



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
council@ledyardct.org

## Town Council ~ AGENDA ~

Chairman Kevin J.  
Dombrowski

Regular Meeting

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Wednesday, August 23, 2023

7:00 PM

Town Hall Council Chambers

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**In-Person: Council Chambers Town Hall Annex**

**Remote: Information noted below:**

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/86996598909?pwd=VkUyWlhzNEc2Vm1mZTY2OGsyV3JEQT09>**

**Audio Only: Telephone: +1 646 558 8656; Meeting ID: 869 9659 8909; Passcode: 572798**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PRESENTATIONS
- V. RESIDENT & PROPERTY OWNERS (COMMENTS LIMITED TO THREE (3) MINUTES)
- VI. COMMITTEE COMMISSION AND BOARD REPORTS
- VII. COMMENTS OF TOWN COUNCILORS
- VIII. REVIEW AND APPROVAL OF MINUTES

MOTION to approve the Town Council Minutes of July 26, 2023

**Attachments:** [TC-MIN-2023-07-26.pdf](#)

- IX. COMMUNICATIONS LISTING FOR AUGUST 23, 2023

**Attachments:** [C-LIST-2023-08-23.pdf](#)

[Action Letter WPCA meeting-2023-07-23.pdf](#)  
[Appoint Iltr- Kil Conservation -2023-08-02.pdf](#)  
[Appoint Ltr- Buhle Conservation Alt-2023-08-02.pdf](#)  
[Appoint Application-Bingham-Beautifcation Cmt-2023-08-03.pdf](#)  
[Appoint ltr Bozym Youth & Social Services Board-2023-08-08.pdf](#)  
[Appoint ltr Smith Youth & Social Serices Board-2023-08-08.pdf](#)  
[Hosey-Hyrid meetings-Transparency-Middle School & Gallup Hill Schooll Projects-2023-08-14.pdf](#)  
[Kings Corner Manor Senior Housing-Lupienksi -Smoking Policy-dmail-2023-07-07.pdf](#)  
[Youth Services-Mental Health Support--2023-08-16.pdf](#)  
[Youth Services-Mental Health Support-Sikorksi-Maynard-2023-08-17.pdf](#)  
[332-Colonel Ledyrd Highway- Planning & Zoning 8-24-Referral sale of-2023-08-21.docx](#)  
[Action ltr-Town Council Mtg-2023-07-26.pdf](#)  
[APPT-ENORS-Agricultural Commission-2023-07-31.pdf](#)  
[APPT-ENORS-Agricultural Commission-RTC-2023-07-31.pdf](#)  
[APPT-ENORS-Beautification Cmt-2023-07-31.pdf](#)  
[APPT-ENORS-Beautification Cmt-DTC-2023-07-31.pdf](#)  
[APPT-ENORS-IWWC-2023-07-31.pdf](#)  
[APPT-ENORS-IWWC-DTC-2023-07-31.pdf](#)  
[APPT-ENORS-IWWC-RTC-2023-07-31.pdf](#)  
[APPT-ENORS-P&Z-2023-07-31.pdf](#)  
[APPT-ENORS-P&Z-DTC-2023-07-31.pdf](#)  
[APPT-ENORS-P&Z-RTC-2023-07-31.pdf](#)  
[APPT-ENORS-SCWA-RTC-2023-07-31.pdf](#)  
[Requsst 8-24 Review 332 Colonel Ledyard Highway-LUPPW Cmt Memo -Planning & Zoning-2023-08-08.pdf](#)  
[ANNUAL REPORT-TOWN COUNCIL-JUNE 30-2023.pdf](#)

## X. REFERALS

## XI. COUNCIL SUB COMMITTEE, LIAISON REPORTS

1. Administration Committee
2. Community Relations Committee
3. Finance Committee
4. Land Use/Planning/Public Works Committee
5. Water Pollution Control Authority

5. Liaison Reports

**XII. REPORT OF THE MAYOR:****XIII. OLD BUSINESS****XIV. NEW BUSINESS**Administration Committee

1. MOTION to appoint Ms. Kelly Lamb (U) 93R Lambtown Road, Ledyard, as an Alternate Member to the Historic District Commission to complete a five (5) year term ending December 6, 2028, filling a vacancy left by Mr. Mayer.

**Attachments:** [K. LAMB APPLICAITON-HISTORIC-2023-07-09.pdf](#)  
[K. LAMB RESUME -APPLICAITON-HISTORIC-2023-07-09.pdf](#)  
[HISTORIC DISTRICT COMMISSION-2023-07-17.pdf](#)  
[Thankk you - Service-Mayer-Historic District Commission](#)  
[ltr-2022-06-23-1.pdf](#)  
[Resign Mayer - Historic-2022-07-28.pdf](#)

Finance Committee

2. MOTION to authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

In addition, authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.

Also, assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

**Attachments:** [HVAC School Proejcts-JWL & GHS-Saums email-2023-08-02.pdf](#)  
[Juliet Long HVAC Grant information-2023-07-31.docx](#)  
[Juliet Long Estimate KEHES 2022-11-29.pdf](#)  
[Resolution School Roofs & Projects \\$6725,000 & calling town meeting.pdf](#)

3. MOTION to grant a Bid Waiver to Utility Financial Solutions, LLC (UFS) 185 Sunset Meadow Court, Michigan, in the amount of 13,000 to conduct a Water Services Study regarding Financial Projection, Cost of Services and Rate Design.

**Attachments:** [Ledyard WPCA - Utility Finanical Services Solutions -Cost Proposal Dated-2023-05-02.pdf](#)  
[WPCA-Bid Waiver Request-Utility Finanical Solutions-email-2023-08-04.pdf](#)

4. MOTION to adopt the proposed "Resolution Adopting The Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028" as presented in the draft dated August 2, 2023.

**Attachments:** [Res-Hazardous Mitigation-Draft-2023-08-09.docx](#)  
[Hazardous Mitigation Plan-SCCOG-email-2023-08-02pdf.pdf](#)

5. MOTION to recommend the Town sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

In addition, set a Hybrid (In-Person & Video Conference) Public Hearing date on September 27, 2023 at 6:00 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS -7-163e to receive comments and recommendations regarding the sale of the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

Also, set a Hybrid (In-Person & Video Conference) Special Town Meeting on September 27, 2023 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

"Shall the Town of Ledyard sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000)?".

**Attachments:** [Purchashe-Sale Agreement-332 Colonel Ledyard Highway-Sherman-2023-08-14.pdf](#)  
[332 & 334 COLONEL LEDYARD HWY-SURVEYS-2023-06-01.jpg](#)  
[8-24-Referral Land transfer to Avalonia -Planning & Zoning Ltr-2023-07-03.docx](#)  
[332 Col Ledyard Listing Contract- UNSIGNED](#)  
[PUB HEAR-MIN-2018-01-10-LEASE 332 COLONEL LEDYARD HWY .pdf](#)  
[TC-MIN-2018-01-10.doc](#)  
[Requst 8-24 Review 332 Colonel Ledyard Highway-LUPPW Cmt Memo -Planning & Zoning-2023-08-08](#)  
[AVALONIA LEDYARD 200 ACRE FOUNDERS Layout1](#)  
[AVAVALONIA LEDYARD FOUNDERS lots32\\_34 assumed Layout1](#)

#### Land Use/Planning/Public Works Committee

6. MOTION to approve to update the Appendix to the "Resolution Establishing Administrative Control of Town Owned or Town Leased Properties" titled "List of Real Properties Owned or Leased by the Town of Ledyard" as presented in the draft dated August 7, 2023.

**Attachments:** [RES-004-2023-AUG 23-ADMINISTRATIVE CONTROL TOWN OWNED LAND-Appendix-LIST OF PROPERTIES-CLEAN COPY FOR SIGNATURE.xlsx](#)  
[TOWN OWN LAND -Appendix B -Rox-2023-08-07.xlsx](#)  
[2008-11-12-TOWN OWNED LAND-ADMIN CONTROL.pdf](#)  
[Assessor Office Notes-Town Owned Land List-2023-08-07.pdf](#)  
[Property Added to Town Inventory Since 2017-E-mail2003-02--08 .pdf](#)

#### General Business



7. Discuss Work Session Items as time permits.

XV. 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

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**File #:** 23-1991

**Agenda Date:** 8/23/2023

**Agenda #:**

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## MINUTES

### **Minutes:**

MOTION to approve the Town Council Minutes of July 26, 2023



# TOWN OF LEDYARD

CONNECTICUT  
TOWN COUNCIL

Chairman Kevin J. Dombrowski

MINUTES  
LEDARD TOWN COUNCIL – REGULAR MEETING  
WEDNESDAY, JULY 26, 2023; 7:00 PM  
HYBRID FORMAT  
VIDEO CONFERENCE VIA ZOOM

**DRAFT**

- I. CALL TO ORDER – Chairman Dombrowski called the meeting to order at 7:00 p.m. at the Council Chambers, Town Hall Annex Building.

