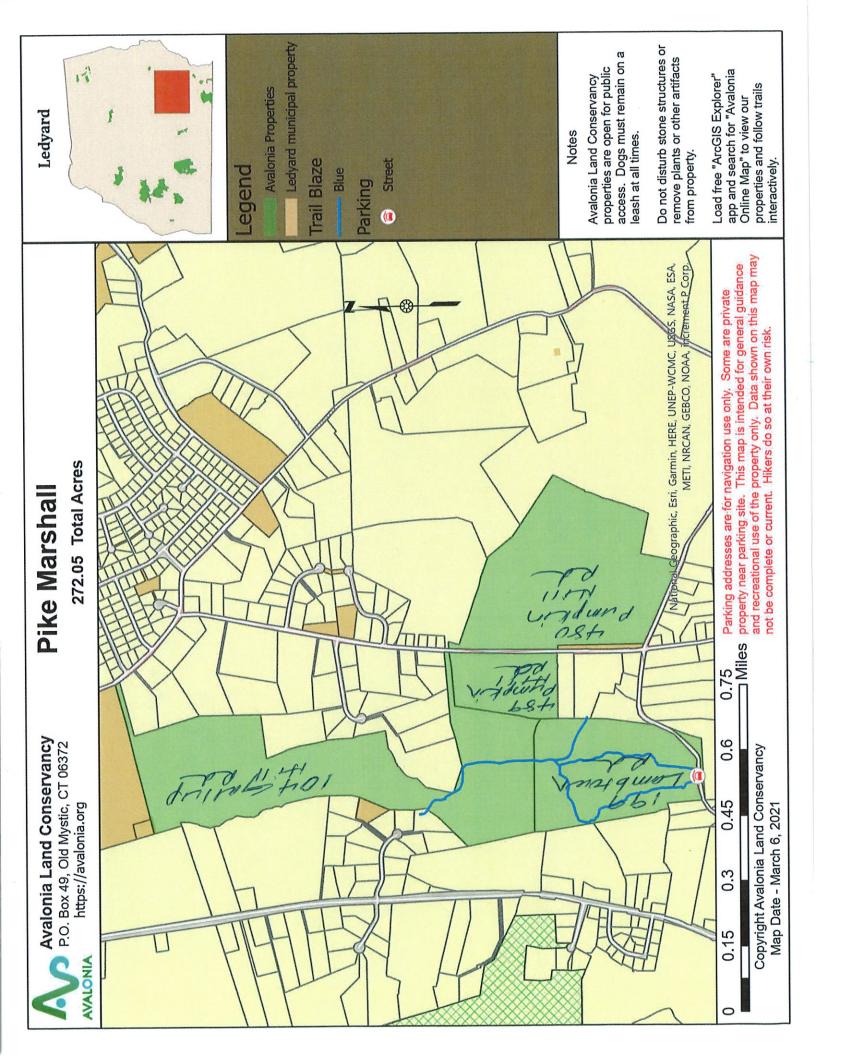


19A Thames Street, Groton, CT 063+0 Tel. (860) 4+5-8911 Or Fax (860) 4+5-8919 JURIS No. 306839



Book2004/Page2292 CFN#2004005064

Page 1 of 1



# 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,

Elízabeth J. Burdíck

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: <u>planner@ledyardct.org</u>

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 cplanner@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 <<u>land.use.asst@ledyardct.org</u>>; Hannah Gienau <<u>zoning.official@ledyardct.org</u>>; 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** 

Dennis S. Main, President

Director of Philanthropy

Christopher Kepple Avalonia Land Conservancy, Inc.

Office Manager Mary Anne Sherman

> Administrator **Ukiah Pastor**



#### **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 14<sup>th</sup> 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 11<sup>th</sup>, 2025.

Sincerely,

**Ledyard Conservation Commission** 

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14<sup>th</sup> 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 11<sup>th</sup>, 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, Avalona 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 DDJJM, LLC., to Avalonia, into one large open space piece. The House within this area would remain as a private property.



Avalonia Land Conservancy would provide a trail all along the front of the property; and would also provide an easement to the town across the front of 175 Stoddards Wharf Road to connect to the existing trail for passive recreation. Avalonia Land Conservancy recently received approval from the Inland Wetland and Water Courses to construct a raised trail structure at the northeast corner, where it goes across to the Pfizer 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.

