



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL

Chairman Linda C. Davis

MINUTES
PUBLIC HEARING
LEDYARD TOWN COUNCIL
COUNCIL CHAMBERS - ANNEX BUILDING

PUBLIC HEARING MINUTES

6:15 PM, JANUARY 10, 2018

- I. CALL TO ORDER – Chairman Davis called to order the Public Hearing regarding the Lease of town-owned 332 Colonel Ledyard Highway, a single-family home.
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURE OF THE PUBLIC HEARING
- IV. CALL OF THE PUBLIC HEARING

The following call of the Public Hearing was read by Town Council Administrative Assistant Roxanne M. Maher:

LEGAL NOTICE
TOWN OF LEDYARD

NOTICE OF PUBLIC HEARING

In accordance with CGS 07-163e the Ledyard Town Council will conduct a Public Hearing at 6:15 p.m., Wednesday, January 10, 2018 in Council Chambers, Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, Connecticut to receive comment on the following:

Lease town-owned property located at 332 Colonel Ledyard Highway, a single family home, for One Thousand Three Hundred dollars (\$1,300) per month to Michael and Iris Huskey and Chris Rodriguez.

At this hearing interested persons may appear and be heard and written communications will be accepted.

Dated at Ledyard, Connecticut this 29th day of December, 2017.

s/s Linda C. Davis, Chairman
Ledyard Town Council

PLEASE PUBLISH: December 29, 2017 & January 1, 2018

- IV. PRESENTATION
Councilor Saums provided some background stating that the Town acquired 332 Colonel Ledyard Highway thru a foreclosure in June, 2017. The property was formerly known as the “*Founders Preserve Subdivision*” and included 46 ± acres. He explained because there was a small title issue regarding the boundary line the Town currently does not have a clear, saleable marketable title at this time. Therefore, the town was looking to lease the house for \$15,600 in rent per year, rather than moth-ball it, until they can get the title issue resolved, at which time the town could dispose of/sell the house. He stated the house was in very good-almost move-in condition. He stated at their October 25, 2017

meeting the Town Council authorize the Mayor to enter into a Listing Agreement with McBride Realty of Gales Ferry, CT for the purpose of leasing the single-family home. He stated McBride Realty has found a tenant who has been credit checked and vetted noting that they do not have pets or smoke. He stated the proposed lease was provided for tonight's meeting noting that it would begin on February 1, 2018.

V. PUBLIC COMMENTS

Mr. Eric Treaster, Huntington Way, Ledyard, stated he reviewed the lease that was drafted by McBride Realty and he stated it was one of the best residential leases he has seen. He noted that the lease included the "Sprinkler Warning" in 12-point font which was required by state statute, stating that virtually every residential lease he has looked at has omitted the sprinkler warning. Mr. Treaster stated in reviewing the Geographic Information System (GIS) Map that it appeared that 332 Colonel Ledyard Highway was the entrance to a subdivision. He questioned whether the foreclosure took the entire subdivision or just the parcel located at 332 Colonel Ledyard Highway. Councilor Saums stated the foreclosure took the entire subdivision, noting that part of the subdivision had been deeded over to the Town as open space. Mr. Treaster questioned whether the Town planned to put the subdivision lots up for bid? Councilor Saums stated that there was no plan to sell the property at this time. Mr. Treaster stated he was in-favor of leasing the single-family house and having it occupied.

Mr. Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, Planning & Zoning Commission Chairman, stated he was involved with the discussions, approval and follow-on of the *Stipulated Agreement* regarding "*Founders Preserve Subdivision*" which was 46 ± acres. He stated that the lots Mr. Treaster referred to no longer existed explaining that they were merged to try to reduce the tax rate about three (3) years ago. However, he stated the property still ended-up in foreclosure. He stated prior to the subdivision application that there was a property line adjustment between 332 and 334 to reduce the lot width of 332 to be adequate for a road and to give the excess land to 334, which were both owned by the same party. He stated when the property was foreclosed on that the Town received 332 and not the extra strip which was part of the boundary line adjustment for 334. He stated the boundary line needed to be cleared up to obtain a clear title in order for the town to be able to sell the property. He stated subdividing the property for sale was a simple administrative task for the Planning Commission. He stated it was good that the Town was leasing 332 Colonel Ledyard Highway and that they were maintaining the rest of the property. He stated there were some significant archaeological sites on the property that needed to be preserved, as well as two ponds and a dam.

Councilor Dombrowski questioned whether there was a written document to the Town stating that the Development Plan (subdivision) was abandoned by the Property Owner before the Town foreclosed on the property. Mr. Cherry responded stating "Yes". He went on to state as part of merging the land that the Property Owner abandoned the Development Plan.

VI. ADJOURNMENT

Hearing no further public comment, Chairman Davis adjourned the public hearing at 6:22 p.m.

Transcribed by Roxanne M. Maher
Administrative Assistant to the Town Council

I, Linda C. Davis, Chairman of the Ledyard Town Council,
hereby certify that the above and foregoing is a true and correct
copy of the minutes of the Public Hearing held on January 10, 2018.

Attest: _____
Linda C. Davis, Chairman