Chairman Dombrowski welcomed all to the Hybrid Meeting. He stated for the members of the Town Council and the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL –

Attendee Name	Title	Status	Location
Kevin Dombrowski	Town Councilor	Present	In-Person
Andra Ingalls	Town Councilor	Present	In-Person
Whit Irwin	Town Councilor	Present	In-Person
John Marshall	Town Councilor	Present	In-Person
Mary McGrattan	Town Councilor	Present	In-Person
Gary Paul	Town Councilor	Present	In-Person
S. Naomi Rodriguez	Town Councilor	Present	In-Person
Timothy Ryan	Town Councilor	Present	Remote
William Saums	Town Councilor	Present	In-Person

- IV. INFORMATIONAL ITEMS/PRESENTATIONS – None.

- V. RESIDENTS AND PROPERTY OWNERS

Mr. Charles Hollis, 6 Autumn Way, Ledyard, appealed to the Town Council to consider adopting an Ordinance in accordance with Connecticut General State Statute 12-81c to provide a personal property tax exemption for modified handicap accessible vehicles owned by a person with disabilities. He stated in researching surrounding towns that the towns of Groton, Montville, Branford, and Stonington currently provide tax exemptions for “*Modified Handicap Accessible Vehicles*”, noting that Montville had a similar population and similar total tax levy to Ledyard. He stated in providing a tax exemption for six vehicles that met the *Modified Handicap Accessible Vehicles*” definition the financial impact to Montville was of \$3,400. He stated that he would be purchasing a handicap accessible vehicle for his wife, noting that the cost was about \$90,000; which was the reason he was requesting the town consider an Ordinance to provide a property tax exemption for modified handicap accessible vehicles. He provided examples of a Tax Assessor’s Exempt Forms from other towns that offer this type of tax abatement. He stated that he planned to contact the Tax Assessor’s Office to find out how many handicapped accessible vehicles Ledyard had on their tax roll. He stated in surrounding town’s this type of vehicle accounted for 0.04% of the total personal property tax.

Councilor McGrattan asked Mr. Hollis what a modified handicap accessible vehicle looked like. Mr. Hollis stated several manufacturers made handicap accessible vehicles such as Chrysler, Toyota, Honda, etc. He stated depending on the needs of the person’s disability that some vehicles had lifts for wheelchair access, or a ramp that slides out; and that some vehicles kneel down so that it was lower on one side and a ramp that folded out. He also noted that the side door on some vehicles open with a remote control. Chairman Dombrowski noted a vehicle with a handicap sticker would not comply with the State Statute 12-81c.

Mr. Hollis read the governing state statute as follows:

*“Sec. 12-81c. Municipal option to exempt certain motor vehicles. The legislative body of any municipality may, by ordinance, exempt from personal property taxation (1) any ambulance-type motor vehicle which is used exclusively for the purpose of transporting any medically incapacitated individual, except any such vehicle used to transport any such individual for profit, (2) any property owned by a nonprofit ambulance company, and (3) any motor vehicle owned by a person with disabilities, or owned by the parent or guardian of such person, which vehicle is equipped for purposes of adapting its use to the disability of such person, provided the legislative body of the municipality adopts a definition of such vehicle.”*

Chairman Dombrowski thanked Mr. Hollis for bringing the state statute to the Town Council’s attention and he referred the request to the Finance Committee. Councilor Saums noted that next Finance Committee would be held on August 16, 2023.

Mr. Hollis questioned the process for the town to implement an Ordinance. Chairman Dombrowski explained it would take a few months, noting that first the Finance Committee would review the request and financial impact to the town, as well as look at other town’s ordinances. He stated should the Finance Committee recommend the town move forward with the tax exemption program for *Modified Handicap Accessible Vehicles* that the proposal would be reviewed by the Administration Committee, and sent onto a Public Hearing before the Town Council would consider adopting the Ordinance.

#### IV. COMMITTEE COMMISSION AND BOARD REPORTS – None.

#### VI. COMMENTS OF TOWN COUNCILORS

Councilor Paul stated the Community Relations Committee hosted a Booth at the July 19, 2023 Farmers’ Market to bring awareness and to provide information regarding Mental Health. He thanked Councilor Saums and Councilor Rodriguez for participating in the event. He also thanked the Ledyard Police Department, the Brian Dager Healing Hearts Foundation from Niantic, and SERAC who was a new addition to their Booth this year. He stated SERAC was a non-profit organization located in Norwich that served 41 communities in Eastern Connecticut, he noted that they provide programs and services to reduce the impact of substance abuse, problem gambling, and mental health challenges. He stated SERAC Representative Mark Lyons (Suicide Prevention Lead) was at their Booth, noting that SERAC provided group trainings to help people identify the signs of suicide and teach people how to help others. Councilor Paul stated that he was going to try to start at group in Ledyard, and that he would like Mr. Lyon’s to give a brief presentation at a Town Council Meeting. He stated we pass people who are functioning with mental health issues, depression, or contemplating suicide at the grocery store, or at other places. He stated the question was whether you would be able to help that person, and whether you would know what to do. He stated if you saw someone with a broken arm you may ask them what happened or how you could help them. However, he stated if they saw someone with tears in their eyes and desperate, most people would probably not say anything to the person. He encouraged folks to visit the SERAC website at: [SERACCT.org](https://seracct.org) and take the quiz to challenge yourself to see if you knew some of the truths and myths and whether you would be interested in taking one of Mr. Lyon’s trainings. He stated it was a good event for the Farmers Market and for the community. He thanked everyone who stopped by their Booth and picked up information from their table.

Councilor Paul continued by noting the “*Take It To The Box*” Campaign and he encouraged residents to take their unused prescription medications to the Box located at the Ledyard Police Department and keep the medications out of the schools and to keep our community safe. He stated the Police Department was open 7/24 for folks to drop off their unused prescription medications in the Box, no questions asked. He stated that he did a Radio Ad for the *Take It To The Box* campaign, noting the following:

- Last year New London County had 123 drug overdose deaths.
- 90% of those 123 overdose deaths involved an Opioid.
- 12 Ledyard residents had a non-fatal overdose last year.

Councilor Paul stated these statistics were the reasons, as leaders of their community, the Town Council needed to get the *Take It To The Box* message out there. He stated we all have old prescriptions laying around and he encouraged residents to take those medications to the Box, noting we all have to try to keep our schools and our community safe. He stated that he was told he did a good job on the Radio Ad, and that he was waiting for the telephone call for his next career, noting that he had a face for radio!

Councilor Saums commented on Councilor Paul’s passion on the topic of Mental Health, Suicide Prevention, and helping folks and for the work he has done on the Community Relations Committee. He stated Councilor Paul was organized, he was engaged, he was passionate, and that he talked to people during the full three-hours they were at the Booth at the Farmers’ Market. He stated the new Town of Ledyard Tent was beautiful, and he thanked Administrative Assistant Roxanne Maher for her initiative to get the tent/canopy, noting that it made him proud of his community.

Councilor Rodriguez stated as Councilor Paul noted, she participated at the Brian Dagle Healing Hearts Foundation Tent at the July 19, 2023 Farmers’ Market. She stated the residents thanked the Brian Dagle Healing Hearts Foundation for being at the Farmers’ Market and stated that they needed this type of support in their area. She also stated that teachers, nurses, police officers, and members from the community stopped by their tent and she noted that many folks said they were dealing with grief or had a suicide in their family. She stated that she was glad to have the Brian Dagle Healing Hearts Foundation here in Ledyard.

Councilor McGrattan addressed SERAC of Norwich noting that they have been in existence for a long time. She stated they were not a new organization, noting that years ago they were very involved with teenage alcohol drinking. Councilor Paul stated that SERA has expanded their teenage drinking program and that they focus on working to get the right connections for training and help. Councilor Saums noted SERAC could be found on-line at: [SERACCT.org](http://SERACCT.org)

VII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes June 28, 2023  
Moved by Councilor Ingalls, seconded by Councilor McGrattan  
9 – 0 Approved and so declared

VOTE:

IX. COMMUNICATIONS

Chairman Dombrowski stated a Communications List has been provided. He noted there were no referrals listed; other than the one he made earlier this evening to the Finance Committee regarding CGS 12-81c pertaining to tax exemptions for *modified handicap accessible vehicles*.

