



# TOWN OF LEDYARD CONNECTICUT TOWN COUNCIL

Chairman Kevin J. Dombrowski

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

**TO:** Chairman Tony Capon, Planning & Zoning Commission  
**FROM:** Councilor Gary Paul, Committee Chairman  
Land Use/Planning/Public Works Committee  
**DATE** August 8, 2023  
**SUBJECT:** Request 8-24 Review - 332 Colonel Ledyard Highway

The Town acquired a house located at 332 Colonel Ledyard Highway thru a foreclosure in June, 2017. Because there was a title issue regarding the property boundary line the Town did not have a clear title that would allow for the sale of the property. In the meantime, the Town has been leasing the house for about \$15,600 in rent per year, until the title issue could be resolved, at which time the town planned to dispose of/sell the house, with the hope of recouping the loss of back taxes owed.

As part of the transfer of the former Founders Preserve Property (approved at a Special Town Meeting held on October, 28, 2020), Avalona Land Conservancy contracted Attorney Rob Aveena and Surveyor Eric Seitz to perform a Site Plan and Survey. With this work completed the boundary lines would be corrected, so that the detached garage associated with the house would now be within the property boundary lines of 332 Colonel Ledyard Highway, and the property would be ready to be sold.

In preparation to sell the town-owned residential property located at 332 Colonel Ledyard Highway, the Land Use/Planning/Public Works Committee respectfully requests the Planning & Zoning Commission conduct an 8-24 Review.

In accordance with CGS 07-163e and Chapter VII; Section 9 of the Town Charter a Public Hearing and a Special Town Meeting would be scheduled once the Town has received a viable Purchase Offer regarding the sale of the property.

Should you have any questions regarding this referral please feel free to contact me at (860) 237-1471 or email: [gpaul@ledyardct.org](mailto:gpaul@ledyardct.org); or Chairman Dombrowski at: (860) 867-1660 or email: [kjd@ledyardct.org](mailto:kjd@ledyardct.org).

Thank you.

cc: Mayor Allyn, III  
Land Use Director