



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

Town Meeting ~ AGENDA ~

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

Wednesday, November 12, 2025

**Council Chambers, Town Hall Annex
Building**

In-Person: Council Chambers Town Hall Annex

Remote: Information noted below:

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

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

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Moderator's Guide

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

- IV. Call of the Meeting**

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

Attachments: [SP.T-MTG-2025-11-12-TRANSFER 13 APPLEWOOD DRIVE & 19
EVERY HILL RD EXT-TO AVALONIA-LEGAL NOTICE-WEB PAGE](#)
[CGS8-24Referral -19Avery Hill Rd Ext](#)
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv](#)
[WAttachments-2025-09-08](#)
[PLANNING & ZONING 8-24Referral 13 Applewood Dr](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
[PLANNING & ZONING -EMAIL-2025-09-16-TRANSFER](#)
[PROPERTIES -NO CONSIDERATION](#)
[Avalonia Land Conservancy ltr-Request Transfer- Open Space Parcels-13](#)
[Applewood Dirve - 129 Avery Hill Road Ext-2025-10-07](#)
[Harwood-Conservation Commission Support Transfer of 13 Applewood](#)
[& 19 Avery Hill Road Extension to Avalonia Land](#)
[Conservancy-2025-10-15](#)

V. Moderator calls for Motion and Second to:

VI. Presentation of the Transfer of Properties

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

Attachments: [PUB HEAR-LEGAL NOTICE-2025-11-12-13 APPLEWOOD DRIVE &
19 Avery Hill Road Ext-AVALONIA-FOR WEB PAGE](#)
[CGS8-24Referral -19Avery Hill Rd Ext](#)
[TransAvaloniaLandConserv-WAttachments-2025-09-10](#)
[PLANNING & zONING -8-24Referral- 19Avery HillRdExt.](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)
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[Harwood-Conservation Commission Support Transfer of 13 Applewood](#)
[& 19 Avery Hill Road Extension to Avalonia Land](#)
[Conservancy-2025-10-15](#)

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

Attachments: [CGS8-24Referral 13Applewood Drive TransAvalonia Land Conserv](#)

[WAttachments-2025-09-08](#)

[PLANNING & ZONING 8-24Referral 13 Applewood Dr](#)
[LandTransferToAvalonia NODTC-2025-09-15](#)

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

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

VII. Moderator Calls for Public Comment

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

Question #1

(1) "Shall the Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID:50/130/19), known as the "Kettle Hole" property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJJM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

- 1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
- 2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called "Kettle Hole" property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice?".

Question #2

(2) Shall the Town of Ledyard transfer town-owned property located at 13 Applewood Drive (parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy "Pike Marshall Preserve to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:

- 1). The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia Land Conservancy.
- 2). Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy.

3). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.

4). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice?".

IX. Adjournment

DISCLAIMER:

Although we try to be timely and accurate these are not official records of the Town.

The Town Council's Official Agenda and final Minutes will be on file in the Town Clerk's Office.



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 12th day, November, 2025 at 6:30 p.m. for the following purpose:

To consider, discuss and vote upon the following:

- (1) *"Shall the Town of Ledyard transfer town-owned property located at 19 Avery Hill Road 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*

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:

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

or by Audio Only dial: +1 646 558 8656 Meeting ID: 834 3780 6119; Passcode: 195092

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

Dated at Ledyard, Connecticut this 23th 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.**

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.

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

Land Use Director/Town Planner:

(type text here)



TOWN OF LEDYARD

CONNECTICUT

Chairman Gary St. Vil

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 DDJM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road, to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:
 - 1). Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
 - 2). In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called “Kettle Hole” property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.
- (2) 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.

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

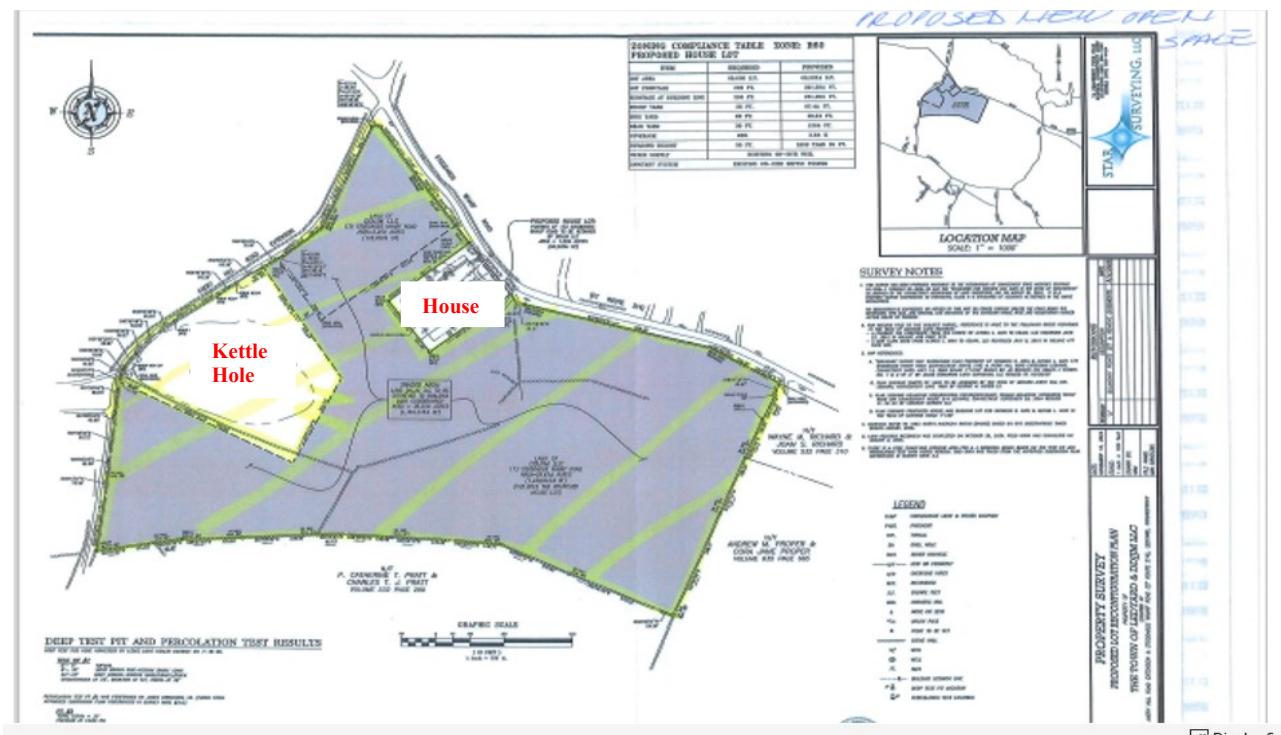
Background:

19 Avery Hill Road

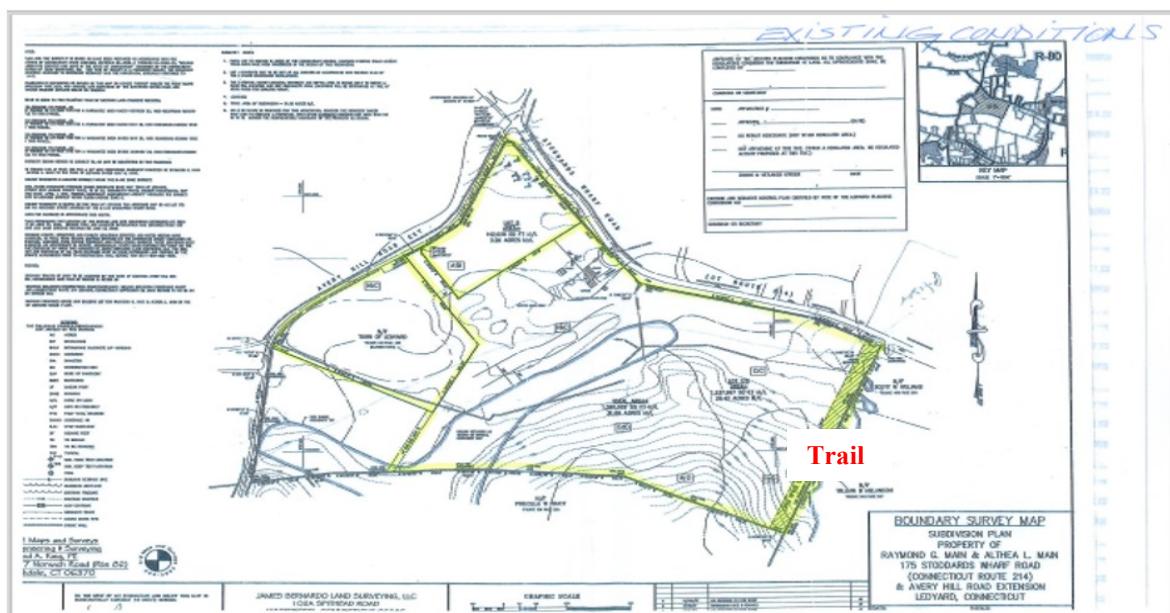
19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr. & Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently 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.



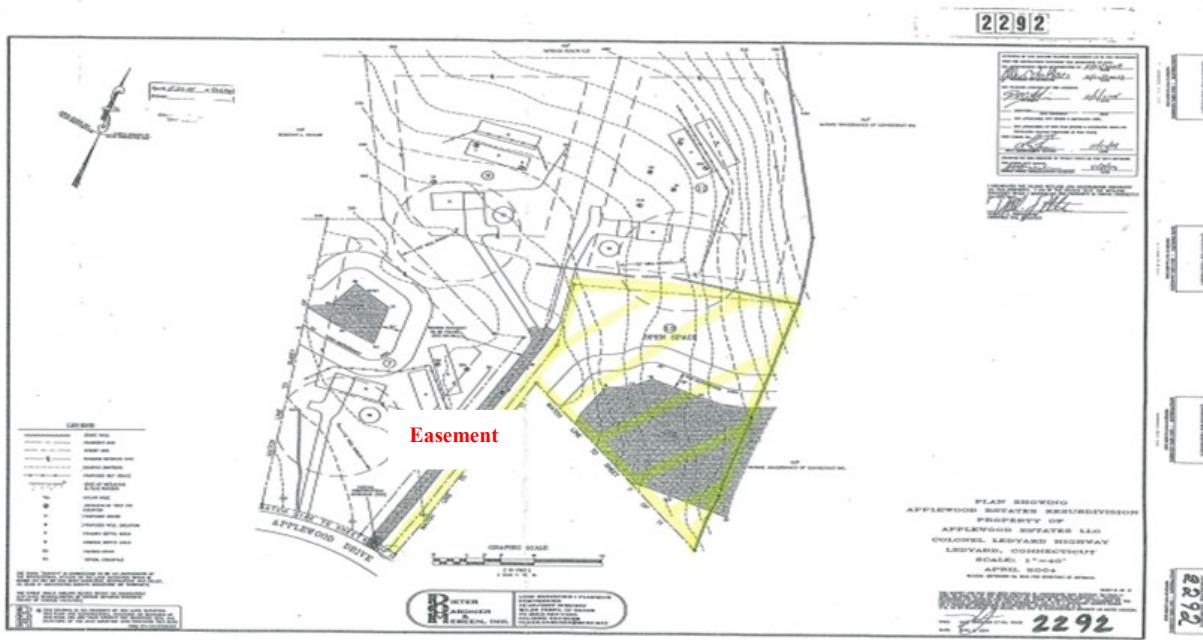
Avalonia Land Conservancy would provide a trail all along the front of the property; and would also provide an easement to the town across the front of 175 Stoddards Wharf Road to connect to the existing trail for passive recreation. Avalonia Land Conservancy recently received approval from the Inland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



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.