X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

Administration Committee

Councilor Ingalls stated the Administration Committee met earlier this evening and addressed one new appointment to the Historic District Commission. She noted this item would be forwarded to the Town Council for action their August 23, 2023 meeting.

Community Relations Committee

Councilor Paul stated although the Community Relations Committee has not met since the last Town Council meeting because they hosted a Booth at the July 19, 2023 Farmers’ Market as he mentioned earlier this evening under VI. *Councilor Comments*. He stated the Committee’s next meeting will be held on August 16, 2023 at 6:30 p.m. He stated the Committee looked forward to their next Farmers’ Market Informational Booth scheduled for August 30, 2023 noting that they would feature Library Services.

Finance Committee

Councilor Saums stated the Finance Committee met on July 19, 2023 and he noted in addition to the items on tonight’s Agenda that the Committee also discussed the following: (1) Fiscal Year 2022/2023 Close-Out - Councilor Saums stated Finance Director Matthew Bonin reported that the Finance Department was working to close-out the Fiscal Year 2022/2023 Budget and that he did not expect the full amount that was budgeted from the Mill Rate Stabilization fund would be needed; (2) Schools Consolidation/Improvement Projects (Middle School and Gallup Hill School) State Funding- Councilor Saums noted

Finance Director Matthew Bonin reported that the Town was still waiting on the State Department of Administrative Services (DAS) regarding their request for additional paperwork on the school projects. He noted during the meeting Mayor Allyn stated that he was aware of two other towns that have been waiting 3 and 5 years for the State to audit and close out their school projects. Councilor Saums stated the Mayor commented that the State needed to be more responsive knowing that towns were using short term loans at higher interest rates to pay for the projects while the State deliberated; (3) Sandy Hollow Road Guide Rail Replacement – Councilor Saums stated the Finance Committee discussed the replacement of the guide rails on Sandy Hollow Road. He noted that Councilor Ingalls questioned whether the town might be able to apply for grants to cover the cost difference between standard steel ribbon rails, which were unsightly compared to the existing post and cable guide rails, since Sandy Hollow Road was designated as a scenic road by the Town; (4) Nip Bottle Surcharge Revenues received from Public Act No.21-58 “*An Act Concerning Solid Waste Management*” - Councilor Saums stated the Finance Committee continued their discussion regarding ways to use the payments from the solid waste (nip) reimbursement program. He noted Mayor Allyn, III, reported that Montville had an interesting program in place using the nip surcharge revenues to encourage non-profit organizations to adopt roads and collect the nip bottles as well as trash. He stated the Mayor would be communicating with Mayor McDaniel to obtain more details regarding Montville’s Program.

#### Land Use/Planning/Public Works Committee

Councilor Paul stated the LUPPW Committee has not met since the last Town Council meeting. He stated the Committee would be meeting on Monday, August 7, 2023.

#### Water Pollution Control Authority

Councilor Saums stated the WPCA met on July 25, 2023 and addressed the following: (1) Fire Hydrant Flushing - Routine flushing of specific hydrants and blow-offs was being conducted to lower the water age in both the Ledyard Center and Gales Ferry systems, as part of their efforts to maintain the lowest Total Trihalomethanes (TTHM) levels possible in both systems; (2) Ledyard Center Water Storage Tank Maintenance – Groton Utilities (GU) was finally able to make contact with the painter for the top of the Ledyard Center tank top, who provided an August 14, 2023 start date; (3) Holmberg Water Storage Tank - Groton Utilities obtained one quote for the Holmberg tank re-inspection work and were trying to obtain two more quotes; (4) Skid Mounted Sewer Pumps - One of the Smith and Loveless skid mounted sewer pumps had a failure that was being covered by the manufacturer. However, they would need to operate on one pump in manual mode until the part could be replaced; (5) WPCA Policy Manual - The WPCA continued discussing their Policy Manual and were planning to vote on the revisions at their next meeting; (6) Baldwin Hill Road - The homeowner on Baldwin Hill Road whose well has run dry decided to have their well fracked, so there may be no immediate need to continue consideration of a water main at this time; (7) Cost of Services Study – For financial due diligence the Department of Public Health (DPH) required a *Cost of Service Study for Ledyard* be performed prior to the merger of the two water systems (Ledyard’s water system and Groton Utilities’ water system). The Study that was offered by Groton Utilities in March, 2023 would cost approximately \$30,000. Whether a sale of Ledyard’s assets was contemplated or not, the study was expected to inform the WPCA on their Billing Practices and Rate Structure, as well as their Capital Plan; (8) Multi-Model Pathway-Trail - The WPCA has not received word on when the work for multi-modal trail could proceed. However, Councilor Saums stated Public Works Director/Town Engineer Steve Masalin reported that he believed Southeastern Connecticut Council of Governments (SECCOG) has finished its approval process, but that the Department of Transportation (DOT) would have another turn at it from a funding standpoint, after which they would be ready to solicit bids.

Councilor Marshall questioned whether there was only one home on Baldwin Hill Road that reported their well was dry. Councilor Saums stated at this time only one homeowner has reported a dry well. However, he stated the WPCA expected that there may be more because of the blasting that was being done in the area, which can alter the flow of water into the wells in the area. He stated the WPCA sent a letter to the Planning & Zoning Commission regarding their concerns about what could happen with the blasting in the area.

#### Ledyard Beautification Committee

Councilor Ingalls stated the Beautification Committee met on July 18, 2023 noting that the Committee has changed their meeting schedule from quarterly to monthly because of the amount of work they have, and because they were missing out on opportunities. She stated the Committee also discussed the following: (1) Parade Banner; (2) Ledyard Center Streetlights



Holiday Flags; (3) Farmers Market – The Committee will be hosting Booths on August 16, 2023 and September 20, 2023 and will have rock painting kits available for kids; (4) Gales Ferry School Gardens – The Committee will be talking to the Garden Club for some guidance and hope that the Parent-Teacher Organization (PTO) would also be interested in helping.

#### Committee to Review the Budget Process

Councilor Ryan stated the Committee to Review the Budget Process held its Organizational Meeting on July 25, 2023. He stated the Committee elected the following Officers: Chairman – Tim Ryan; Vice-Chairman – Mike Brawner, Recording Secretary – Earl (Ty) Lamb. He stated the Committee also set their meeting schedule to be the first and third Monday of each month at 6:00 p.m. beginning on August 7, 2023 and ending in October. He stated they would be putting together some background information from the 2016 Budget Committee and working to obtain some data based on Committee member comments. He stated that the Committee was comprised of a great group of residents, and he looked forward to working with them on this assignment.

Councilor Ingalls stated she attended Committee to Review the Budget Process' Organizational Meeting last night. She commented that she was impressed by some of the comments made by Members who were representing the Community-at-Large, noting that they requested some data that was astute to ask for. She stated that their questions made her feel good that they had good people on the Committee.

