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

0 565 1130 1695

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

September 8, 2025

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.

INSTR # 2007000121 VOL 00435 PG 0189 RECD 01/16/2007 09:17:37 AM
CALVIN K. BRDUWER TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

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

Peter W. Hoops

By Peter R. Lampasona
Peter R. Lampasona
Duly Authorized Member

Witness

HOOPS & JENSEN, LLC
attorneys at law

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

JURIS No. 306839

STATE OF CONNECTICUT

ss: Groton May 16th, 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

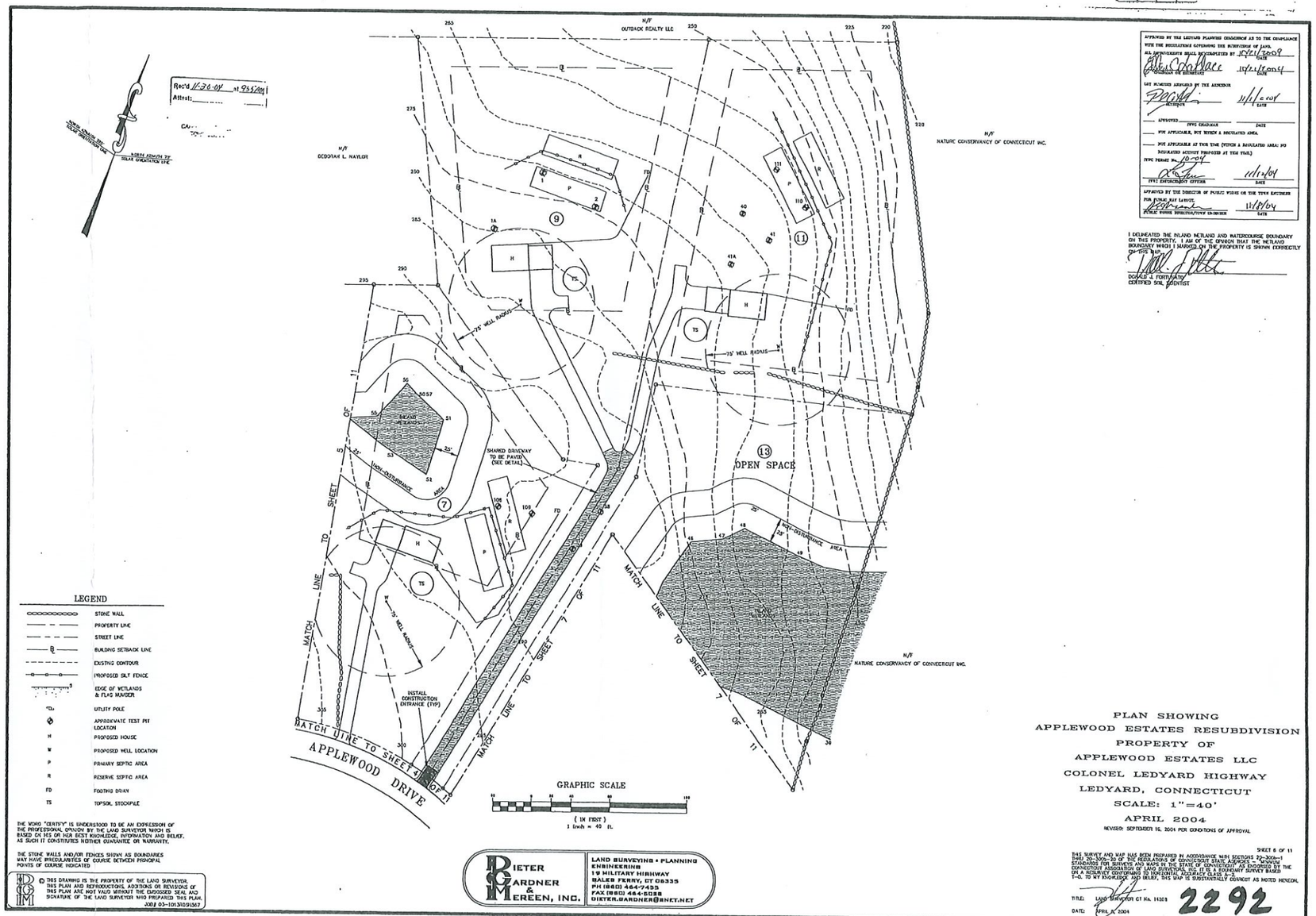
HOOPS & JENSEN, LLC
attorneys at law

19A Thames Street,
Groton, CT 06340
Tel. (860) 445-3911
Or
Fax (860) 445-8919

JURIS No. 306539

2292

Rec'd 11-26-04 at 9:52 AM
Attest: _____



APPROVED BY THE LEDYARD PLANNING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY 10/21/2009
DATE
CHAIRMAN OR SECRETARY
11/1/2004
DATE
LOT NUMBERS ASSIGNED BY THE ASSESSOR
11/1/2004
DATE
APPROVED IWWC CHAIRMAN DATE
— NOT APPLICABLE, NOT WITHIN A REGULATED AREA.
— NOT APPLICABLE AT THIS TIME (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)
IWWC PERMIT No. 10-04
11/1/2004
IWWC ENFORCEMENT OFFICER DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC ROAD LAYOUT.
11/8/04
PUBLIC WORKS DIRECTOR/TOWN ENGINEER DATE

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.
DONALD J. FORTUNATY
CERTIFIED SOIL SCIENTIST

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
2292

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- EDGE OF WETLANDS & FLAG NUMBER
- UTILITY POLE
- APPROXIMATE TEST PIT LOCATION
- H PROPOSED HOUSE
- W PROPOSED WELL LOCATION
- P PRIMARY SEPTIC AREA
- R RESERVE SEPTIC AREA
- FD FOOTING DRAIN
- TS TOPSOIL STOCKPILE