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.

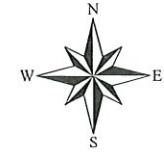
Avalonia Board President Dennis Main will be in attendance at the 9/11/25 meeting to discuss possible future connections to open space and will answer Commissioner questions.

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.



19 Avery Hill Rd Ext., Et Al

Ledyard, CT

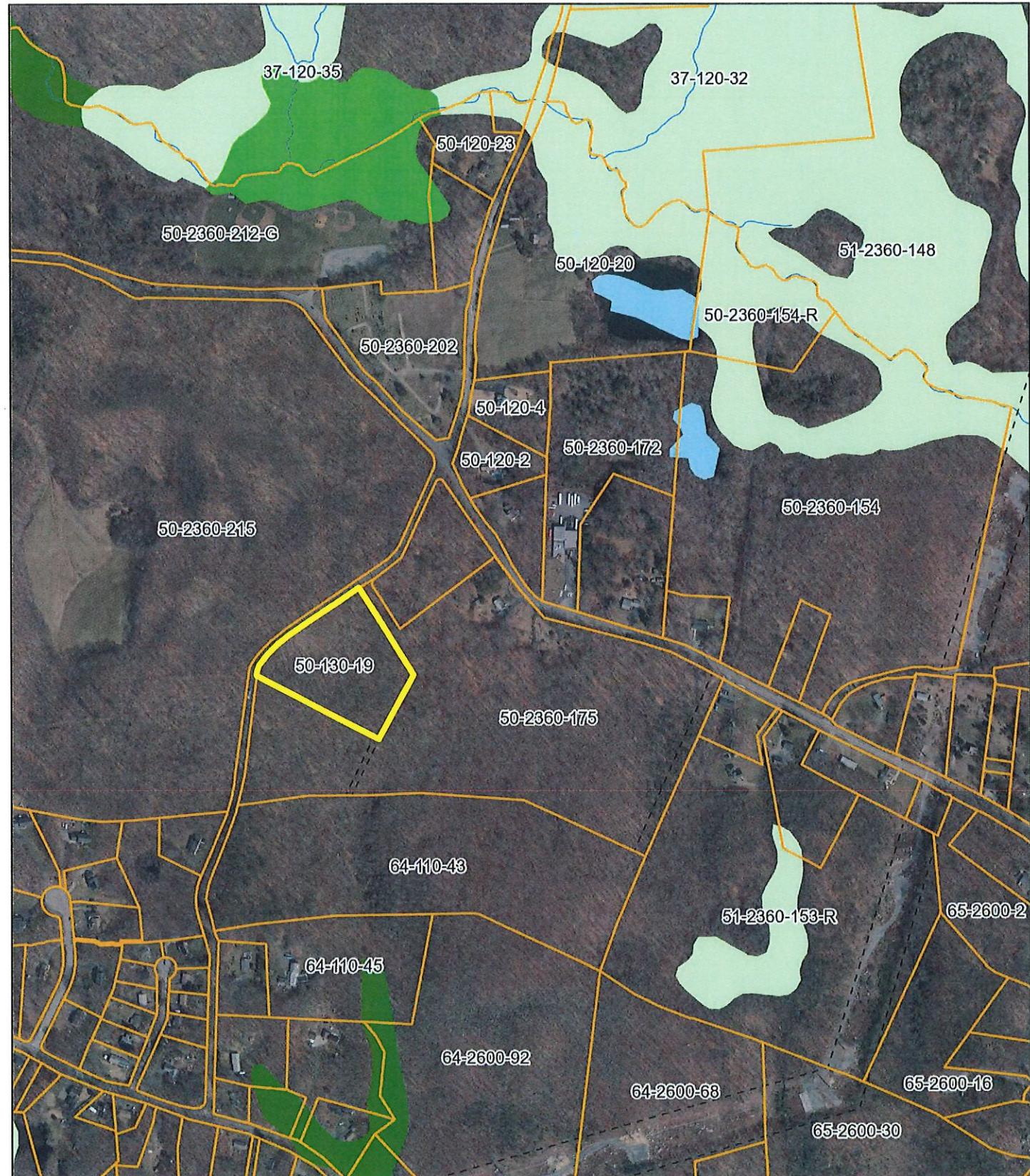
1 inch = 565 Feet

September 10, 2025

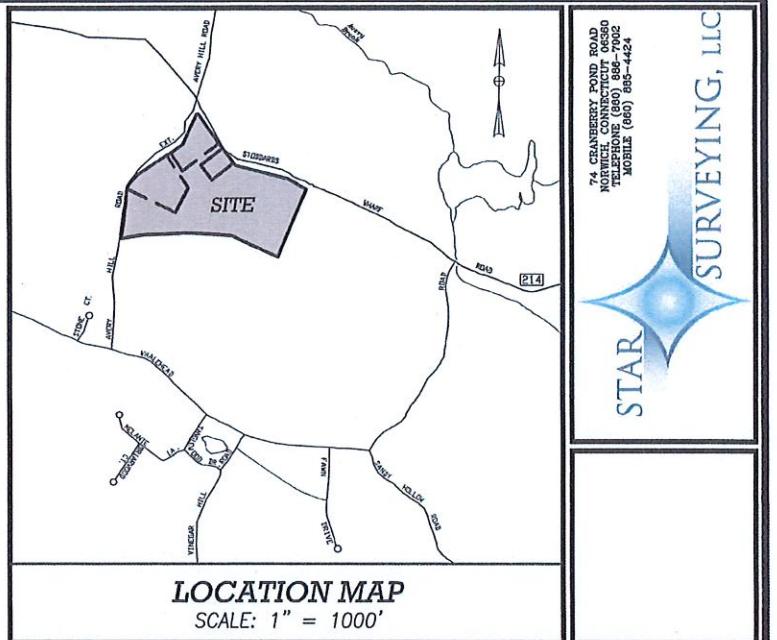
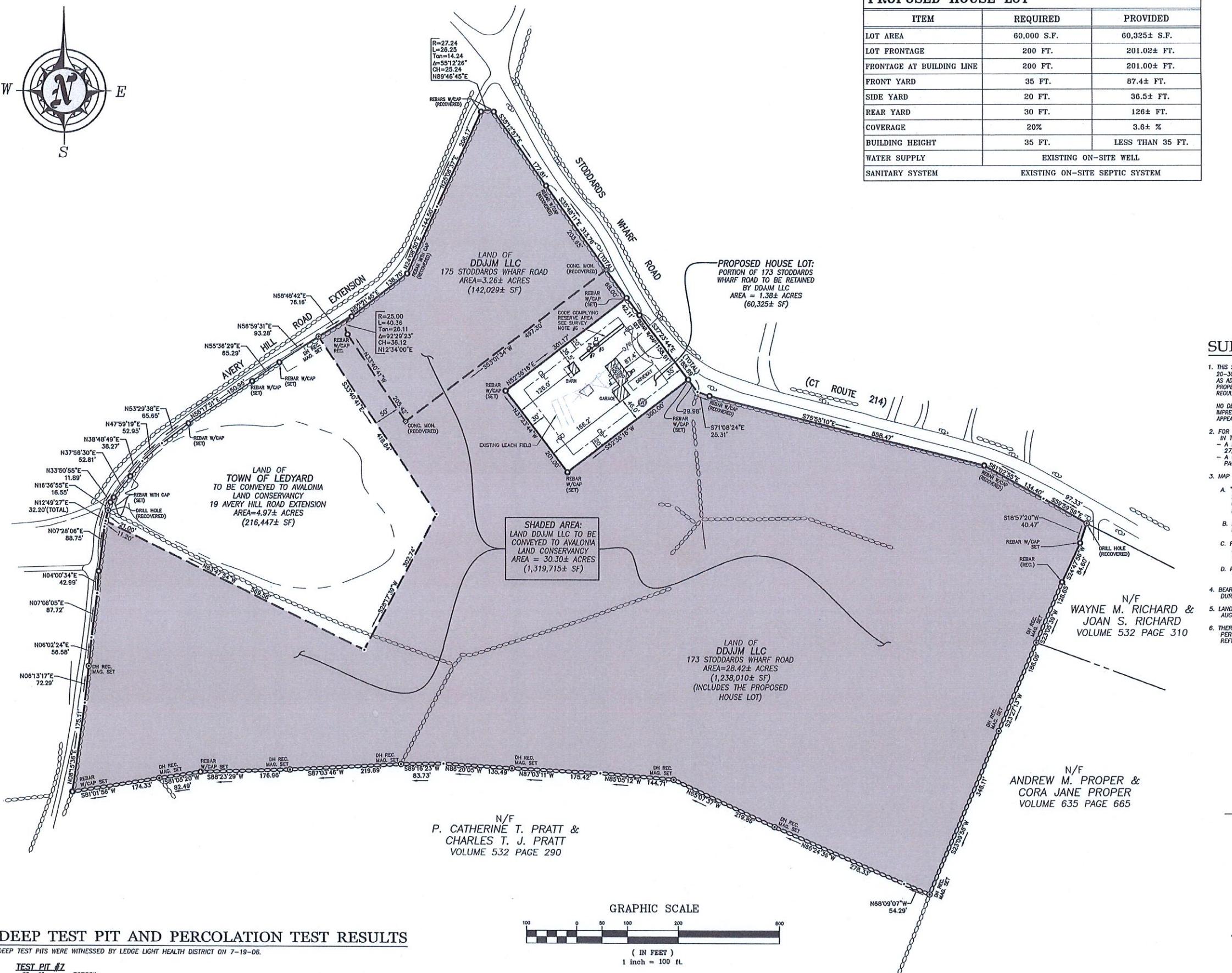
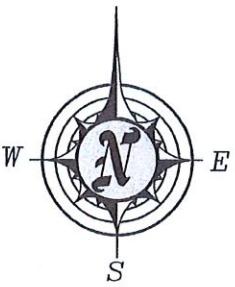
0 565 1130 1695

CAI Technologies
Precision Mapping Geospatial Solutions

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.



SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3001 THROUGH 20-3004, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PUBLISHED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, MADE IN AUGUST 2019, IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
3. FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE PUBLIC LAND RECORDS:
 - A. A PROBATE TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DDJUM, LLC RECORDED JUNE 27, 2012 IN VOLUME 499 PAGE 273
 - A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DDJUM, LLC RECORDED JULY 8, 2010 IN VOLUME 477 PAGE 503.
4. MAP REFERENCES:
 - A. "BOUNDARY SURVEY MAP SUBDIVISION PLAN PROPERTY OF RAYMOND G. MAIN & ALTHEA L. MAIN 173 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDYARD, CONNECTICUT DATE: JULY 14, 2006 SCALE: 1"=100' DRAWN BY: JB DRAWING NO: 06023-1 SHEETS 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
 - C. PLAN SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF ROAD AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY GERICK-MERENEC LLC
 - D. PLAN SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE TOWN OF LEDYARD SCALE 1"=20'
5. BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83) BASED ON GPS OBSERVATIONS TAKEN DURING AUGUST, 2024.
6. LAND RECORDS RESEARCH WAS COMPLETED ON OCTOBER 25, 2024. FIELD WORK WAS COMPLETED ON AUGUST 2, 2025.
7. THERE IS A CODE COMPLYING RESERVE AREA FOR A 4 BEDROOM HOUSE BASED ON THE TEST PIT AND PERCOLATION TEST DATA NOTED HEREON. SAID DATA WAS TAKEN FROM THE APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE 3A.

REVISIONS	DESCRIPTION	DATE
REVISION A	BOUNDARY POINTS SET & REMOVE EASEMENTS	6/2/2025

DATE	NOVEMBER 16, 2024
SCALE:	1 inch = 100 feet
DRAWN BY:	SRM
FILE NAME:	MAIN SURVEYING

LEGEND

CL&P	CONNECTICUT LIGHT & POWER COMPANY
PVMT.	PAVEMENT
TYP.	TYPICAL
DH	DRILL HOLE
SMH	SEWER MANHOLE
—/—	NOW OR FORMERLY
—/—	OVERHEAD WIRES
REC.	RECOVERED
S.F.	SQUARE FEET
MAG.	MAGNETIC NAIL
±	MORE OR LESS
—/—	UTILITY POLE
●	POINT TO BE SET
—/—	STONE WALL
W/	WITH
WELL	WELL
FT.	FEET
—/—	BUILDING SETBACK LINE
PT	DEEP TEST PIT LOCATION
PT	PERCOLATION TEST LOCATION

PROPERTY SURVEY
PROPOSED LOT RECONFIGURATION PLAN
THE TOWN OF LEDYARD & DDJUM LLC
LOCATED AT Avery Hill Road Extension & Stoddards Wharf Road (ct route 214), Ledyard, Connecticut
AVERY HILL ROAD EXTENSION & STODDARDS WHARF ROAD (CT ROUTE 214), LEDYARD, CONNECTICUT



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS

NOTES:
THE SURVEY IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE
REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT
DEPARTMENT OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PERIMETER SURVEY, THE BOUNDARY
DEFINITION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO
A-2.

CLARIFICATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS
PRESSURE TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND
NOTARIAL NUMBER APPEARS BELOW OR THEREON.

ENCLOSURE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS:

RECORDS TO PARCEL #1:
E VOLUME 15 AT PAGE 178 FOR A WARRANTEE DEED DATED OCTOBER 23, 1950 REGARDING RECORD
TITLE TO THIS PARCEL.

RECORDS TO PARCEL #2:
E VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

RECORDS TO PARCEL #3:
E VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

RECORDS TO PARCEL #4:
E VOLUME 19 AT PAGE 573 FOR A WARRANTEE DEED DATED JANUARY 24, 1955 REGARDING RECORD
TITLE TO THIS PARCEL.

PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BE BENEFITED BY THE FOLLOWING:

E VOLUME 130 AT PAGE 423 FOR A 20' WIDE PEDESTRIAN EASEMENT CONVEYED BY RAYMOND G. MAIN
ALTHEA L. MAIN TO THE TOWN OF LEDYARD DATED JULY 8, 1983.

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-80 ZONE DISTRICT.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD,
CONNECTICUT NEW LONDON COUNTY PANEL 15 OF 20, COMMUNITY-PANEL NUMBER 0901570015B, MAP
DATE: APRIL 1, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY INDICATES THE SUBJECT
PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.

SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP 50 AS LOT 173
AS AN ASSIGNED STREET ADDRESS OF 173 & 175 STODDARDS WHARF ROAD.

AS FOR BEARING IS APPROXIMATE GRID NORTH.

PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD
ON JUNE 13, 2006. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX
AND LAND EVIDENCE RECORDS ON JUNE 13, 2006.

OUTDOOR UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE
COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR
GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST
BE CONSIDERED AS APPROXIMATE IN NATURE, ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE
EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE
APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

RENCES:

SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT.
RD, CONNECTICUT JUNE 1860 BY GEORGE H. DIETER LS.

SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF
AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY
CK-MEREN LLC.

SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE
OF LEDYARD SCALE 1"=20'.

LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS
MAY APPEAR ON THIS DRAWING

AC	ACRES
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE LIP CURBING
CONC	CONCRETE
DIA	DIAMETER
DB	DISTRIBUTION BOX
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
LF	LINEAR FOOT
(MIN)	MINIMUM
M/L	MORE OR LESS
N/F	NOW OR FORMERLY
PVC	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
5.4x	SPOT ELEVATION
SF	SQUARE FEET
TR	TO REMAIN
TBR	TO BE REMOVED
TYP	TYPICAL
P-5	SOIL PERC TEST LOCATION
THB	SOIL DEEP TEST LOCATION
WELL	WELL
—	BUILDING SETBACK LINE
—	CLEARING LIMIT LINE
—	EXISTING TREELINE
—	EXISTING CONTOUR
—	NEW CONTOUR
—	SEDIMENT FENCE
—	STORM DRAIN PIPE
—	STONE WALL

2 Maps and Surveys
Engineering & Surveying
David A. King, PE
7 Norwich Road (Rte 82)
Middletown, CT 06370



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

SUBDIVISION NOTES:
1. PURSUANT TO SECTION 8-25(b) OF THE CONNECTICUT GENERAL STATUTES PASSIVE SOLAR ENERGY
TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
2. LOT BOUNDARIES ARE TO BE SET AT ALL CORNERS IN ACCORDANCE WITH SECTION 5.4.3 OF
THE LEDYARD SUBDIVISION REGULATIONS.
3. THE POTENTIAL HOUSE LOCATION, DRIVEWAY AND SEPTIC AREA IS SHOWN ONLY TO DEPICT A
POTENTIAL LOCATION AND SITE SUITABILITY. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF
APPLICATION FOR BUILDING PERMIT.
4. CADD 102
5. TOTAL AREA OF SUBDIVISION = 31.68 ACRES M/L.

6. NO OPEN SPACE IS PROPOSED FOR THIS APPLICATION; HOWEVER THE PROPERTY OWNER
PROPOSES TO DEDICATE A PERPETUAL OPEN SPACE EASEMENT CORRIDOR NOT LESS THAN 50'
IN WIDTH ACROSS THE SOUTHEASTERLY BOUNDARY OF THE PROPERTY AS SHOWN.
7. RECORDS TO PARCEL #1:
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TITLE TO THIS PARCEL.
8. RECORDS TO PARCEL #2:
E VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.
9. RECORDS TO PARCEL #3:
E VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.
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E VOLUME 19 AT PAGE 573 FOR A WARRANTEE DEED DATED JANUARY 24, 1955 REGARDING RECORD
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RECORDS TO PARCEL #5:
E VOLUME 130 AT PAGE 423 FOR A 20' WIDE PEDESTRIAN EASEMENT CONVEYED BY RAYMOND G. MAIN
ALTHEA L. MAIN TO THE TOWN OF LEDYARD DATED JULY 8, 1983.

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SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE
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RECORDS TO PARCEL #5:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #6:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #7:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #8:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #9:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #10:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #11:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #12:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #13:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #14:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #15:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #16:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #17:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #18:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #19:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #20:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #21:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #22:
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RECORDS TO PARCEL #23:
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RECORDS TO PARCEL #24:
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RECORDS TO PARCEL #25:
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RECORDS TO PARCEL #26:
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RECORDS TO PARCEL #27:
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RECORDS TO PARCEL #28:
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RECORDS TO PARCEL #29:
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RECORDS TO PARCEL #30:
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(GLACIER PARK)

RECORDS TO PARCEL #31:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #32:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #33:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #34:
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RECORDS TO PARCEL #35:
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RECORDS TO PARCEL #36:
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RECORDS TO PARCEL #37:
E VOLUME 130 PAGE 423
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RECORDS TO PARCEL #38:
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RECORDS TO PARCEL #39:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #40:
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(GLACIER PARK)

RECORDS TO PARCEL #41:
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RECORDS TO PARCEL #42:
E VOLUME 130 PAGE 423
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RECORDS TO PARCEL #45:
E VOLUME 130 PAGE 423
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RECORDS TO PARCEL #46:
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RECORDS TO PARCEL #47:
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RECORDS TO PARCEL #48:
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(GLACIER PARK)

RECORDS TO PARCEL #49:
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(GLACIER PARK)

RECORDS TO PARCEL #50:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #51:
E VOLUME 130 PAGE 423
(GLACIER PARK)

RECORDS TO PARCEL #52:
E VOLUME 130 PAGE 423
(GLACIER PARK)



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, ZWBEQ
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.

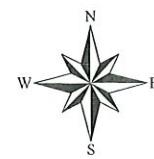
The following Motion is suggested for any favorable recommendation:

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.