### **XI. MAYOR'S REPORT**

Chairman Dombrowski stated Mayor Allyn, III, was not present; however, he provided the following written Report, which was also attached to the Agenda on the meeting portal: (1) Long Pond- Whitford Brook Bridge, Dam and Culvert Replacements – A Public Information Forum was held on July 11, 2023 in the Council Chambers from 6:00 pm – 8:00 pm. Twenty-eight residents attended, including some Stonington residents. The Mayor opened the Informational Forum with introductions, Public Works Director/Town Engineer Steve Masalin with WMC Engineers presented the project that was followed by a Question & Answer period. It was noted that the town planned to seek Bids this Fall, 2023 for the bridge construction work and for the engineering work for dam and culvert replacements. The bridge construction was expected to begin in the Spring, 2024; however, the dam and culvert replacements work was not expected to be completed for 3-4 years; (2) Schools Consolidation/Improvement Projects (Middle School and Gallup Hill School) – Mayor Allyn attended a meeting at the Ledyard Middle School with Superintendent of School Jason Hartling and Board of Education Director of Grounds & Facilities Wayne Donaldson, Project Manager O&G Industries, and Colliers Project Leaders who was hired to prepare and assemble the entire body of evidence that would meet the State's Guidelines, to discuss the issues concerning the gymnasium floor. They indicated that they could not determine if the nails pre-existed the project or not; because they sanded as many as 10 coats of polyurethane from the gymnasium maple wood floors; and once the many years of finish was removed, the nails apparently became more evident. At the meeting the group unanimously agreed that the best course of action was for the Town to hire a contractor to countersink the screws, install maple wood plugs over screw heads, sand flush with floor and polyurethane the areas with plugs. The cost for this work was anticipated to be minimal; (3) Subbase Change of Command – Mayor Allyn attended the US Subbase Change of Command. The Groton Subbase would be the homeport for the new Virginia Class Submarine; adding to the local fleet and population; (4) Ribbon Cutting – Mayor Allyn attended *The Creamery at Sweet Hill* Ribbon Cutting. Ms. Charlene Rand was doing a nice job with the operation and collected \$400 in her first fundraiser to support the Ledyard Youth Soccer Club; (5) Disband the Nursing Board – Mayor Allyn sent letters to Nursing Board members to thank each one for all their service to the Town and to officially disband the Nursing Board. He also offered the residents other opportunities to volunteer to serve the town if they wished to do so; (6) Southeastern Connecticut Council of Governments (SECCOG) Solid Waste Committee – Mayor Allyn Chaired the first SECCOG Solid Waste Committee meeting on July 18, 2023. After introductions of the members, the Committee discussed the components of the waste stream, speaker lineup for the coming meetings, various municipal formats (subscription (Preston), town-wide (Ledyard), Public Works (New London). The Committee planned to dive into single stream, organics and glass cullet; (7) Town Hall Space Needs and Reconfigurations - Mayor Allyn was working to streamline operations and to provide for better customer service by moving Tax Collector and Tax Assessor into one office area. In addition, to help support the State's new early voting requirements which would be implemented in early 2024 the Registrars would be moved into current location of the Building Office in the lower level of Town Hall which would provide access to their office

from the outside. Also, the Land Use Department (Planning & Zoning, Inland Wetland and Watercourses, and the Building Office) would be expanding their office space into the area where the nursing office was located, in the lower Town Hall.

Questions to the Mayor - None.

XII. OLD BUSINESS – None.

XI. NEW BUSINESS

Finance Committee

1. MOTION to transfer up to \$21,027.00 Account #21020101-57510 (Police Capital Vehicle) to Account 21020101-57300 (Police Capital New Equipment) to allow for the purchase of new Glock 9mm handguns for Ledyard Police Department.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums provided some background explaining over the years that the Police Department went from using a 9mm handgun to a 45mm handgun and now they are looking to go back to a 9mm handgun. He stated one of the reasons they were looking to go from the 45mm back to 9mm handgun was because they now had more female police officers and the 9mm handgun was a better design for a smaller hand. He stated it also included an optic system commonly referred to as a “red dot” sight and that the ammunition costs would be reduced by approximately \$1,000 per order because the magazine capacity would hold 17 rounds versus the current 13 rounds that the 45-caliber handgun holds.

Councilor Saums continued by addressing the importance of the “red dot” sight technology for shooting accuracy and for liability, explaining that it was not a red laser dot like what they see with a taser. He stated the “red dot” sight was a hologram that was mounted on the handgun. He stated when the dots were lined up in the hologram the police officer could see where they were aiming, noting that it did not put a red dot on the target.

Councilor Saums noted the horrific incident that occurred in Bristol last year when two police officers were shot and killed and another was wounded in responding to an Emergency 911 Call for a domestic dispute on October 22, 2022. He stated because of the red dot sight technology the wounded police officer was able to take out the assailant in the dark using the Glock 9mm because he was trained, because of the better visibility in low light, and because of the red dot sight technology. He stated an interesting PowerPoint was attached to the Agenda on the meeting portal that showed what the sights looked like and the difference in low light conditions.

Councilor Saums went on to explain that the Police Department has requested a transfer of \$21,027.00 from their Police Vehicle Capital Account to their Equipment Account to purchase the new 9mm handguns. He stated the town would be receiving about a \$10,000 for the trade-in of the current handguns, which were about 10-years old. He stated during the Finance Committee meeting Councilor Ryan questioned how this transfer would impact the Police Department relative to their vehicle replacement schedule. He stated that Chief Rich explained that when the Police Department provides traffic services at construction sites, etc., that the Contractor pays for the Police Officer, and the use of the Police Cruiser, etc., noting that the funding received for the police cruiser was allocated to their Vehicle Capital Account. He stated because the Police Department had a lot of traffic/construction work this year with Eversource replacing the transmission lines, Frontier Communications installing the fiber network throughout the entire town, tree work, and other projects, that the Police Department received more revenue than they have typically received in past years. Therefore, the transfer of these funds and for the next item (#2) on tonight’s agenda would not adversely impact the funding for the cruiser replacement schedule for Fiscal Year 2023/2024. Councilor Saums noted Chief Rich was attending tonight’s meeting remotely via zoom should anyone have questions.

Police Chief John Rich explained in accordance with recent trends in law enforcement, including changes to the standard issue of firearms for the Federal Bureau of Investigation (FBI) and the Connecticut State Police, that Ledyard’s Firearms Training Staff conducted testing of handguns with the intention of transitioning to a 9mm platform. He explained that the selected handgun, the Glock G45 MOS 9mm pistol, would be equipped with an optic system commonly referred to as a “red dot” sight, as Councilor Saums mentioned. He stated the use of red dot sights has been shown to improve shooting accuracy at all distances in varying light conditions.



Chief Rich went on to explain the Firearms Training Unit Proposal considered the following factors:

- Handgun frame size with consideration to varying hand sizes within the department.
- Shooting accuracy and marksmanship at all distances and in varying light conditions (Red dot vs fixed sights).
- Availability to use one’s peripheral vision while shooting (with both eyes open).
- Reduced Ammunition Cost - 9mm versus 45 caliber
- Additional capacity per magazine (17 rounds vs. 13 rounds)
- Officer performance under stress conditions (Bristol).
- Age of current equipment – typically keep handguns about 8 – 10 years
- Credit for equipment trade in (\$10,850.00 or \$310 per unit)
- Available State Contract Pricing

Chairman Dombrowski questioned whether funding to purchase the new 9mm handguns was included in the Capital Improvement Plan. Chief Rich stated that the Police Department included funding for the purchase of the 9mm handguns in their Fiscal Year 2023/2024 Capital Improvement Plan. However, he stated during the budget deliberations and preparation process the funding was not included. Chairman Dombrowski noted the importance to set up a sinking fund to allocate funding on an annual basis to facilitate a Handgun Replacement Plan to be prepared for the handguns lifecycle.

VOTE: 9- 0 Approved and so declared

RESULT: APPROVED 9 - 0	
MOVER:	Bill Saums, Town Councilor
SECONDER	Andra Ingalls, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

2. MOTION to transfer up to \$8,863.00 from Police Capital Vehicle Account 21020101-57510 to Police Capital New Equipment Account 21020101-57300 to allow for the replacement of critical accident investigation and reconstruction equipment for Ledyard Police Department.  
Moved by Councilor Saums, seconded by Councilor Ryan  
Discussion: Councilor Saums stated the Ledyard Police Department has an Accident Investigation/Reconstruction Team that investigates fatal and serious injury crashes in the area. He stated because the equipment failed the Police Department was requesting \$8,863.00 be transferred from the Police Capital Vehicle Account (#21020101-57510) to Police Capital New Equipment Account (#21020101-57300) to replace the equipment. He stated during the Finance Committee’s July 19, 2023 meeting Councilor Ryan and Councilor Ingalls asked good questions about the equipment, why the equipment needed to be replaced, how the equipment was used, and how Ledyard participated in the region.

Councilor Saums went on to explain that Police Chief John Rich used the analogy that this equipment was similar to surveyors tools noting that it had special measuring devices such as lasers for the reconstruction of fatal crash scenes. He stated all this data was then used to create a map and a report of the incident. He stated this equipment recently failed in working on an investigation and they had to use manual procedures to reconstruct the accident. He stated should there be a fatal accident in an area that Ledyard would send Police Officers to that town to operate the reconstruction equipment; and in return Ledyard would receive “In-Kind/Mutual Aid” type of services such as a Canine Unit, etc., from the towns that have things that our town was not equipped with, noting that the area towns worked together, shared resources, as well as personnel.

Councilor Rodriguez questioned how long the special accident reconstruction equipment would last. Chief Rich stated the equipment they had was at least ten-years old. He stated as Councilor Saums mentioned, their equipment recently failed in working on an investigation and they had to use some manual procedures to reconstruct the accident, which took them a couple of months to complete. He stated the new laser equipment had a Bluetooth type of communication that would talk with the other end of the equipment, which their current equipment did not have. Therefore, he stated the updated equipment, although it would provide the same type of evidence collection process, would greatly improve the integration of the digital data, inspections, maps/overlays of the scene to produce presentations/reports that could be used in the court process. He stated this equipment could tell them when the brakes went on, the speed of the vehicle, etc. He stated this \$8,863.00 would purchase the critical mapping equipment that would

reproduce the accident scene as it occurred, when the Police Officers were doing the investigation.