File #: 25-2560 Agenda Date: 11/12/2025 Agenda #:

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)



## 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.

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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 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 <a href="https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1">https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1</a> 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 <a href="mailto:towncouncil@ledyardct.org">towncouncil@ledyardct.org</a>.

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

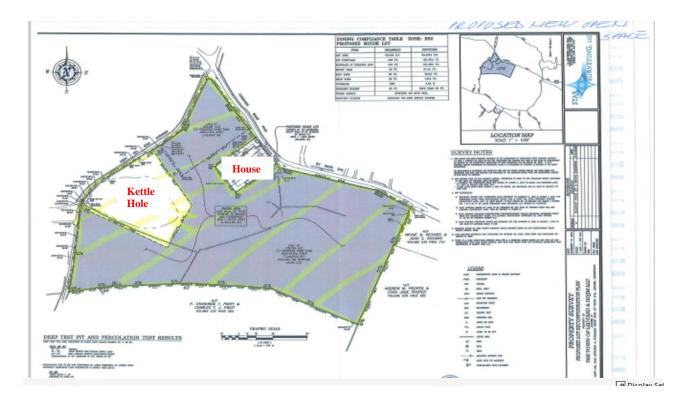
#### **Background:**

#### 19 Avery Hill Road

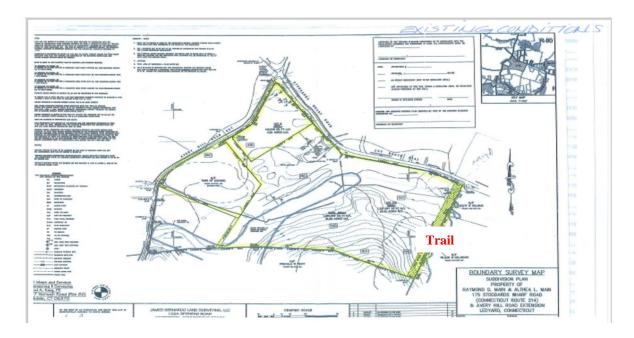
19 Avery Hill Road Extension is 4.978. acres; known as the "Kettle Hole". The Property was donated to the Town of Ledyard by Mr.& Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently 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, Avalona 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 DDJJM, LLC., to Avalonia, into one large open space piece. The House within this area would remain as a private property.



Avalonia Land Conservancy would provide a trail all along the front of the property; and would also provide an easement to the town across the front of 175 Stoddards Wharf Road to connect to the existing trail for passive recreation. Avalonia Land Conservancy recently received approval from the Inland Wetland and Water Courses to construct a raised trail structure at the northeast corner, where it goes across to the Pfizer property.



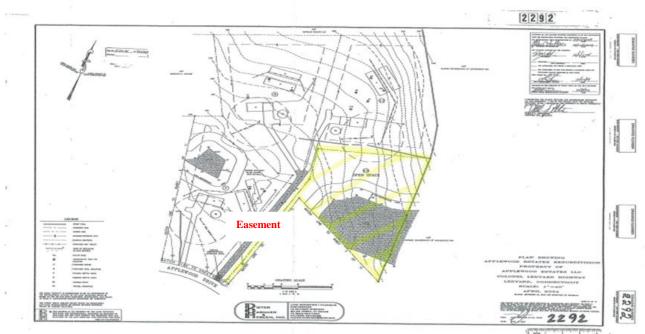
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In accordance with Connecticut General State Statutes the Planning& Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

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.