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

Ledyard, CT

1 inch = 565 Feet

September 8, 2025

0 565 1130 1695

CAI Technologies
Precision Mapping Geospatial Solutions

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 & Mereen, 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:

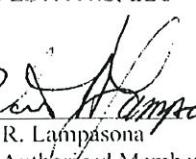
Begin at a point on the northerly line of Applewood Drive, which point marks the southwesterly corner of the access strip of Lot 11 as shown on said map, and thence run N 51° 12' 00" E, along said access strip, a distance of 370.00' to a point; thence run N 31° 00' 27" E, along said access strip, a distance 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 S 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 16th day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

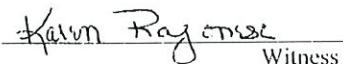
By 
Peter R. Lampasona
Duly Authorized Member


Peter W. Hoops

HOOPS & JENSEN, LLC
attorneys at law


19A Thames Street,
Groton, CT 06340
Tel. (860) 445-8911
Or
Fax (860) 445-8919

JURIS No. 306839

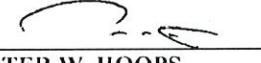

Karen Raynor
Witness

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

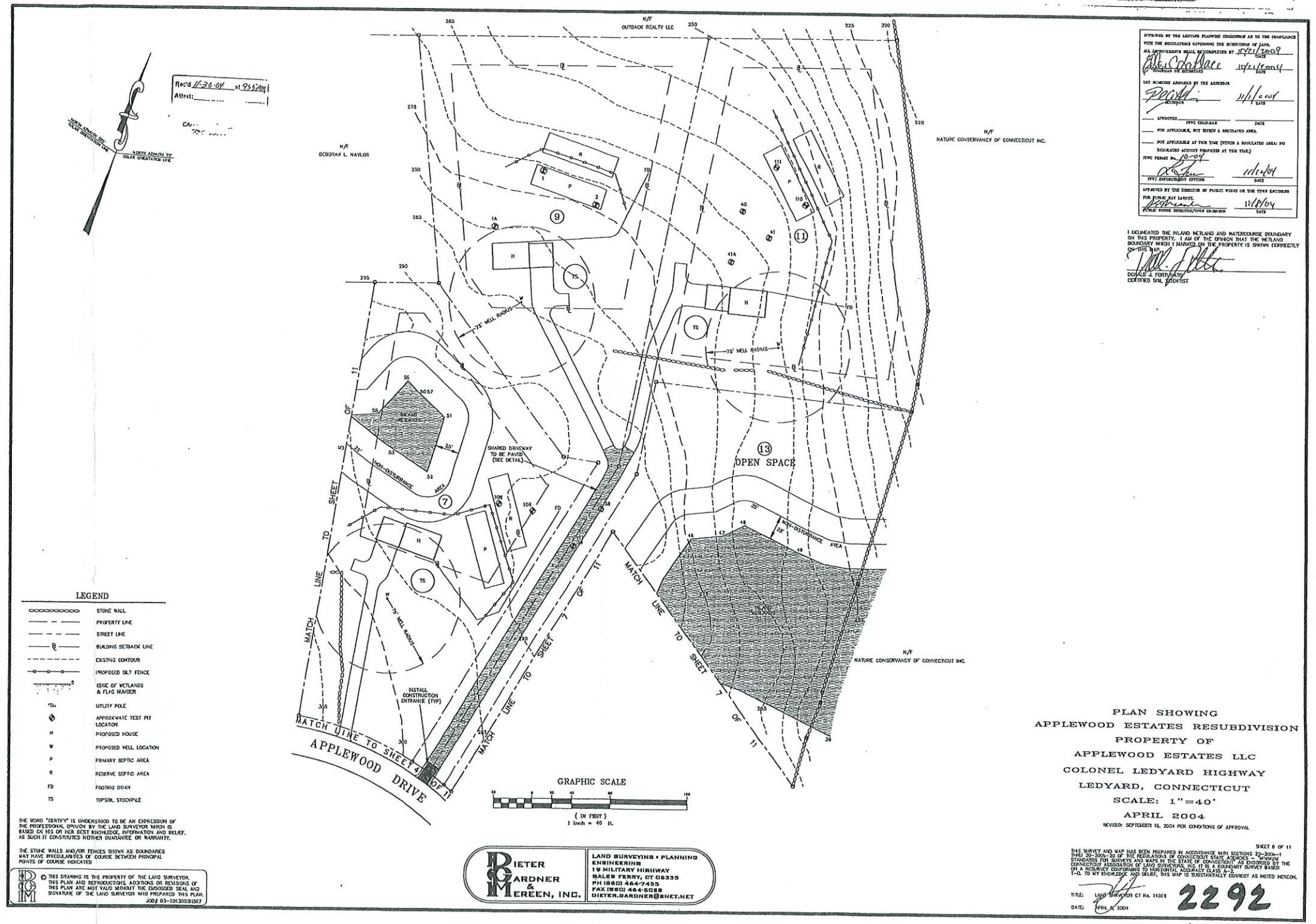
HOOPS & JENSEN, LLC
attorneys at law



19A Thames Street,
Groton, CT 06340
Tel. (860) 445-8911
Or
Fax (860) 445-8919

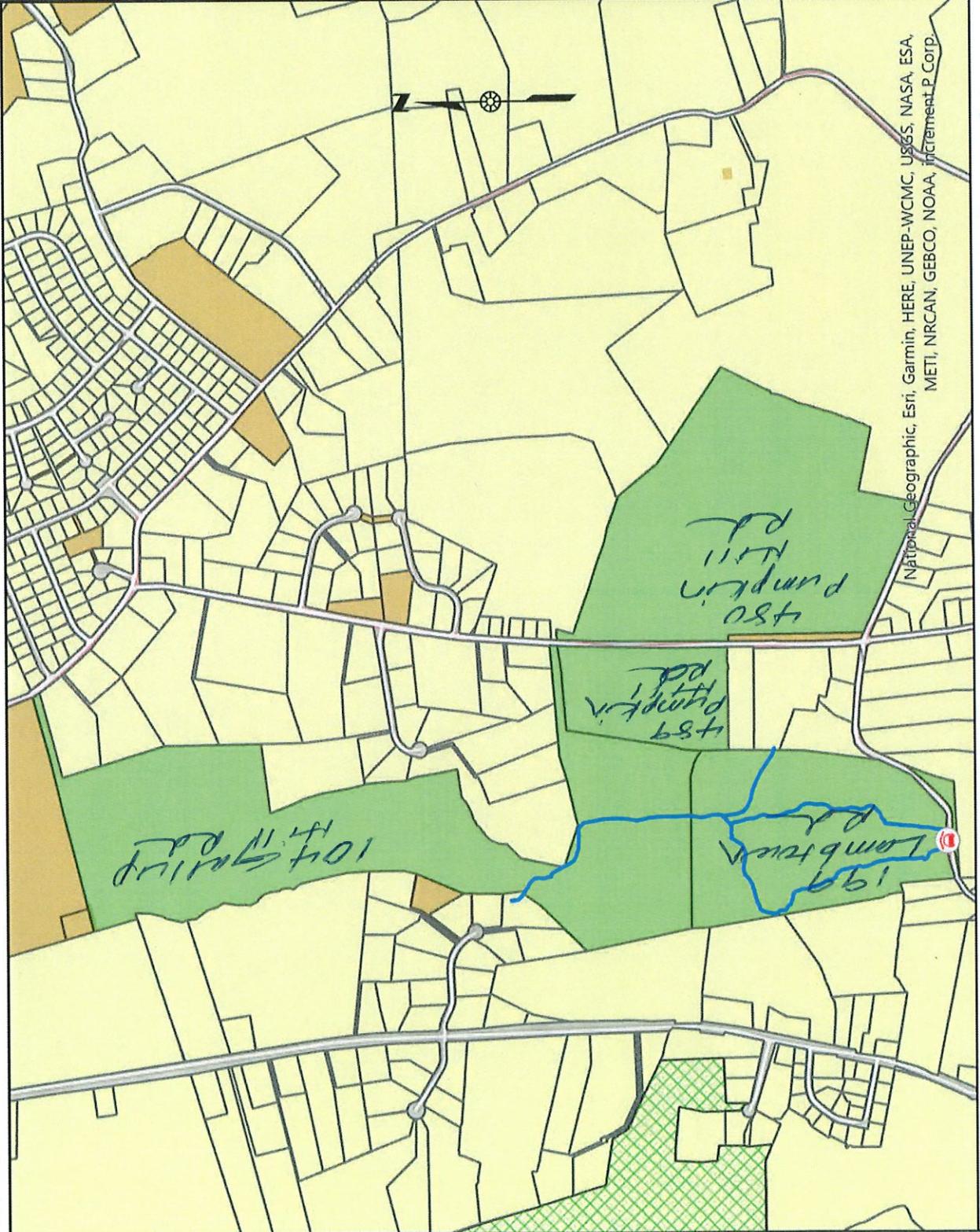
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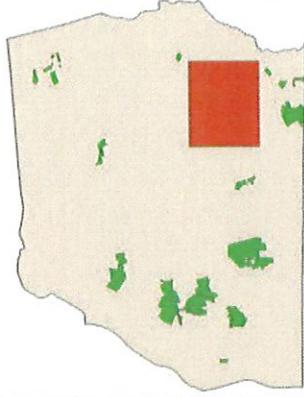


Pike Marshall

272.05 Total Acres



Ledyard



Legend

 Avalonia Properties
 Ledyard municipal property
 Trail Blaze
 Blue
 Parking
 Street

Notes

Avalonia Land Conservancy properties are open for public access. Dogs must remain on a leash at all times.

Do not disturb stone structures or remove plants or other artifacts from property.

Load free "ArcGIS Explorer" app and search for "Avalonia Online Map" to view our properties and follow trails interactively.

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp

Parking addresses are for navigation use only. Some are private property near parking site. This map is intended for general guidance and recreational use of the property only. Data shown on this map may not be complete or current. Hikers do so at their own risk.

Copyright Avalonia Land Conservancy
Map Date - March 6, 2021

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,
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.

M:\BOARDS AND COMMISSIONS\PLANNING & Zoning Commission\APPLICATIONS BEFORE THE PZC\2025 PZC
APPLICATIONS\CGS8-24 Referral - 13 Applewood Drive TranferAvalonia\8-24Referral 13ApplewoodDr
LandTransferToAvalonia NODTC 091525.docx

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: planner@ledyardct.org

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 <land.use.asst@ledyardct.org>; Hannah Gienau <zoning.official@ledyardct.org>; 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
[f](#) [i](#)



860.884.3500

BOARD OF DIRECTORS

Officers Mayor Fred Allyn III,

Dennis Main Ledyard Town Hall
President

Neil Duncan
Vice President
741 Colonel Ledyard Highway
Ledyard, CT 06339

Elanah Sherman
Secretary

Maria Miranda Dear Mayor Allyn,
Assistant Secretary

Mark Hibbard
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



Avalonia Land Conservancy, Inc. preserves natural habitats in southeastern Connecticut by acquiring and protecting lands and by communicating the value of these irreplaceable resources. Avalonia Land Conservancy is a 501(c)3, non-profit organization. Your contribution is tax deductible to the extent allowed by law. No goods or services were provided in exchange for your financial donation. Please keep this written acknowledgment of your donation for your tax records.