Councilor Saums stated the data collected also goes into a traffic data base, which allowed the town to monitor where accidents frequently happen, and that the data was also shared with the state.

VOTE: 9 - 0 Approved and so declared

RESULT:	APPROVED 9- 0
MOVER:	Bill Saums, Town Councilor
SECONDER	Tim Ryan, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

Councilor Saums thanked Police Chief John Rich for attending tonight’s meeting as well as last week’s Finance Committee.

- 3. MOTION to appropriate \$298,211 to Account #21020401-57300-G0015 (Admin Emerg Services - New Equipment - Misc. Grants).

In addition, authorize the expenditure of up to \$298,211 for purchase of new radio equipment for the fire departments.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums provided some background noting that Administrator of Emergency Services Steve Holyfield has been diligently submitting Applications for the Assistance to Firefighter’s Grant from FEMA over the past few years to purchase new radio equipment for the Fire Departments.

Councilor Saums went on to note at their March 24, 2023 meeting the Town Council authorized the Mayor to submit a grant through the FEMA Assistance to Firefighters Grant Program in the amount of \$298,210.52 with a local match of \$14,200.52 for the acquisition of new portable and mobile radios for the Fire Departments. He stated the Town received notification that this year’s Grant Application was approved. He stated this item would allocate the \$298,210.52 grant funding to the Admin Emerg. Services - New Equipment Account and would also authorize the purchase of the new radio equipment.

Councilor Saums continued by pointing out that the backup information indicated at that the Viking-Kenwood Radios have not been accepted for the use on the State’s system. However, he stated Mr. Holyfield explained at the time of the original quote which was received in January, 2023 that the State had not yet approved the Viking-Kenwood Radios. He stated the State has since accepted this radio model, noting that Mr. Holyfield received a revised quote from J&S Radio of Willimantic, which included the State of CT Contract Bid Number, which was a clear indication that the State has approved their selected radio model to operate on the State’s Communication System.

Councilor Saums noted that Administrator of Emergency Services Steve Holyfield was attending tonight’s meeting remotely via Zoom. Mr. Holyfield stated this was the third year he submitted the Assistance to Firefighter’s Grant from FEMA for the purchase of the portable radios, and that he was happy it was finally approved. He stated the purchase of these mobile and portable radios, chargers, carry cases, batteries, etc., would be a big improvement, noting that Ledyard has been working toward getting onto the State’s Radio Communication System for many years, stating that former Administrator of Emergency Services Russ Shaw began this process. He stated this radio system frequency and bandwidth would have the interoperability that would allow Ledyard to communicate with Groton, Norwich and many other agencies that were making this change to the State’s communication system.

VOTE: 9 - 0 Approved and so declared

RESULT:	APPROVED 9 - 0
MOVER:	Bill Saums, Town Councilor
SECONDER	Andra Ingalls, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshal, McGrattan, Paul, Rodriguez, Ryan, Saums

Councilor Saums thanked Administrator of Emergency Services Steve Holyfield for attending tonight's meeting as well as last week's Finance Committee.

Chief Rich and Mr. Holyfield left the meeting at 7:38 p.m.

4. MOTION to authorize the Mayor to enter into a Real Estate Listing Agreement for the sale of the house located at 332 Colonel Ledyard Highway.

Moved by Councilor Saums, seconded by Councilor McGrattan

Discussion: Councilor Saums provided some background explaining in 2006 the 96.52 ± acres Founders Preserve property was subdivided into a 36-lot subdivision with a new road and approximately forty new drainage structures. He stated because the road was never constructed none of the building lots were sold. However, he stated the property was zoned R-60 and tax bills were generated for the 36 approved building lots. He continued to explain because of unpaid taxes the town foreclosed on the property around 2016. He stated at a Special Town Meeting held on October 28, 2020 the Townspeople voted to transfer/convey the parcel to Avalonia Land Conservancy. However, he stated with the new boundary lines the Developer made for the planned Subdivision, the property was essentially landlocked, and Avalonia Land Conservancy has not been able access the property; therefore, the property transfer has not yet been completed. He stated the Town has since corrected (or restored) the boundary lines to their original lines. He stated with correcting the boundary lines, the street address of the former Founders Preserve has become 334 Colonel Ledyard Highway and the adjacent property with the house on it has reverted back to its original address of 332 Colonel Ledyard Highway. He noted Avalonia Land Conservancy paid for the site plan and survey.

Councilor Saums went on to explain that the Town acquired the house at 332 Colonel Ledyard Highway thru a foreclosure in June 2017. He explained because there was a title issue regarding the boundary line the Town did not have a clear title at that time; and has been leasing the house for about \$15,600 in rent per year, until they could get the title issue resolved, at which time the town planned to dispose of/sell the house. He stated the site plan and survey has been completed, and the boundary lines have been corrected, so that the detached garage was now within the property boundary lines of 332 Colonel Ledyard Highway, and therefore, the property was ready to be sold.

Councilor Saums continued by noting the smaller parcel to the north of the Founders Preserve property was part of 334 Colonel Ledyard Highway. He stated the same Developer owned this house; which the Town also acquired thru a foreclosure. He stated because of the condition of the house it was condemned and the town has obtained the demolition permit and quotes to demolish the structure. He stated the Mayor has been reporting on these properties at previous Town Council Meetings, (January 25, 2023; March 8, 2023; April 12, 2023; April 26, 2023; May 24, 2023; June 14, 2023).

Councilor Saums stated the house located at 332 Colonel Ledyard Highway has been cleaned out. He stated a Market Analysis for the Valuation of the property has been conducted; and the offering price would be 255,000. He stated selling 332 Colonel Ledyard Highway would allow the Town to recoup most of the unpaid tax dollars and the blight lien fees (\$277,000) associated with the properties, while also removing the Town as a Landlord, and getting the home (332 Colonel Ledyard Highway) back on the tax rolls.

Councilor Saums concluded by noting at the July 19, 2023 Finance Committee meeting there was a question regarding how the town selected the real estate broker to handle the town's business for the sale of 332 Colonel Ledyard Highway. He noted that Mayor Allyn explained for the previous sale of a commercial piece of property that he selected a commercial practitioner, who was not in-town. However, he stated for residential properties, the Mayor has been using different residential practitioners (realtors) who reside in town. He stated when the town has business that the Mayor has been trying to spread it around to people who were town residents.

Chairman Dombrowski suggested if an 8-24 Review for the sale of 332 Colonel Ledyard Highway has not yet been done that they ask Planning & Zoning Commission to conduct the required 8-24 Review before the town received an offer from an interested party, as not to delay the sale of the property. He noted once the Town received an offer to purchase the property, that in accordance with CGS 7-163e a Public Hearing would be held; and in accordance with the Chapter VII; Section 9 of the Town Charter a Special Town Meeting would be held at which the Townspeople would be asked to vote on the sale of 332 Colonel Ledyard Highway.

VOTE: 9 - 0 Approved and so declared

RESULT:	APPROVED 9 - 0
MOVER:	Bill Saums, Town Councilor
SECONDER	Mary McGrattan, Town Councilor
AYES:	Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

General Items

5. Discuss Work Session Items as time permits. – None.

XV. ADJOURNMENT

VOTE: Councilor Rodriguez, moved to adjourn, seconded by Councilor Irwin  
9 - 0 Approved and so declared. The meeting adjourned at 7:44 p.m.

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

I, Kevin J. Dombrowski, Chairman of the Ledyard Town Council,  
hereby certify that the above and foregoing is a true and  
correct copy of the minutes of the Regular Town Council  
Meeting held on July 26, 2023.