2







## 19 Avery Hill Rd Ext., Et Al

Ledyard, CT

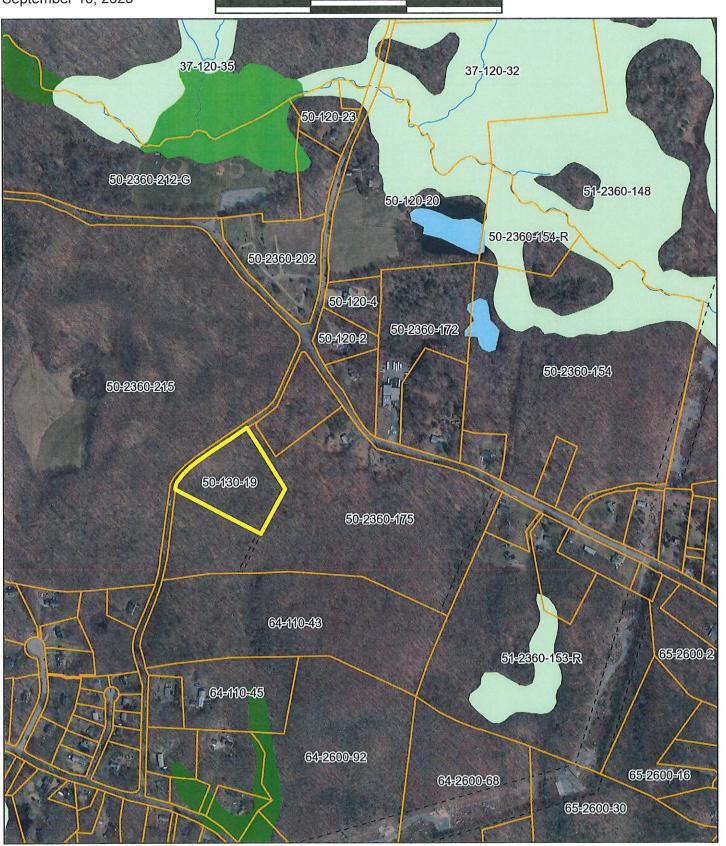
1 inch = 565 Feet

CAI Technologies

September 10, 2025



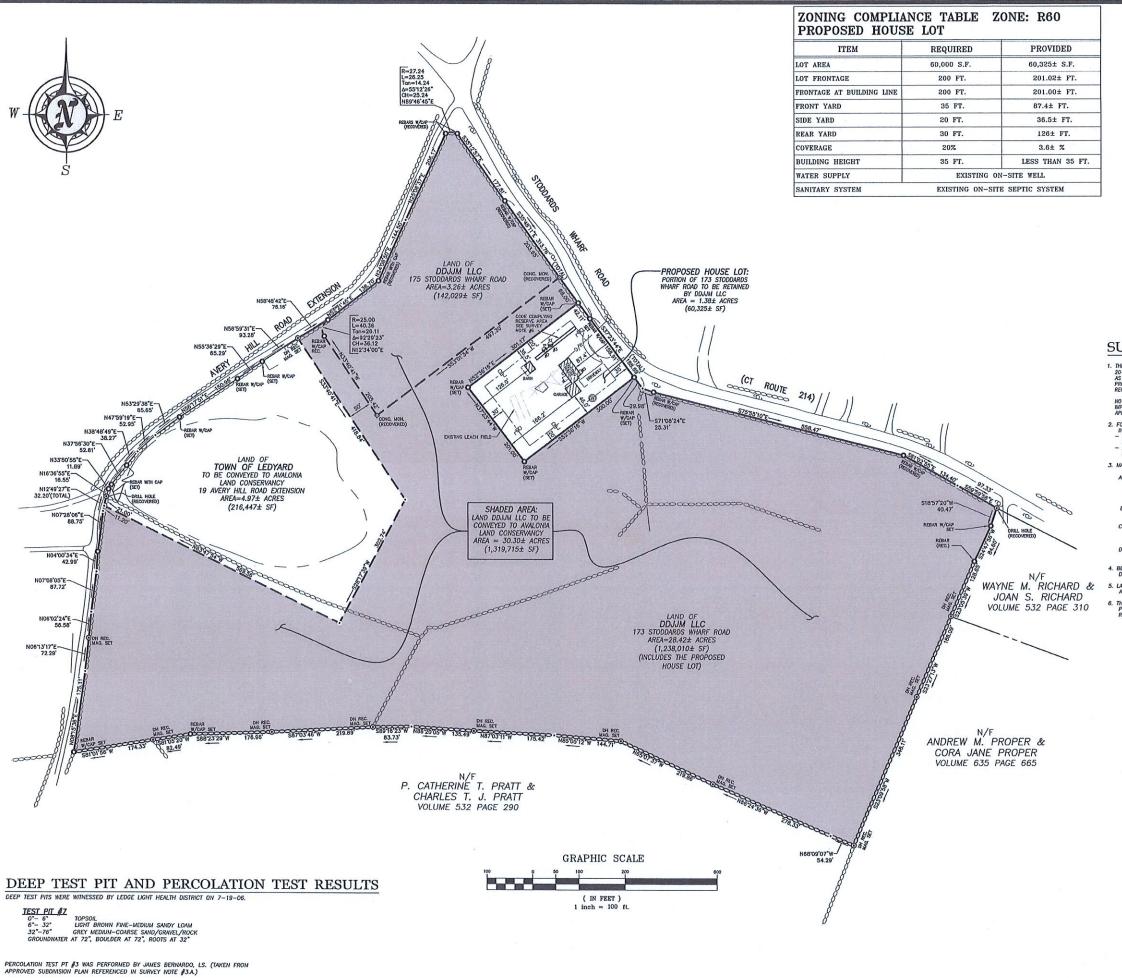
www.cai-tech.com

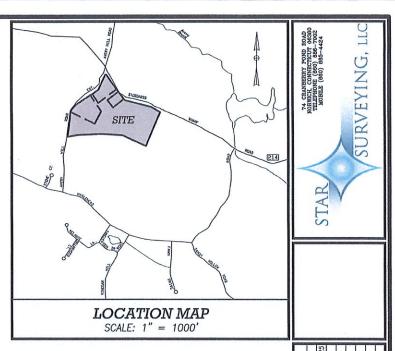


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

State Use 9030 Print Date 12/19/2024 2:18:07 P  985ed	Assessed 70,350 70,350 70,350	100,500	100,500	Reval Review Measur+Listed Measur+Listed	Land Value 75,200 23,600 1,700
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Prop Visic ITO GLA 741	5	Year	SM	J.	8

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#### **SURVEY NOTES**

- 2. FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF LEDVARD LAND RECORDS:

  A PROBLET TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DOJUM, LLC RECORDED JUNE

  27, 2012 IN VOLUME 499 PAGE 273.

  A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DOJUM, LLC RECORDED JUJY 8, 2010 IN VOLUME 477 PAGE 503.

- A "BOUNDARY SURVEY MAP SUBDIMISION PLAN PROPERTY OF RAYMOND G, MAIN & ALTHEA L. MAIN 175 STODDARDS WHARE ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDIARD, CONNECTICUT DATE: JULY 14, 2006 SCALE: 1"=100" ORWIN BY: JB DEANING NO: OBJAINS 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