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 14th 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 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 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 11th, 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:

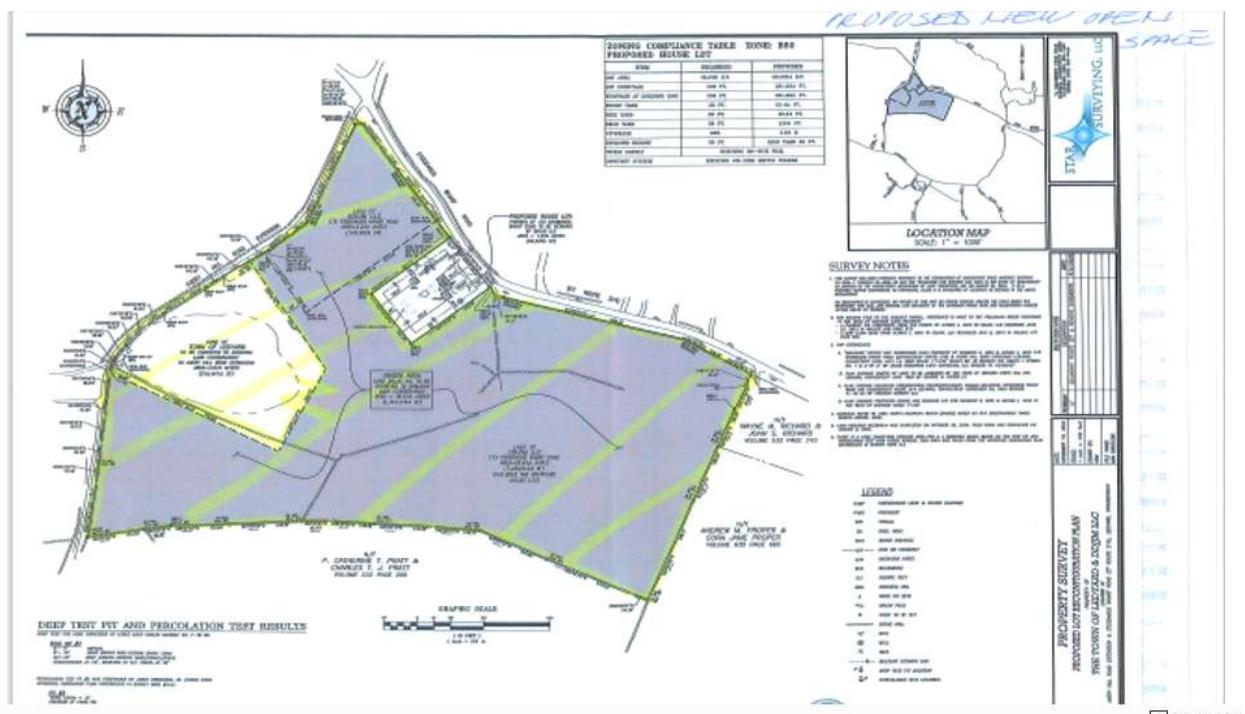
Transfer Town of Ledyard transfer town-owned property located at 19 Avery Hill Road Extension "Kettle Hole" to Avalonia Land Conservancy.

Background:

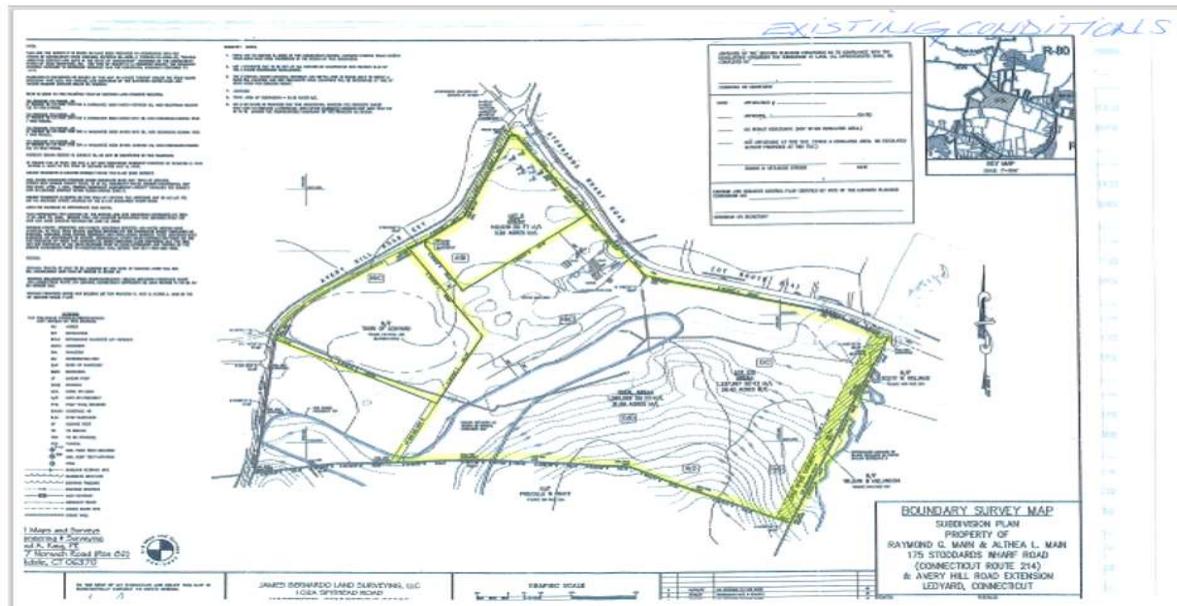
19 Avery Hill Road Extension is 4.978. acres; known as the "Kettle Hole". The Property was donated to the Town of Ledyard by Mr. & Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently 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 DDJM, 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 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.

Land Use Director/Town Planner:

(type text here)



TOWN OF LEDYARD

CONNECTICUT

Chairman Gary St. Vil

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.

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

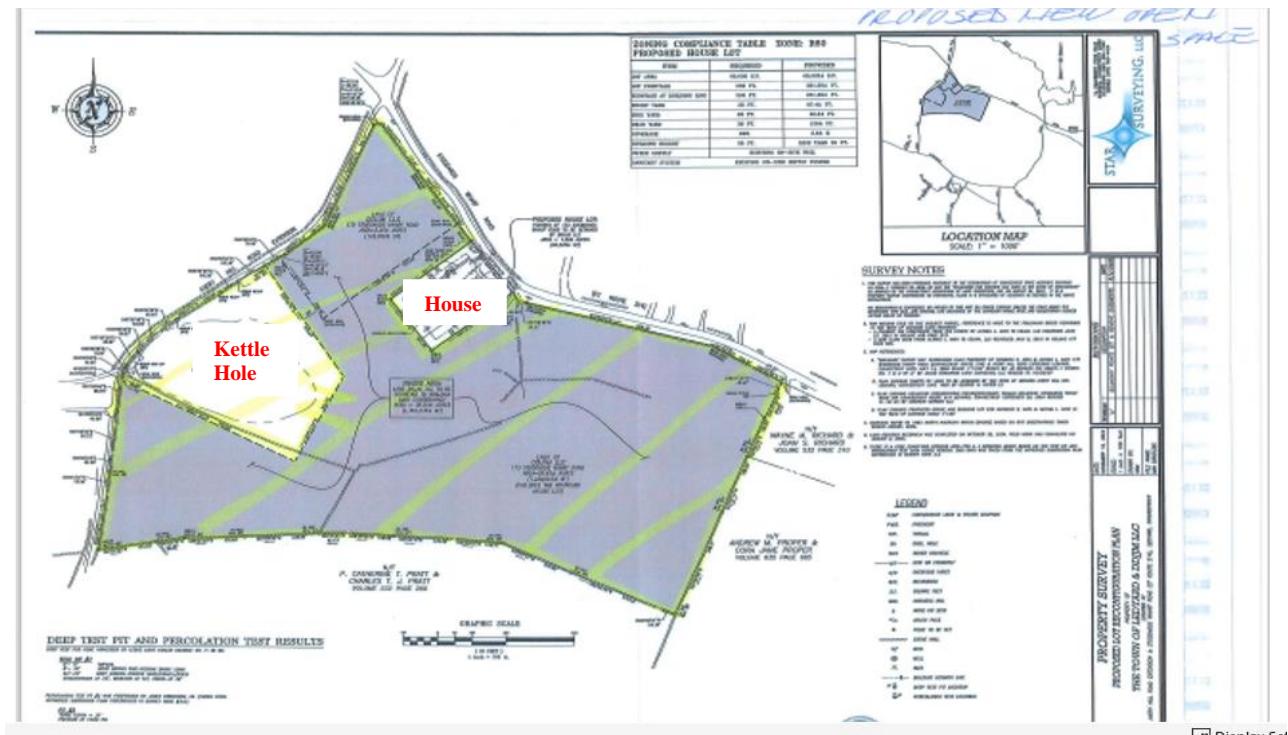
Background:

19 Avery Hill Road

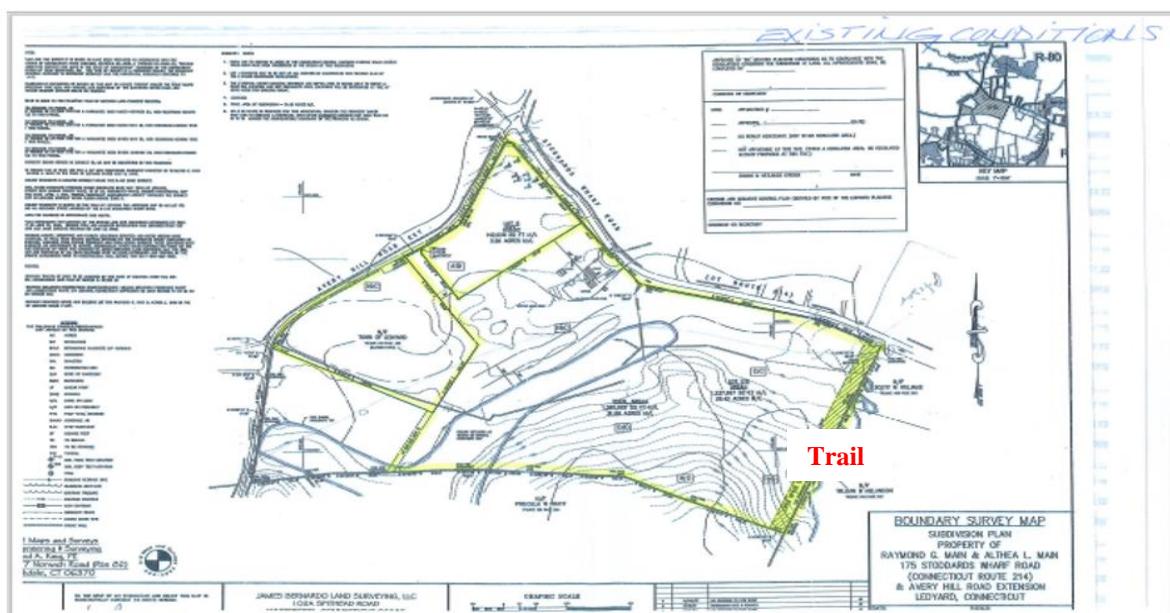
19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr. & Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently 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.