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-2000

**Agenda Date:** 9/6/2023

**Agenda #:** IX.

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AGENDA ITEM  
CORRESPONDENCE

**Subject:**

**COMMUNICATIONS LISTING FOR AUGUST 23, 2023**

**Correspondence List:**  
(type text here)

## COMMUNICATIONS LISTING FOR AUGUST 23, 2023

### INCOMING CORRESPONDENCE

1. WPCA Action Ltr dated 7/27/2023 re: Meeting of July 25. 2023
2. Mayor ltr dated 8/2/2023 re: Appoint ltr-Kil Conservation Commission
3. Mayor ltr dated 8/2/2023 re: Appoint ltr-Buhl Conservation Commission
4. DTC Appointment Application dated 8/3/2023 re: Bingham – Beautification Committee
5. Mayor ltr dated 8/8/2023 re: Appoint ltr-Bozym – Youth & Social Services Board
6. Mayor ltr dated 8/8/2023 re: Appoint ltr-Smith – Youth & Social Services Board
7. Mr. Hosey e-mail dated 8/15/2023 re: Meeting Records-Transparency-Meeting Portal
8. Ms. Lipinski ltr dated 8/16/2023 re: Kings Corner Manor – Smoking Policy
9. Kings Corner Residents
10. Superintendent Hartling-Nursing-Councilor Rodriguez e-mail thread dated 8/16/2023 re: Mental Health Services - Clinicians
11. Youth Services Coordinator Sikorski-Maynard email dated 8/17/2023 re: Mental Health Clinicians
12. Planning & Zoning Commission ltr dated 8/21/2023 re: Approved 8-24 Review 332 Colonel Ledyard Highway – Residential Sale

### OUT GOING CORRESPONDENCE

1. Admin Asst ltr to Mayor dated 07/27/2023 re: Action ltr. Town Council Regular Meeting of July 26, 2023.
2. Admin Asst ltr to Agricultural Commission-RTC dated 7/31/2023 re: Request Reappointment Endorsement
3. Admin Asst ltr to Beautification Committee – DTC dated 7/31/2023 re: Request Reappointment Endorsement
4. Admin Asst ltr to Inland Wetland & Water Courses Commission – DTC- RTC dated 7/31/2023 re: Request Reappointment Endorsement
5. Admin Asst ltr to Inland Wetland & Water Courses Commission – DTC- RTC dated 7/31/2023 re: Request Reappointment Endorsement
6. Admin Asst ltr to Planning & Zoning Commission – DTC- RTC dated 7/31/2023 re: Request Reappointment Endorsement
7. Admin Asst ltr to RTC dated 7/31/2023 re: Request Reappointment Endorsement Southeastern Connecticut Water Authority Representatives
8. LUPPW Cmt Memo to Planning & Zoning Commission re: Request 8-24 Review 332 Colonel Ledyard Highway – Residential Sale

### NOTICE OF AGENDAS

1. Housing Authority Agenda 8/7/2023
2. Permanent Municipal Building Cmt Agenda 8/7/2023
3. Committee to Review Budget Process Agenda 8/7/2023
4. Economic Development Commission Agenda 8/1/2023
5. Inland Wetland & Water Courses Commission Agenda 8/1/2023
6. Ledyard Beautification Cmt Agenda 8/1/2023
7. Farmers Market Committee Agenda 8/3/2023 - Cancelled
8. Conservation Commission Agenda 8/8/2023
9. Planning & Zoning Agenda 8/10/2023
10. Historic Commission Agenda 8/21/2023 – Cancelled
11. Historic Commission Sp. Agenda 8/22/2023

12. Library Commission Agenda 8/21/2023
13. Parks, Recreation, & Senior Citizens Organizational Agenda 7/15/2023
14. Retirement Board Agenda 8/15/2023
15. Agricultural Commission Agenda 8/15/2023
16. LUPPW Cmt Agenda 8/7/2023
17. Finance Cmt Agenda 8/2/2023- Cancelled
18. Finance Cmt Agenda 8/16/2023
19. Community Relations Cmt Agenda 8/16/2023
20. Admin Cmt Agenda 8/9/2023- Cancelled
21. Admin Cmt Sp. Agenda 8/23/2023
22. Town Council Agenda 8/9/2023- Cancelled
23. Town Council Agenda 8/23/2023

### MINUTES

1. Housing Authority Sp. Minutes 7/6/2023
2. Committee to Review Budget Process Organizational Minutes 7/25/2023
3. Permanent Municipal Building Cmt Minutes 7/3/2023
4. Economic Development Commission Minutes 7/11/2023
5. Inland Wetland & Water Courses Commission Minutes 7/11/2023
6. Conservation Commission Minutes 7/11/2023
7. Planning & Zoning Minutes 7/13/2023
8. Library Commission Minutes 7/17/2023
9. Retirement Board Minutes 7/18/2023
10. Agricultural Commission Minutes 7/18/2023
11. LUPPW Cmt Minutes 6/5/2023
12. Community Relations Cmt Minutes 6/21/2023d
13. Finance Cmt Minutes 7/19/2023
14. Admin Cmt Sp. Minutes 7/26/2023
15. Town Council Minutes 7/26/2023

### MISCELLANEOUS

16. Town Council Annual Report Fiscal Year Ending June 30, 2023- Submitted: July 31, 2023
17. Kings Corner Manor Senior Housing Residents – Flyer dated received 8/15/023 re: Smoking Policy

### REFERRALS

#### Administration Committee

1. DTC Appointment Application dated 8/3/2023 re: Bingham – Beautification Committee



# TOWN OF LEDYARD CONNECTICUT

## WATER POLLUTION CONTROL AUTHORITY

Chairman Ed Lynch

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3220  
E-Mail Address:  
[wpca.ledyard@ledyardct.org](mailto:wpca.ledyard@ledyardct.org)

July 27, 2023

Mayor Fred B. Allyn, III  
741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Dear Mayor Allyn:

At its Regular Meeting held on July 25, 2023, the WPCA took the following actions. Please feel free to contact Chairman Lynch should you have any questions regarding this meeting.

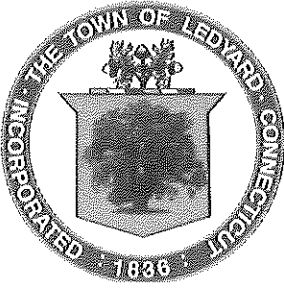
- Approved Groton Utilities invoice #23512 dated June 30, 2023, in the amount of \$1065.43, for labor from May 25, 2023, through June 30, 2023.
- Approved Groton Utilities invoice #23339 dated March 31, 2023, in the amount of \$235.00, for materials and services billed on March 17, 2023.

Respectfully submitted,

Christina Hostetler  
Town Hall Assistant

cc: Mayor  
Director of Finance  
Treasurer/Assistant Director of Finance  
Town Council





**TOWN OF LEDYARD  
CONNECTICUT  
OFFICE OF THE MAYOR**

Fred B. Allyn III  
Mayor

Kristen Chapman  
Executive Assistant to the Mayor

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3222  
FAX (860) 464-1126

August 2, 2023

Barbara Kil  
50 Seabury Avenue  
Ledyard Connecticut, 06339

Dear Ms. Kil:

It is my pleasure to appoint you as a regular member of the Conservation Commission, to complete a 3-year term ending July 31, 2026.

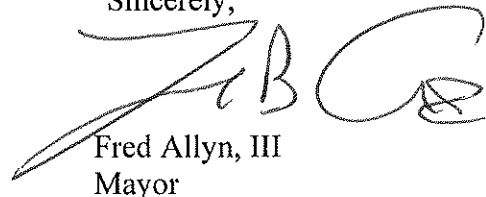
As you are aware, the Town's Meeting Portal (InSite) will aid you in preparation for the Conservation Commission meetings by providing materials and supporting documentation, daily and other reference information. This technology has enabled the town to streamline processes and implement paperless meetings. Each month you will be electronically notified of the Conservation Commission scheduled meeting. You can access this information by visiting the Town of Ledyard Website at: <https://www.ledyardct.org/> clicking on the "Agendas & Minutes" tab.

It is customary and traditional to be sworn-in by the Town Clerk prior to assuming your duties. Please bring a copy of this letter with you and try to have this accomplished as soon as possible. Town Hall business hours are Monday through Thursday, 7:30 a.m. to 4:45 p.m.

I would like to take this opportunity to thank you for your continuing willingness to volunteer for this commission and for helping to make the Town of Ledyard a better place to live.

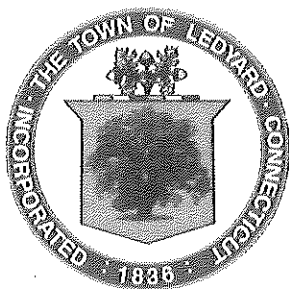
Please do not hesitate to contact me if there are any issues that you would like to discuss.