#### **LEGEND**

CONNECTICUT LIGHT & POWER COMPANY

PAVEMENT TYPICAL

DRILL HOLE

SQUARE FEET

MAGNETIC NAIL

MORE OR LESS

DEEP TEST PIT LOCATION

PERCOLATION TEST LOCATION

PROPERTY SURVEY SEED LOT RECONFIGURATION

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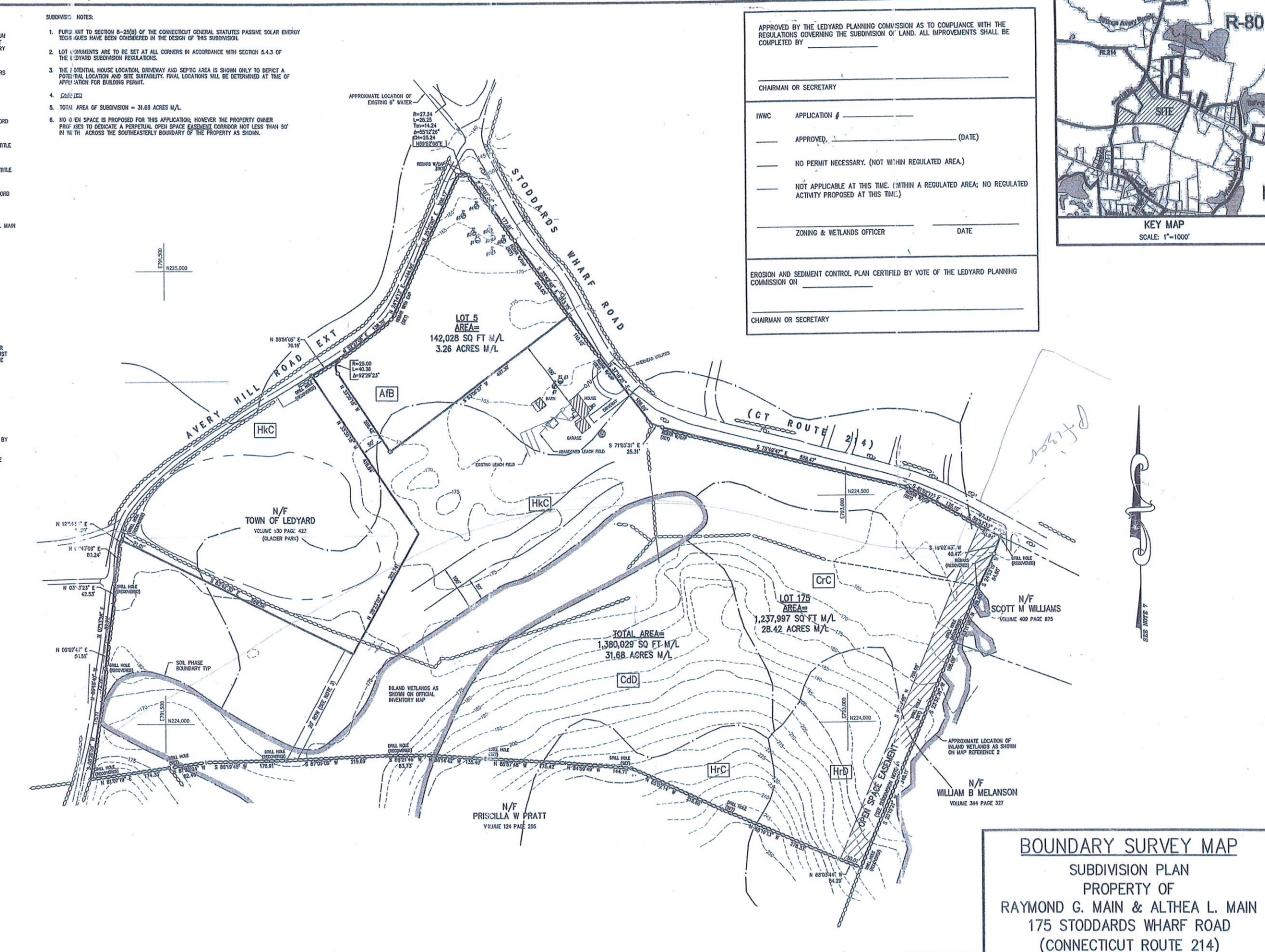
NAME AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE ATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20—3008—1 THROUGH 20—3008—20, "IMMINUM AROS FOR SURVEYS AND LAMPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ATIONS OF LAUD SURVEYORS, NO. THE TIPE OF SURVEY IS A PERMETER SURVEY, THE BOUNDAY IMMATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO \$-2. ENCE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS: <u>th regards to parcel #1;</u> E volume 19 at page 176 for a warrantee deed dated october 23, 1950 regarding record Le to this parcel. TH REGARDS TO PARCEL #2: E VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE THIS PARCE TH REGARDS TO PARCEL <u>43:</u> E VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE I THIS PARCEL th regards to parce, 44; E volume 19 at page 573 for a warrantee deed dated January 24, 1955 regarding reco Le to this parcel. SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G, MAIN & ALTHEA L. MAIN IN THE OF LEDYARD SCALE 1"=20".

AC ACRES BITUMINOUS

2 Maps and Surveys ineering \$ Surveying

nd A. King, PE 7 Norwich Road (Rte 82) kdale, CT 06370





TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LAND SURVEYING, LLC 102A SPITHEAD ROAD

GRAPHIC SCALE

10/09/07 NO REVISIONS TO THIS SHEET
7/19/07 SUBDIVISION NOTE 4 REMOVED

& AVERY HILL ROAD EXTENSION LEDYARD, CONNECTICUT

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: <u>planner@ledyardct.org</u>

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 < <u>planner@ledyardct.org</u>>
Sent: Monday, September 15, 2025 4:52 PM

To: Roxanne Maher < council@ledyardct.org >; Gary St. Vil < GSVil@ledyardct.org >

**Cc:** Anna Wynn <<u>land.use.asst@ledyardct.org</u>>; Hannah Gienau <<u>zoning.official@ledyardct.org</u>>; Fred Allyn, III <<u>mayor@ledyardct.org</u>>; <u>martyengrew@gmail.com</u>

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

Neil Duncan Vice President Ledyard, CT 06339

741 Colonel Ledyard Highway

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** 

Dennis S. Main, President

Director of Philanthropy

Christopher Kepple Avalonia Land Conservancy, Inc.