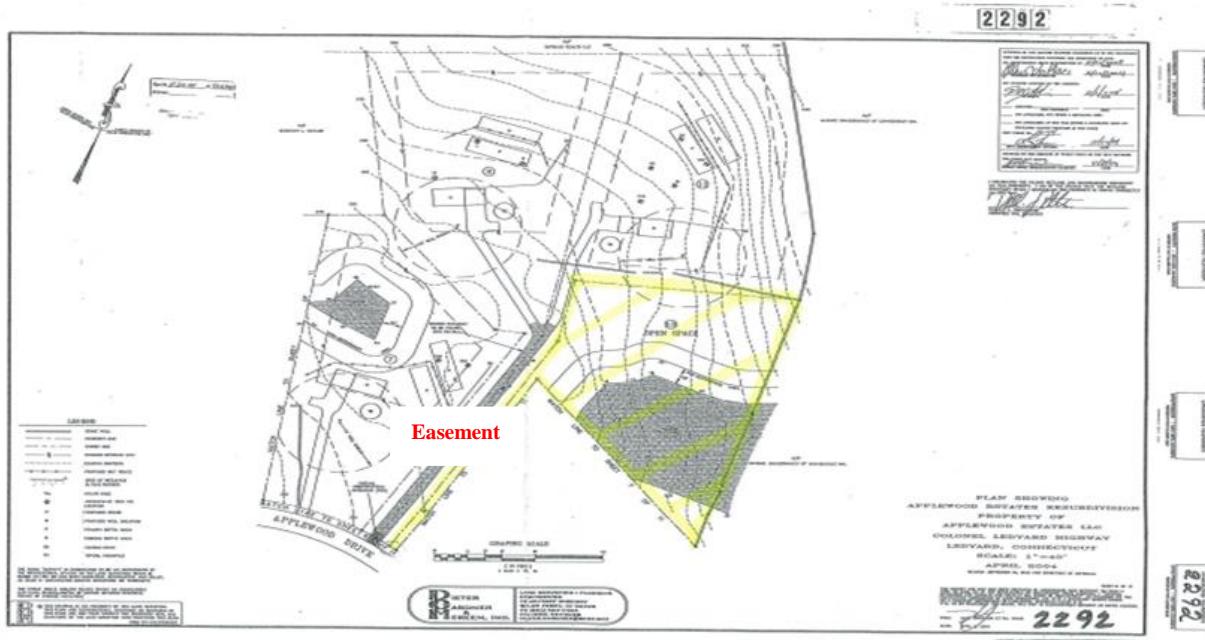


In accordance with Connecticut General State Statutes the Planning& Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

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.

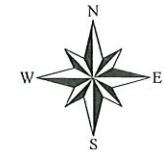
Avalonia Board President Dennis Main will be in attendance at the 9/11/25 meeting to discuss possible future connections to open space and will answer Commissioner questions.

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.



19 Avery Hill Rd Ext., Et Al

Ledyard, CT

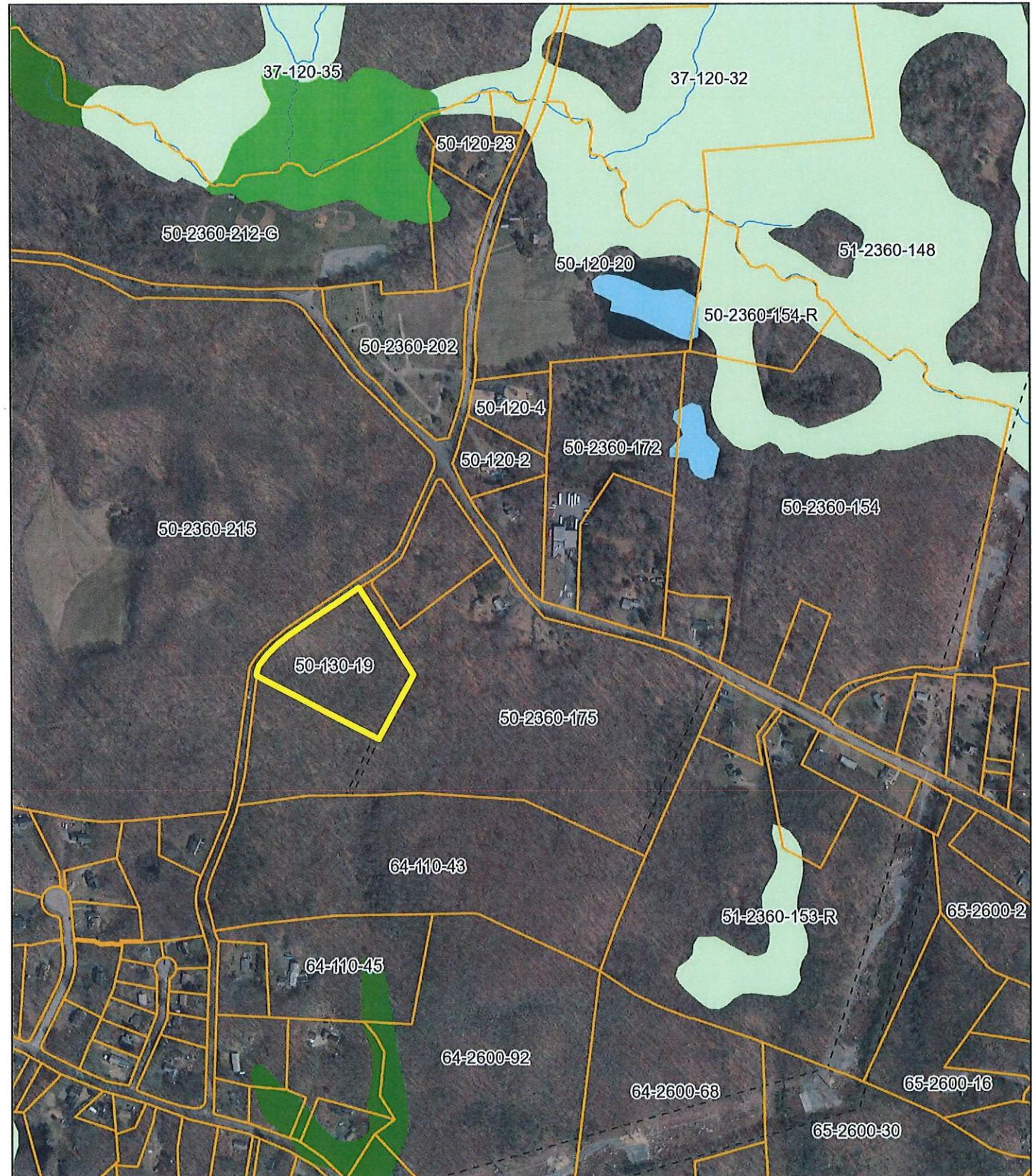
1 inch = 565 Feet

September 10, 2025

0 565 1130 1695

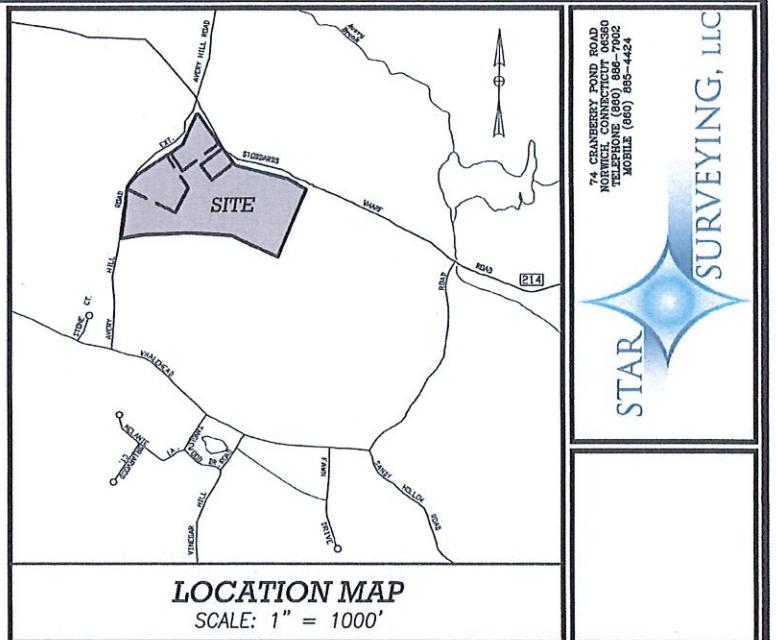
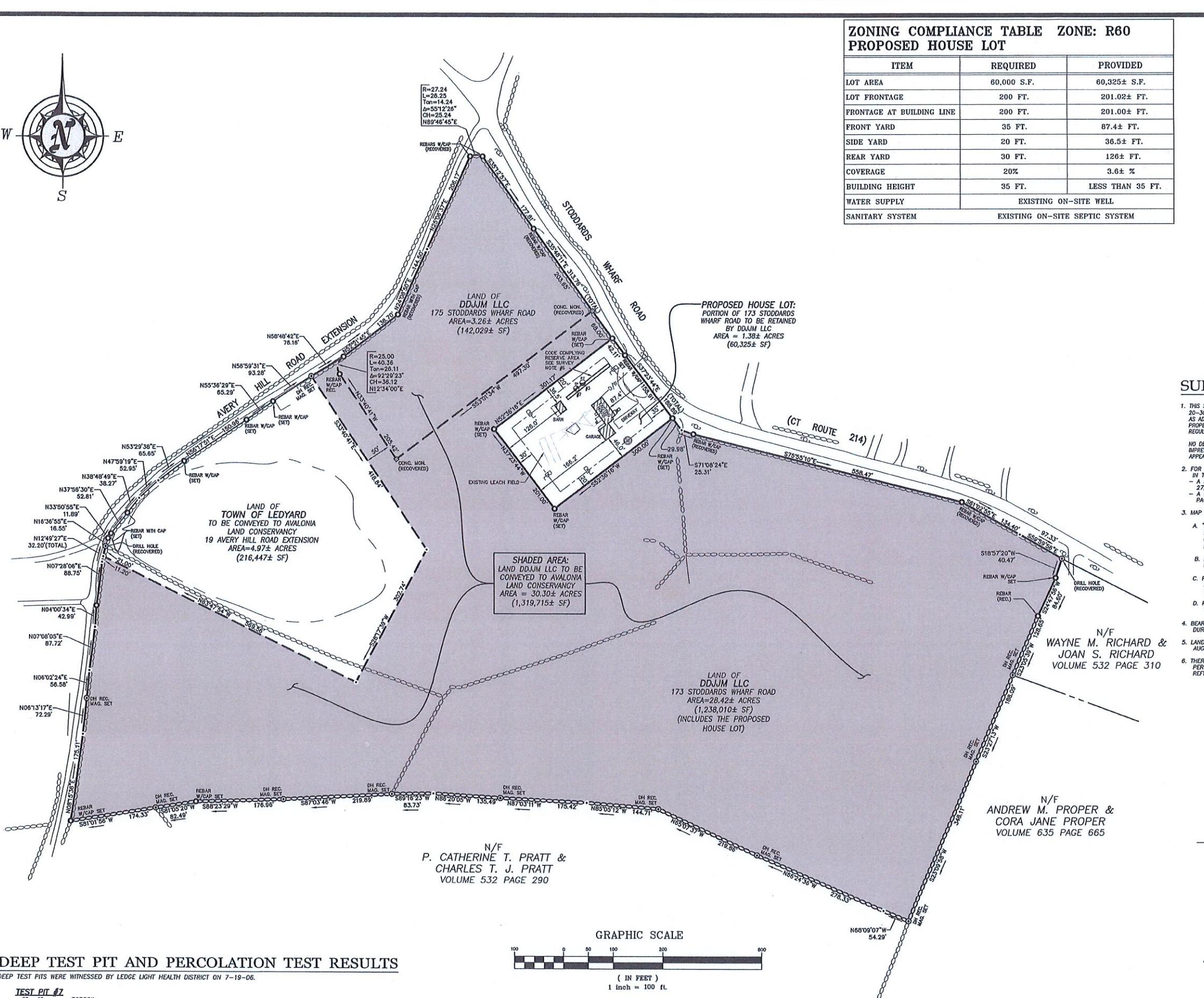
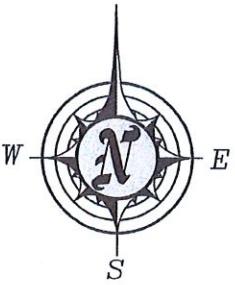
CAI Technologies
Precision Mapping Geospatial Solutions

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.

