



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**

*Juliet Hodge, Director*

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April, 15 2024

Naomi Rodriguez, Chairman  
Ledyard Town Council  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**RE: C.G.S. 8-24 Review** for land transfer to the Town of Ledyard

Dear Chairman Rodriguez,

The Ledyard Planning & Zoning Commission, at its April 11, 2024 meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Town Council for a MOTION that the Town of Ledyard o accept the conveyance/transfer of the following parcel and easement areas as depicted on plan entitled “*Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut*” prepared by CLA Engineers for no compensation, as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

- (1) The 0.4 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;
- (2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route. 12) to the Town for the purpose of snow removal/snow stacking.
- (3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

There are additional adjustments being made in this area as shown on the referenced map/plan to reduce the numerous non-conformities that exist and to eliminate the confusing scenario whereby a property owner owns a portion of a “road” that is used by many and actually maintained by the town.

The changes will also enable the redevelopment of existing “garage” into a more conforming use in the Zone while still providing the required frontage for both of the lots involved.

The plans have been reviewed several times with the applicant and Director of Public Works. Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Phil Dodge". The signature is written in a cursive, slightly slanted style.

Director of Land Use & Planning

C: Fred Allyn III, Mayor  
File