Sincerely,



Fred Allyn, III  
Mayor

cc: Town Clerk  
Town Council  
Conservation Commission



**TOWN OF LEDYARD  
CONNECTICUT  
OFFICE OF THE MAYOR**

Fred B. Allyn III  
Mayor

Kristen Chapman  
Executive Assistant to the Mayor

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3222  
FAX (860) 464-1126

August 2, 2023

Jessica Buhle  
65 Pheasant Run Drive  
Gales Ferry Connecticut, 6445

Dear Ms. Buhle:

It is my pleasure to reappoint you as an alternate member of the Conservation Commission, to complete a 3-year term ending July 30, 2026.

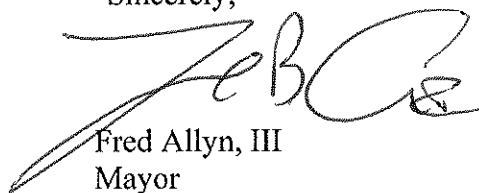
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I would like to take this opportunity to thank you for your continuing willingness to volunteer for this commission and for helping to make the Town of Ledyard a better place to live.

Please do not hesitate to contact me if there are any issues that you would like to discuss.

Sincerely,



Fred Allyn, III  
Mayor

cc: Town Clerk  
Town Council  
Conservation Commission

## Application Form

---

### Profile

Jennifer

First Name

A

Middle Initial

Bingham

Last Name

jennifer.bingham@icloud.com

Email Address

26 West Dr

Home Address

Suite or Apt

Gales Ferry

City

CT

State

06335

Postal Code

Home: (401) 595-9077

Primary Phone

Alternate Phone

---

### Which Boards would you like to apply for?

Ledyard Beautification Committee: Submitted

---

### Education & Experiences

Please tell us about yourself and why you want to serve.

#### Why are you interested in serving on a board or commission?

As a fourteen year resident of this town, I've seen so many people work together to make it such a welcoming place to live. I've been searching for the perfect opportunity to be involved as a volunteer and this vacancy was brought to my attention.

---

### Community Involvement

Girl Scout Leader PTO member

---

### Educational Background

I graduated in 1995 from Warwick Veterans Memorial High School, in Warwick, Rhode Island, ranked 7th in my class. In January of 2000, I graduated cum laude with my Bachelor of Science degree in Health Education.

Stop and Shop

Employer

Cash Office Manager

Job Title

---

Upload a Resume

---

### Party Affiliation

**Party Affiliation \***

---

☒ Democate

---

**Disclaimer & FOIA Information**

Your attendance and active participation is important for the Committee to conduct its business. Any member of a Committee/Commission/Board who is absent from three (3) consecutive regular meetings and any intervening duly called special meetings shall be considered to have resigned from the Committee and the vacancy shall be filled, except that the Committee may vote to waive attendance requirements in each case where illness or other extenuating circumstances make it impossible for a member to meet the attendance requirements. It shall be the responsibility of the Chairman of the Committee to notify the Town Council or Mayor's office when a member has not properly performed his/her duties.

**Please Agree with the Following Statement**

---

**If selected as a board member, I understand that information on this application is subject to the Freedom of Information Act (FOIA) and may be disclosed to anyone requesting this information.**

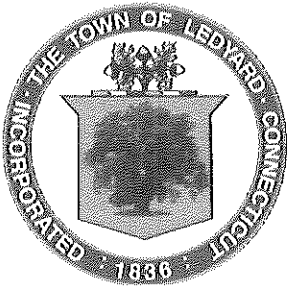
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☒ I Agree

**Signature (type full name below)**

---

Jennifer A Bingham



**TOWN OF LEDYARD  
CONNECTICUT  
OFFICE OF THE MAYOR**

Fred B. Allyn III  
Mayor

Kristen Chapman  
Executive Assistant to the Mayor

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3222  
FAX (860) 464-1126

August 8, 2023

Mikayla E. Bozym  
17 Ramblewood Drive  
Gales Ferry CT, 06335

Dear Ms. Bozym:

It is my pleasure to reappoint you as a regular member of the Youth & Social Services Board, to complete a three-year term ending September 1, 2026.

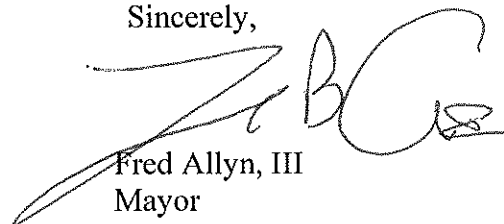
As you are aware, the Town's Meeting Portal (InSite) will aid you in preparation for the Youth & Social Services Board meetings by providing materials and supporting documentation, daily and other reference information. This technology has enabled the town to streamline processes and implement paperless meetings. Each month you will be electronically notified of the Youth & Social Services Board scheduled meeting. You can access this information by visiting the Town of Ledyard Website at: <https://www.ledyardct.org/> clicking on the "Agendas & Minutes" tab.

It is customary and traditional to be sworn-in by the Town Clerk prior to assuming your duties. Please bring a copy of this letter with you and try to have this accomplished as soon as possible. Town Hall business hours are Monday through Thursday, 7:30 a.m. to 4:45 p.m.

I would like to take this opportunity to thank you for your continuing willingness to volunteer for this board and for helping to make the Town of Ledyard a better place to live.

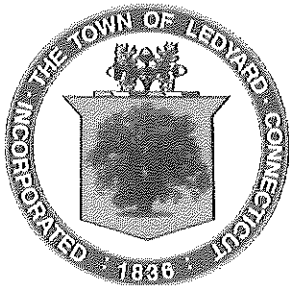
Please do not hesitate to contact me if there are any issues that you would like to discuss.

Sincerely,



Fred Allyn, III  
Mayor

cc: Town Clerk  
Town Council  
Youth & Social Services Board



**TOWN OF LEDYARD  
CONNECTICUT  
OFFICE OF THE MAYOR**

Fred B. Allyn III  
Mayor

Kristen Chapman  
Executive Assistant to the Mayor

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3222  
FAX (860) 464-1126

August 8, 2023

Lisa Smith  
2 Fargo Drive  
Ledyard CT, 06339

Dear Ms. Smith:

It is my pleasure to reappoint you as a regular member of the Youth & Social Services Board, to complete a three-year term ending September 1, 2026.

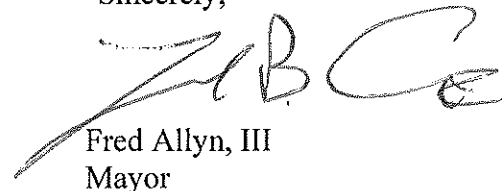
As you are aware, the Town's Meeting Portal (InSite) will aid you in preparation for the Youth & Social Services Board meetings by providing materials and supporting documentation, daily and other reference information. This technology has enabled the town to streamline processes and implement paperless meetings. Each month you will be electronically notified of the Youth & Social Services Board scheduled meeting. You can access this information by visiting the Town of Ledyard Website at: <https://www.ledyardct.org/> clicking on the "Agendas & Minutes" tab.

It is customary and traditional to be sworn-in by the Town Clerk prior to assuming your duties. Please bring a copy of this letter with you and try to have this accomplished as soon as possible. Town Hall business hours are Monday through Thursday, 7:30 a.m. to 4:45 p.m.

I would like to take this opportunity to thank you for your continuing willingness to volunteer for this board and for helping to make the Town of Ledyard a better place to live.

Please do not hesitate to contact me if there are any issues that you would like to discuss.

Sincerely,



Fred Allyn, III  
Mayor

cc: Town Clerk  
Town Council  
Youth & Social Services Board

## Roxanne Maher

---

**From:** ghosey924@gmail.com  
**Sent:** Monday, August 14, 2023 6:42 PM  
**To:** John C. Marshall; Kevin J. Dombrowski; Fred Allyn, III; Town Council Group  
**Subject:** RE: LMS

Hi again all,

As always, I'll take this moment to remind everyone that the opinions stated in this email are mine and mine alone and do not necessarily reflect the thoughts and opinions of anyone else, including my fellow PMBC members.

As such, it was with much interest that I read the following passage in the Town Council's meeting minutes of June 14<sup>th</sup> of this year:

"Councilor Ingalls stated at the Finance Committee's June 7, 2023 meeting they learned that the Permanent Municipal Building Committee (PNBC) was not holding their meetings in a Hybrid Format and that they were not recording their meetings. She stated that she has made Chairman Dombrowski aware of this, noting that he would be picking up the baton. Councilor Saums stated when the Finance Committee discussed their concern that the PMBC was not holding Hybrid meetings or recording the meetings, noting that they meet at the Board of Education Central Office, that Superintendent of Schools Jason Hartling, who was in attendance, stated that there was equipment in the room for recording. Councilor Saums noted that anyone could record a Zoom Meeting using their laptop. Chairman Dombrowski stated that he would send PMBC Chairman Gary Schneider a letter regarding the matter, and that he planned to attend one of their meetings. He stated he found this disconcerting noting that the PMBC was responsible for overseeing and spending significant amounts of tax dollars, and because one of the PMBC Members continues to send the Town Council emails regarding transparency and other issues about access to minutes, noting that the PMBC was one of the least transparent Committees."