Property Location 19 AVERY HILL EXT Vision ID 1624										State Use 9030 Print Date 12/19/2024 2:18:07 P													
CURRENT OWNER										Bldg Name Sec # 1 of 1													
Account # 402915		Map ID 50/130/19// Bldg # 1		Bldg # 1		Card # 1 of 1		Card # 1 of 1		Bldg Name Sec # 1 of 1		Bldg Name Sec # 1 of 1		Bldg Name Sec # 1 of 1		Bldg Name Sec # 1 of 1							
TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		EX COM LN		Description		Code		Appraised		Assessed					
2 Above Street 8 Ledge		1 Paved		6 Recreation		EX COM LN		21		21		Description		Code		Appraised		Assessed					
SUPPLEMENTAL DATA										EX COM LN													
Alt Prci ID 50-130-19 Sub-div Dev.Lot Survey# Elderly Census GIS ID										Solar Pane Generator Forest Farm MPT SB Assoc Pid#													
RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS HISTORY													
I TOWN OF LEDYARD		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE		VC		Year		Code		Assessed		Year					
I TOWN OF LEDYARD		00130 0423		07-08-1983		0		0		0		2023		21		70,350		2022		21		70,350	
EXEMPTIONS										OTHER ASSESSMENTS													
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int		APPRaised VALUE SUMMARY											
												This signature acknowledges a visit by a Data Collector or Assessor											
												APPRaised VALUE SUMMARY											
												Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)											
												Special Land Value Total Appraised Parcel Value Valuation Method											
												100,500 C											
NOTES										Total Appraised Parcel Value													
GLACIER PARK SMALL POND										100,500													
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	ls	Cd	Purpos/Result									
									06-25-2020	DM	BS	X		15 Revl Review									
									01-18-2001	KS	CM			00 Measur+Listed									
									05-19-1992					10 Letter Sent no response									
									09-23-1991					00 Measur+Listed									
LAND LINE VALUATION SECTION										Location Adjustment													
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes											
1	903V 9030 9030	Municipal M00 Municipal M94 Municipal M94	R60 R60 R60	1,380 AC 2,760 AC 0,460 AC	72,000.00 9,500.00 4,700.00	0.75684 1.00000 1.00000	1 0 0	1.00 0.90 0.80	0.050 0.050 0.050	1,000 1,000 1,000	TOPO-STEEP TOPO					1,0000 1,0000 1,0000							
Total Land Units 5 AC										Parcel Total Land Area 5													
										Total Land Value 100,500													



SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3001 THROUGH 20-3004, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PUBLISHED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, MADE IN AUGUST 2019, IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
3. FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE PUBLIC LAND RECORDS:
 - A. A PROBATE TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DDJU LLC RECORDED JUNE 27, 2012 IN VOLUME 499 PAGE 273
 - A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DDJU LLC RECORDED JULY 8, 2010 IN VOLUME 477 PAGE 503.
4. MAP REFERENCES:
 - A. "BOUNDARY SURVEY MAP SUBDIVISION PLAN PROPERTY OF RAYMOND G. MAIN & ALTHEA L. MAIN 173 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDYARD, CONNECTICUT" DATE: JULY 14, 2006 SCALE: 1"=100' DRAWN BY: JB DRAWING NO: 06023-1 SHEETS 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
 - C. PLAN SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF ROAD AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY GERICK-MERENEC LLC
 - D. PLAN SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE TOWN OF LEDYARD SCALE 1"=20'
5. BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83) BASED ON GPS OBSERVATIONS TAKEN DURING AUGUST, 2024.
6. LAND RECORDS RESEARCH WAS COMPLETED ON OCTOBER 25, 2024. FIELD WORK WAS COMPLETED ON AUGUST 2, 2025.
7. THERE IS A CODE COMPLYING RESERVE AREA FOR A 4 BEDROOM HOUSE BASED ON THE TEST PIT AND PERCOLATION TEST DATA NOTED HEREON. SAID DATA WAS TAKEN FROM THE APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE 3A.

LEGEND

CL&P	CONNECTICUT LIGHT & POWER COMPANY
PVMT.	PAVEMENT
TYP.	TYPICAL
DH	DRILL HOLE
SMH	SEWER MANHOLE
—/—	NOW OR FORMERLY
o/w	OVERHEAD WIRES
REC.	RECOVERED
S.F.	SQUARE FEET
MAG.	MAGNETIC NAIL
±	MORE OR LESS
—	UTILITY POLE
●	POINT TO BE SET
—/—	STONE WALL
W/	WITH
WELL	WELL
FT.	FEET
—/—	BUILDING SETBACK LINE
PT	DEEP TEST PIT LOCATION
PT	PERCOLATION TEST LOCATION

PROPERTY SURVEY PROPOSED LOT RECONFIGURATION PLAN

PROPERTY OF
THE TOWN OF LEDYARD & DDJU LLC
LOCATED AT
AVERY HILL ROAD EXTENSION & STODDARDS WHARF ROAD (CT ROUTE 214), LEDYARD, CONNECTICUT

NOTES:
THE SURVEY IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE
STATUTES OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT
DEPARTMENT OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PERIMETER SURVEY, THE BOUNDARY
DEFINITION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO
A-2.

CLARIFICATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS
PRESSURE TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND
NOTARIAL NUMBER APPEARS BELOW OR THEREON.

ENCLOSURE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS:

RECORDS TO PARCEL #1:
RECORD VOLUME 178 FOR A WARRANTEE DEED DATED OCTOBER 23, 1950 REGARDING RECORD
TITLE TO THIS PARCEL.

RECORDS TO PARCEL #2:
RECORD VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

RECORDS TO PARCEL #3:
RECORD VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE
TO THIS PARCEL.

RECORDS TO PARCEL #4:
RECORD VOLUME 19 AT PAGE 573 FOR A WARRANTEE DEED DATED JANUARY 24, 1955 REGARDING RECORD
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PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BE BENEFITED BY THE FOLLOWING:

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& ALTHEA L. MAIN TO THE TOWN OF LEDYARD DATED JULY 8, 1983.

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-80 ZONE DISTRICT.

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD,
CONNECTICUT NEW LONDON COUNTY PANEL 15 OF 20, COMMUNITY-PANEL NUMBER 0901570015B, MAP
DATE: APRIL 1, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY INDICATES THE SUBJECT
PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.

SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP 50 AS LOT 173
AS AN ASSIGNED STREET ADDRESS OF 173 & 175 STODDARDS WHARF ROAD.

AS FOR BEARING IS APPROXIMATE GRID NORTH.

PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD
SURVEY ON JUNE 13, 2006. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX
AND LAND EVIDENCE RECORDS ON JUNE 13, 2006.

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LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE
APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

RECORDS:

SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT.
RD. CONNECTICUT JUNE 1980 BY GEORGE H. DIETER LS.

SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF
AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY
CK-MEREN LLC.

SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE
OF LEDYARD SCALE 1"=20'.

LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS
MAY APPEAR ON THIS DRAWING

AC	ACRES
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE LIP CURBING
CONC	CONCRETE
DIA	DIAMETER
DB	DISTRIBUTION BOX
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
LF	LINEAR FOOT
(MIN)	MINIMUM
M/L	MORE OR LESS
N/F	NOW OR FORMERLY
PVC	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
5.4x	SPOT ELEVATION
SF	SQUARE FEET
TR	TO REMAIN
TBR	TO BE REMOVED
TYP	TYPICAL
P-5	SOIL PERC TEST LOCATION
THB	SOIL DEEP TEST LOCATION
WELL	WELL
—	BUILDING SETBACK LINE
—	CLEARING LIMIT LINE
—	EXISTING TREELINE
—	EXISTING CONTOUR
—	NEW CONTOUR
—	SEDIMENT FENCE
—	STORM DRAIN PIPE
—	STONE WALL

2 Maps and Surveys
Engineering & Surveying
David A. King, PE
7 Norwich Road (Rte 82)
Middletown, CT 06370



SUBDIVISION NOTES:
1. PURSUANT TO SECTION 8-25(b) OF THE CONNECTICUT GENERAL STATUTES PASSIVE SOLAR ENERGY
TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
2. LOT BOUNDARIES ARE TO BE SET AT ALL CORNERS IN ACCORDANCE WITH SECTION 5.4.3 OF
THE LEDYARD SUBDIVISION REGULATIONS.
3. THE POTENTIAL HOUSE LOCATION, DRIVEWAY AND SEPTIC AREA IS SHOWN ONLY TO DEPICT A
POTENTIAL LOCATION AND SITE SUITABILITY. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF
APPLICATION FOR BUILDING PERMIT.
4. CADD 102
5. TOTAL AREA OF SUBDIVISION = 31.68 ACRES M/L.

6. NO OPEN SPACE IS PROPOSED FOR THIS APPLICATION; HOWEVER THE PROPERTY OWNER
PROPOSES TO DEDICATE A PERPETUAL OPEN SPACE EASEMENT CORRIDOR NOT LESS THAN 50'
IN WIDTH ACROSS THE SOUTHEASTERLY BOUNDARY OF THE PROPERTY AS SHOWN.
7. RECORDS TO PARCEL #1:
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RECORDS OF EXISTING UTILITY,



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, ZWBEQ
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: planner@ledyardct.org

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 <land.use.asst@ledyardct.org>; Hannah Gienau <zoning.official@ledyardct.org>; 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
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Avalonia Land Conservancy, Inc.
PO Box 49
Old Mystic, CT 06372



Avalonia.org
info@Avalonialc.org
[f](#) [i](#)



860.884.3500

BOARD OF DIRECTORS

Officers Mayor Fred Allyn III,

Dennis Main Ledyard Town Hall
President

Neil Duncan
Vice President
741 Colonel Ledyard Highway
Ledyard, CT 06339

Elanah Sherman
Secretary

Maria Miranda Dear Mayor Allyn,
Assistant Secretary

Mark Hibbard
Treasurer
Land Conservancy, Inc. with tremendous success as a collaborative undertaking resulting
in significant habitat and passive recreation opportunities within Ledyard

Peter Gauthier
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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,

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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 14th 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 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 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 11th, 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.

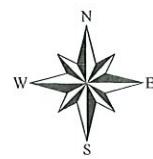
The following Motion is suggested for any favorable recommendation:

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.