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EXPOSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB # 03-10130191567

DIETER GARDNER & MEREEN, INC.
LAND SURVEYING • PLANNING
ENGINEERING
19 MILITARY HIGHWAY
BALES FERRY, CT 06335
PH (860) 464-7455
FAX (860) 464-5088
DIETER.GARDNER@SNET.NET

PLAN SHOWING
APPLEWOOD ESTATES RESUBDIVISION
PROPERTY OF
APPLEWOOD ESTATES LLC
COLONEL LEDYARD HIGHWAY
LEDYARD, CONNECTICUT
SCALE: 1"=40'
APRIL 2004
REVISED: SEPTEMBER 16, 2004 PER CONDITIONS OF APPROVAL

SHEET 6 OF 11

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND IS A CLASS A SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

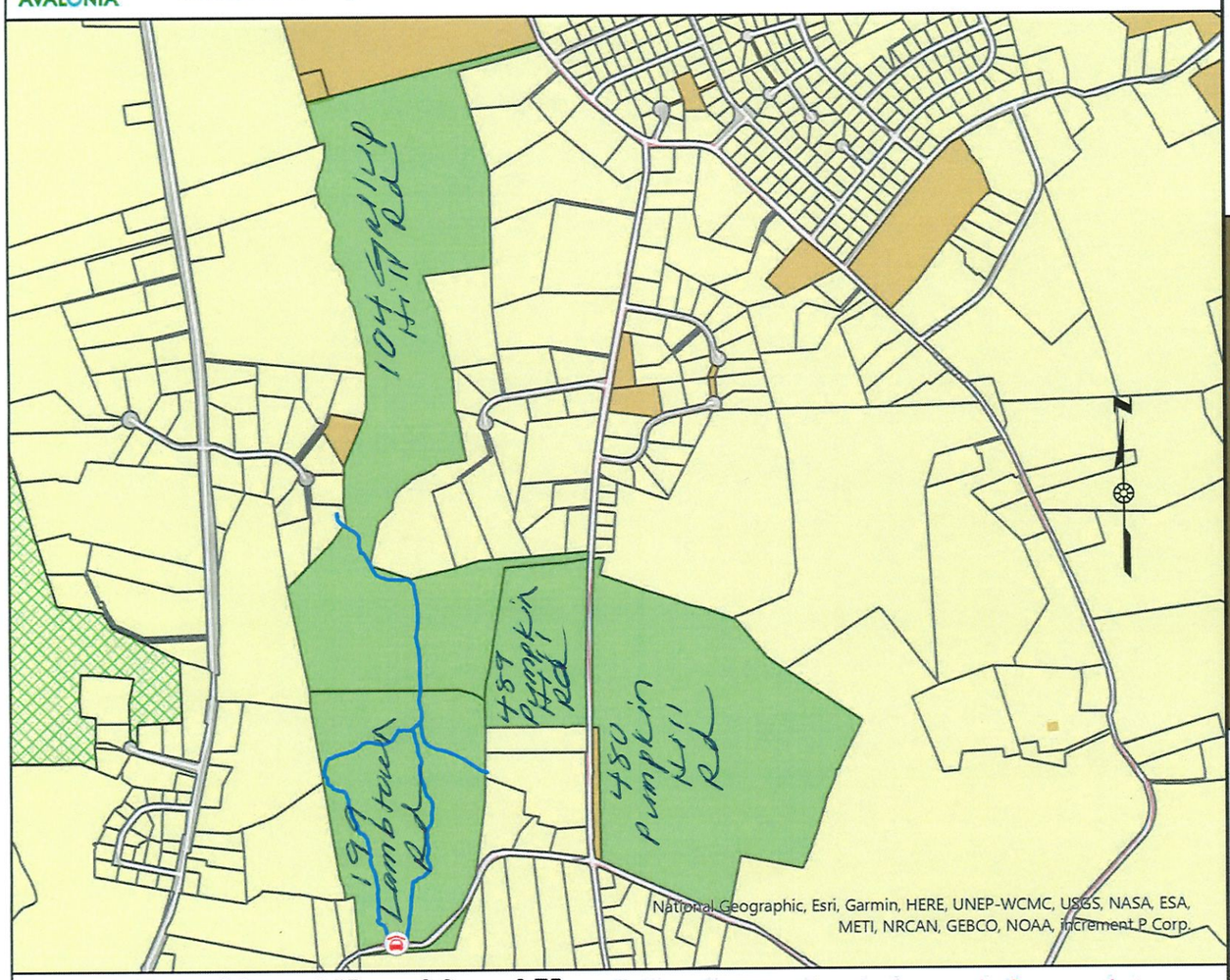
TITLE: LAND SURVEYOR CT No. 11328
DATE: APRIL 9, 2004

2292

Avalonia Land Conservancy
P.O. Box 49, Old Mystic, CT 06372
https://avalonia.org

Pike Marshall

272.05 Total Acres

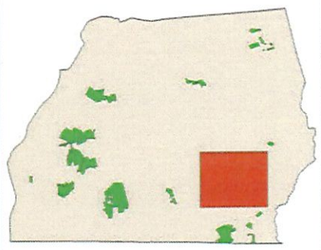


0 0.15 0.3 0.45 0.6 0.75 Miles

Copyright Avalonia Land Conservancy
Map Date - March 6, 2021

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.

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.

Pike Marshall Preserve

AVALONIA TRAIL FINDER

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).