Office Manager Mary Anne Sherman

> Administrator **Ukiah Pastor**



#### **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

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,

**Attachments:** 

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 14<sup>th</sup> 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 11<sup>th</sup>, 2025.

Sincerely,

**Ledyard Conservation Commission** 

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14<sup>th</sup> 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 11<sup>th</sup>, 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 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)



#### 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.

M:\BOARDS AND COMMISSIONS\PLANNING & Zoning Commission\APPLICATIONS BEFORE THE PZC\2025 PZC APPLICATIONS\CGS8-24\CGS8-24Referral 13ApplewoodDrive TransAvaloniaLandConserv 090825.docx

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

CAI Technologies
Precision Mapping Geospatial Solutions

Ledyard, CT

1 inch = 565 Feet

www.cai-tech.com



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.

#### 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 & Mercen, 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 \$ 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 16 day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

HOOPS & JENSEN, LLC attorneys at law

19A Thames Street, Groton, CT 06340 Tel. (860) 445-8911 Or Fax (860) 445-8919 JURIS No. 306839 Peter W. Hoops

m Ray onuse
Witness

Peter R. Lampasona

Duly Authorized Member

Page 1 of 2

STATE OF CONNECTICUT

ss: Groton

May 16 . 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

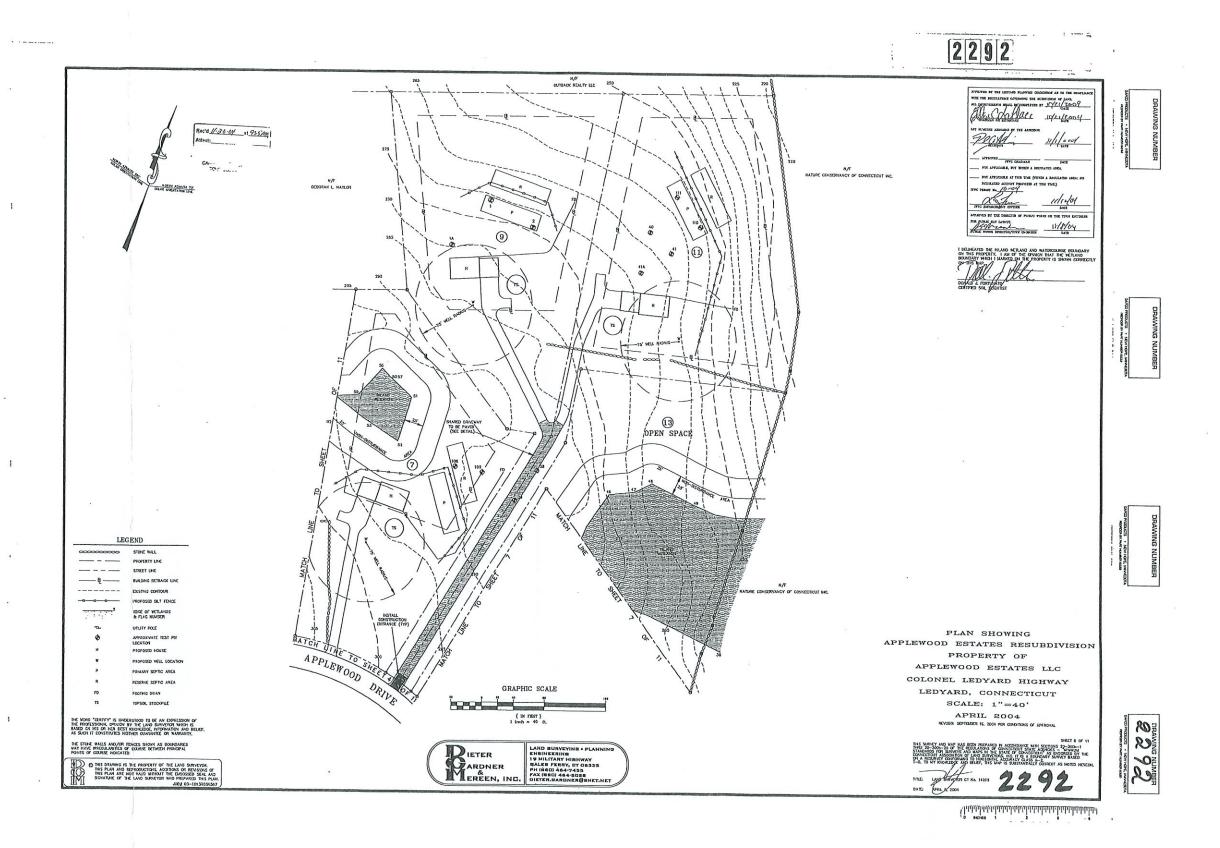
Commissioner of the Superior Court

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

HOOPS & JENSEN, LLC attorneys at law

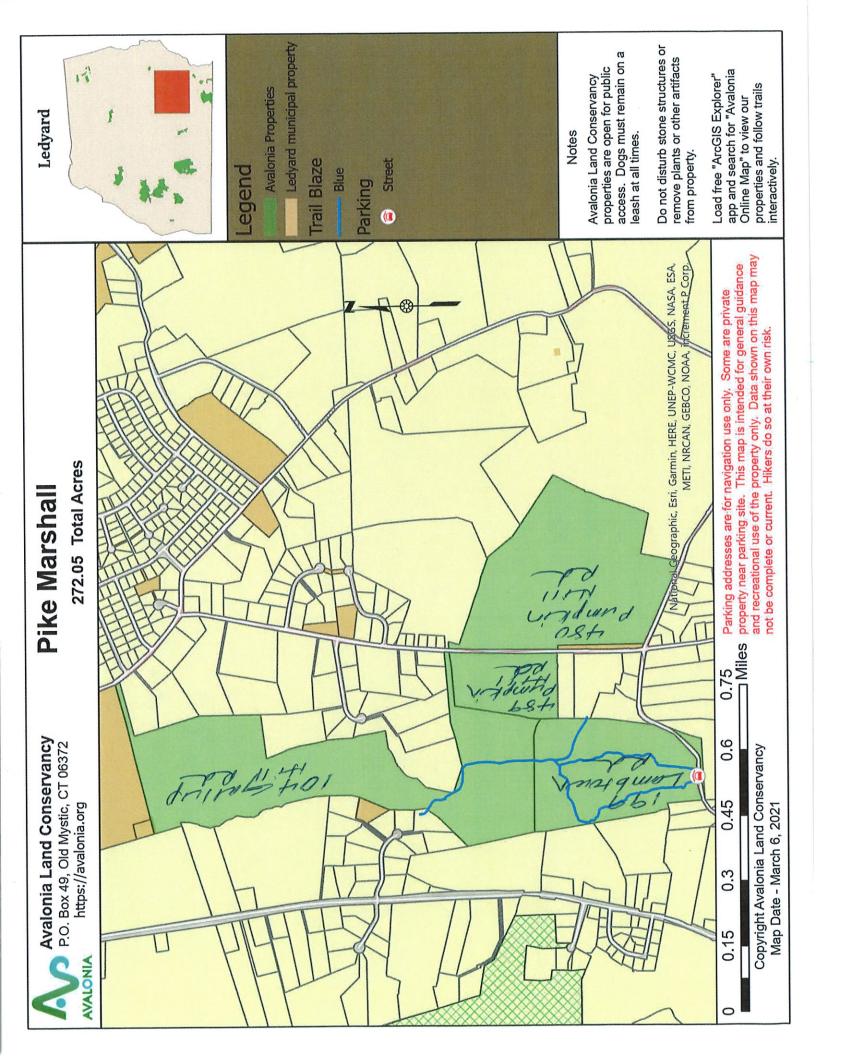


19A Thames Street, Groton, CT 063+0 Tel. (860) ++5-8911 Or Fax (860) ++5-8919 JURIS No. 306839



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Page 1 of 1



# 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).

70



#### 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,

Elízabeth J. Burdíck

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: <u>planner@ledyardct.org</u>

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 <<u>land.use.asst@ledyardct.org</u>>; Hannah Gienau <<u>zoning.official@ledyardct.org</u>>; 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** 

Dennis S. Main, President

Director of Philanthropy

Christopher Kepple Avalonia Land Conservancy, Inc.

Office Manager Mary Anne Sherman

> Administrator **Ukiah Pastor**



#### **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

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,

**Attachments:** 

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 14<sup>th</sup> 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 11<sup>th</sup>, 2025.

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**Ledyard Conservation Commission**