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

Ledyard, CT

1 inch = 565 Feet

September 8, 2025

0 565 1130 1695

CAI Technologies
Precision Mapping Geospatial Solutions

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 & Mereen, 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:

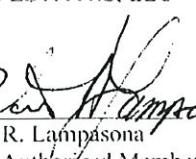
Begin at a point on the northerly line of Applewood Drive, which point marks the southwesterly corner of the access strip of Lot 11 as shown on said map, and thence run N 51° 12' 00" E, along said access strip, a distance of 370.00' to a point; thence run N 31° 00' 27" E, along said access strip, a distance 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 S 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.

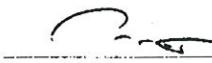
Said Open Space parcel contains 74,060 s.f. or 1.70 acres.

Dated this 16th day of May 2006.

Witnessed by:

APPLEWOODS ESTATES, LLC

By 
Peter R. Lampasona
Duly Authorized Member

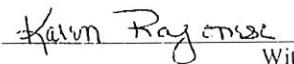

Peter W. Hoops

HOOPS & JENSEN, LLC
attorneys at law



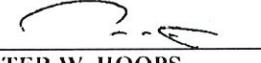
19A Thames Street,
Groton, CT 06340
Tel. (860) 445-8911
Or
Fax (860) 445-8919

JURIS No. 306839


Karen Raynor
Witness

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

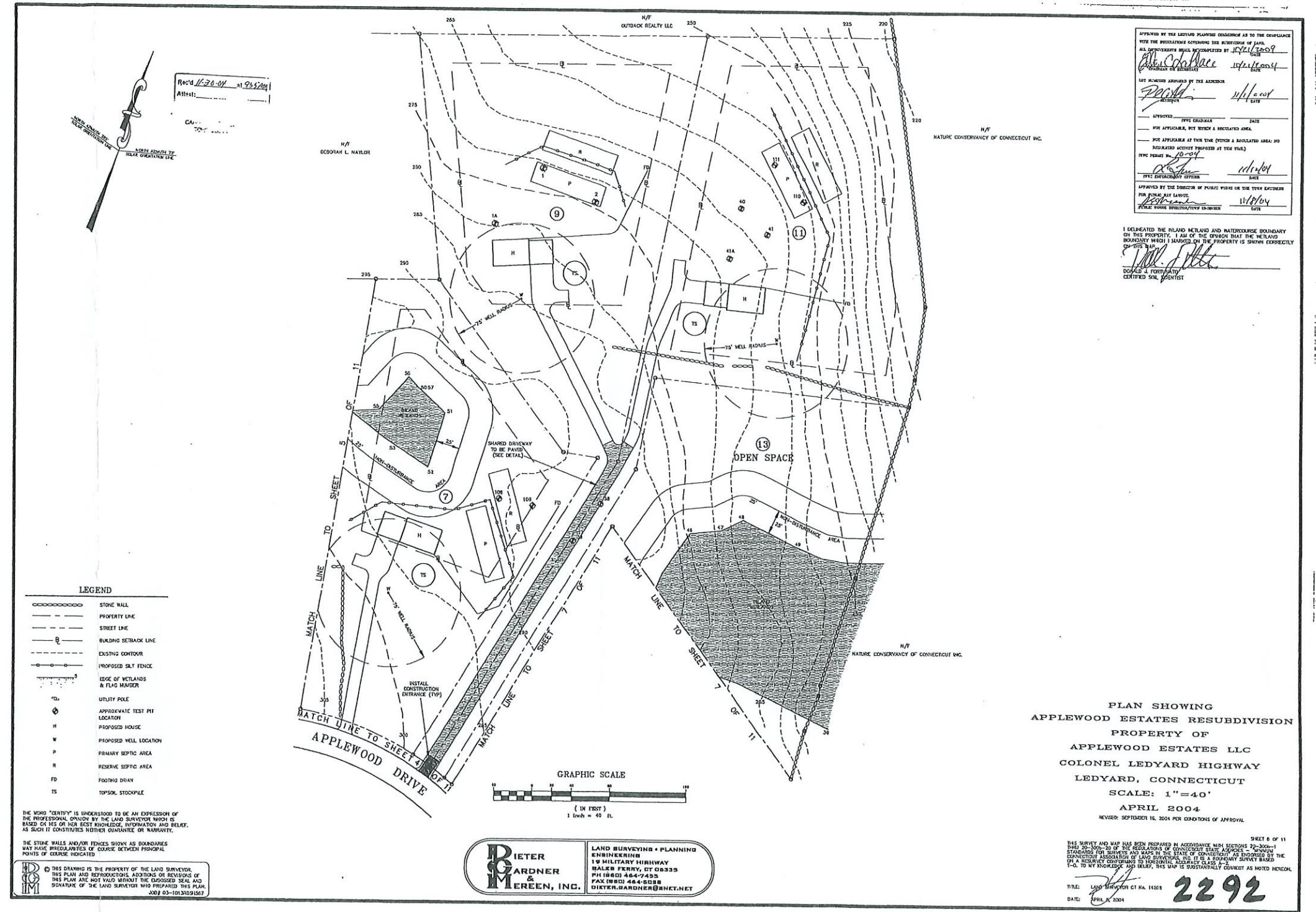
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19A Thames Street,
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Tel. (860) 445-8911
Or
Fax (860) 445-8919

JURIS No. 306839

2292



DRAWING NUMBER
SAVED PRODUCTS • NEW HOME NAMEBOOK

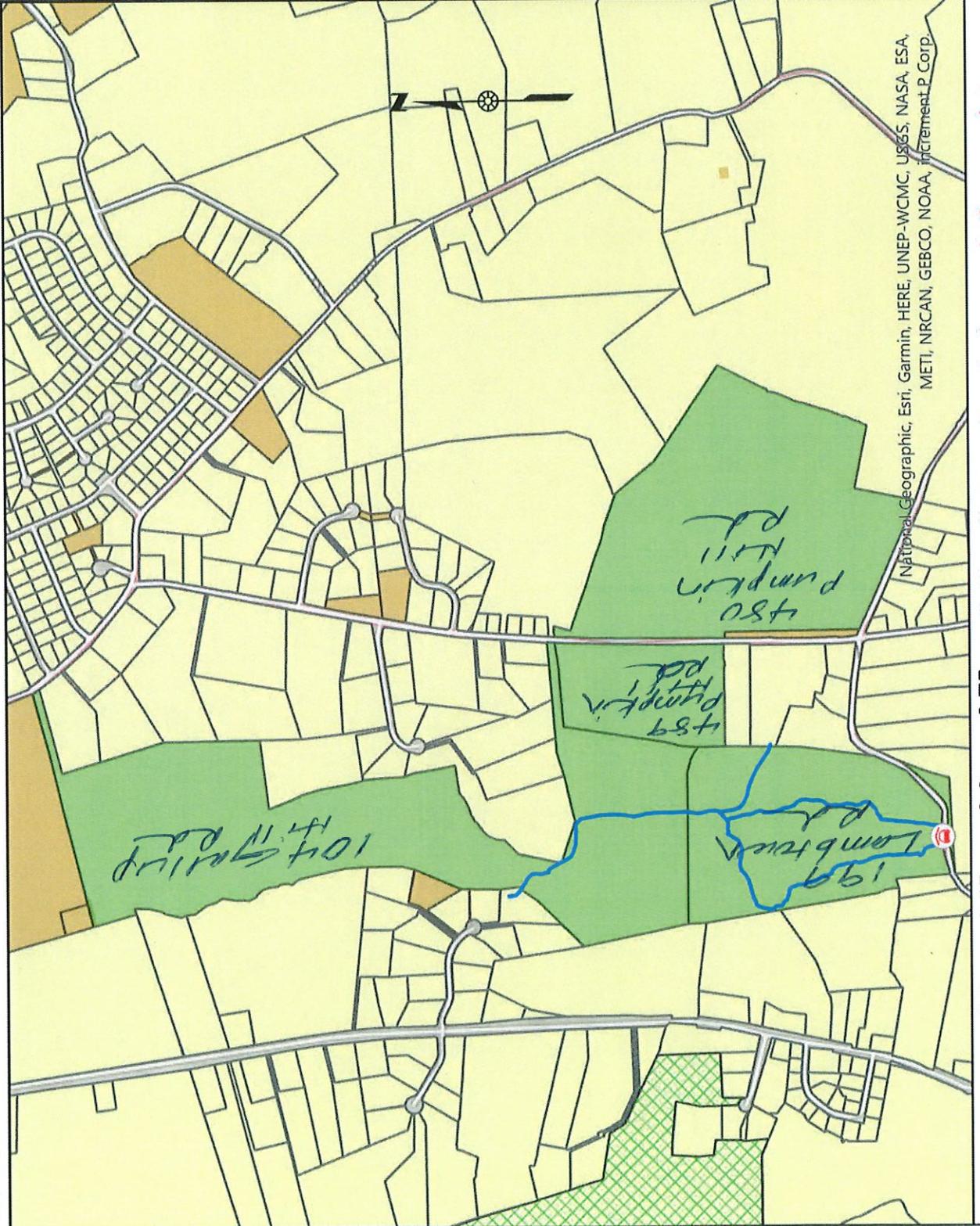
DRAWING NUMBER
SUNCO PRODUCTS • NEW HOME, MINNESOTA

DRAWING NUMBER

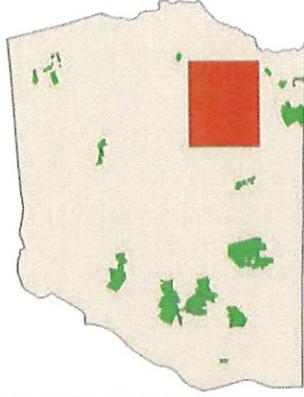
DRAWING NUMBER
2292
BAKER PRODUCTS • NEW HOP, MINNESOTA

Pike Marshall

272.05 Total Acres



Ledyard



Legend

 Avalonia Properties
 Ledyard municipal property
 Trail Blaze
 Blue
 Parking
 Street

Notes

Avalonia Land Conservancy properties are open for public access. Dogs must remain on a leash at all times.

Do not disturb stone structures or remove plants or other artifacts from property.

Load free "ArcGIS Explorer" app and search for "Avalonia Online Map" to view our properties and follow trails interactively.

Copyright Avalonia Land Conservancy
Map Date - March 6, 2021

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,
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

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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
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Avalonia Land Conservancy, Inc.
PO Box 49
Old Mystic, CT 06372



Avalonia.org
info@Avalonialc.org
[f](#) [i](#)



860.884.3500

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Maria Miranda Dear Mayor Allyn,
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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

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Elizabeth Sorensen

Thank you for your consideration,

STAFF

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Tobias Glaza

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Hey Roxanne,

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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 14th 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 11th, 2025.

Sincerely,

Ledyard Conservation Commission

TO: Ledyard Town Council

FROM: Ledyard Conservation Commission

October 14th, 2025

This letter, dated October 14th 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 11th, 2025.

Sincerely,

Ledyard Conservation Commission