I'd like to start by saying I completely agree that PMBC meetings should be held in the hybrid format and the meetings recorded. Lo and behold, the PMBC discussed it at our meeting July 3<sup>rd</sup>, and beginning with our next regular meeting August 7<sup>th</sup>, PMBC meetings are now hybrid Zoom meetings. Amazing how easily things can be solved if folks communicate.

One, thus, can't help but wonder – if the Finance Committee was so concerned about the lack of hybrid PMBC meetings, why not simply email PMBC Chair Schneider directly to inquire? Gary's a nice guy; I'm sure he would have replied. What was the real or perceived benefit of taking this circuitous "baton" passing route?

One also can't help wonder further – the Town Council finds the lack of hybrid meetings for this single committee the previous 11 months "disconcerting", but the loss of ALL meetings of ALL committees prior to July 2022 from the town meeting portal is, apparently, "disconcerting" to no one but me?? Why is that again?

Also disconcerting, given the lack of response to any of my last 4 emails, is the fact that my elected Town Council would rather talk *about* me than *to* me, and that having received emails regarding a legitimate concern involving both children's safety and taxpayer dollars, that rather than take action, or at least respond, the Town Council would prefer to bemoan receiving said emails.

As to the gym floor, well, looks like that issue is finally "resolved", although hardly in the manner I think any of us would have liked.

One can imagine that the take away from this event, not only for PMBC or Town Council, but for all Town committees, is the importance of good record keeping. O&G apparently presented a change order that they used to imply (but certainly not prove) that the face nails in the gym floor were pre-existing their involvement. Ledyard, unfortunately, had no documentation of any sort with which to counter that claim, so once again O&G escapes accountability for their mismanagement of the construction projects and the shoddy work of the trades they hired and allegedly oversaw. That we had this level of harm done to the gym floor, not once, but twice, by flooding, yet did not have (or could not find) supporting documentation of the incidents, should serve as a lesson in just how important such documentation can be.

Regards,

GH

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**From:** ghosey924@gmail.com <ghosey924@gmail.com>

**Sent:** Sunday, June 18, 2023 8:07 AM

**To:** 'John C. Marshall' <jcmar@ledyardct.org>; 'Kevin J. Dombrowski' <KJDom@ledyardct.org>; 'Fred Allyn, III' <mayor@ledyardct.org>; 'Town Council Group' <TownCouncil@ledyardct.org>

**Cc:** boe@ledyard.net; jhartling@ledyard.net

**Subject:** RE: LMS <<Not-Sensitive>>

Hello again one and all.

As always, I speak on behalf of myself and myself alone. The opinions expressed in this email do not necessarily represent those of any other parties.

Three things in life are inevitable

- Death
- Taxes
- No reply from the Town Council



That said, I simply ask ...yet again...

- Will O&G replace the floor?
- Will one of their subcons replace the floor?
- Will Ledyard replace the floor and then seek reimbursement?
- Is the town simply accepting the floor as it is and doing nothing to remedy the situation?

Thank you as always for your lack of attention to this matter.

GH

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**From:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com) <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>

**Sent:** Friday, May 19, 2023 4:13 PM

**To:** 'John C. Marshall' <[jcmar@ledyardct.org](mailto:jcmar@ledyardct.org)>; 'Kevin J. Dombrowski' <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; 'Fred Allyn, III' <[mayer@ledyardct.org](mailto:mayer@ledyardct.org)>; 'Town Council Group' <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>

**Cc:** [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)

**Subject:** RE: LMS <<Not-Sensitive>>

Hi once again everyone.

As always, the opinions expressed herein are mine alone and do not necessarily reflect the views of anyone else, including my fellow members of the PMBC.

So, in the 72 days since my last correspondence, I've seen no evidence of progress with, or even discussion of, the LMS gym floor issue. I am unable to find any reference to the issue in any public town meeting minutes. So, while history offers me little reason to expect any reply, I must ask YET AGAIN...What is going on with this matter? What is the plan?

- a) Will O&G replace the floor?
- b) Will one of their subcons replace the floor?
- c) Will Ledyard replace the floor and then seek reimbursement?
- d) Is the town simply accepting the floor as it is and doing nothing to remedy the situation?

I certainly *hope* it's not d) but judging by the town's own meeting minutes and the 163 days of this email thread, one could easily assume it is d).

Moving on to my second favorite discussion point – the lost records in the town meeting portal, rather than ask what the plan is (as there clearly is none), how about I suggest one instead? With summer fast approaching, why not hire some HS kids at min wage to scan and upload the minutes prior to June 2022?

Thank you as always for your attention.

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**From:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com) <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Sent:** Wednesday, March 8, 2023 3:44 PM  
**To:** 'John C. Marshall' <[jcmar@ledyardct.org](mailto:jcmar@ledyardct.org)>; 'Kevin J. Dombrowski' <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; 'Fred Allyn, III' <[mayer@ledyardct.org](mailto:mayer@ledyardct.org)>; 'Town Council Group' <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>  
**Cc:** [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)  
**Subject:** RE: LMS <<Not-Sensitive>>

Hi all, 'still here.

Oops, almost forgot my disclaimer:

The opinions expressed in this email are mine and mine alone. They do not represent the opinions of any other persons or entities, including but not limited to, my fellow PMBC members, the Lieutenant Governor or Iowa, The Loch Ness Monster, woodland creatures real or imaginary, or the King of England.

It has been a month since my last correspondence – the one with the lovely full color photos suitable for framing. In that time, I have received no reply, nor have I seen any indication in Town Council meeting minutes of any efforts to address the problems about which I have inquired. While this is, of course, saddening for me, I have managed to wipe away the tears long enough to persevere and write again. I know you're all very excited.

Several months ago, regarding the gym floor debacle (and it is a debacle), it was stated that there were "avenues being taken to hold O&G accountable to fix the ongoing issues". The same questions remain months later...

- What are these avenues?
- What is the timeline for these avenues?
- Have these avenues borne fruit? If so, what is the plan regarding the gym floor? If not, well,...what is the plan regarding the gym floor?

As for the loss of online access to meeting minutes prior to June 2022:

- Is there any plan?
- If so, what is it?
- If not, why not? Is Ledyard really satisfied with having no online access to residents and taxpayers prior to 9 months ago? Is Ledyard really satisfied with the risk of having only hard copy of records legal requiring retention? Is Ledyard really satisfied with the

prospect that if town hall was hit by a meteor tomorrow, all records before 6/22 are gone?

I realize that these topics are not simple, and they are likely no one's favorite to discuss, but ignoring them will not simply make them go away either.

Thank you again for your time and attention.

George Hosey  
Ledyard Resident, Parent, and Taxpayer

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**From:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com) <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Sent:** Wednesday, February 8, 2023 6:45 PM  
**To:** 'John C. Marshall' <[jcmar@ledyardct.org](mailto:jcmar@ledyardct.org)>; 'Kevin J. Dombrowski' <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; 'Fred Allyn, III' <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; 'Town Council Group' <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>  
**Cc:** [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)  
**Subject:** RE: LMS <<Not-Sensitive>>

Hello John,

Thank you for your reply, it is much appreciated. My thoughts below come with my usual disclaimer (These opinions are mine alone, etc.,...)

My apologies for the slow response, I wanted to wait until I had a chance to go see the gym for myself. Unfortunately, it lives down to its reputation. 😞

Regarding the reimbursement, yes, with it in the hands of our state legislators, obviously, this will take time. I have mixed feelings about this approach. Assuming our state reps are able to obtain reimbursement from the state, this is, of course, the best course of action for the town, as Ledyard can not afford to pay tens or even hundreds of thousands of dollars in interest on the ~\$1M in disallowed reimbursement while waiting for a lawsuit to resolve. I do, however, lament that this approach allows O&G to, once again, escape accountability for the incompetent manner in which the school refurb projects were managed.

As for the gym floor, that would seem like a related, but wholly separate, item. I assume the state is not going to fix that for us.

It was stated in previous email that "avenues" were being pursued to hold O&G accountable "to fix the ongoing issues". Does this include the gym floor? I know O&G has been back to fix other items, most of which are relatively small ticket items compared to the floor, which will likely run in excess of \$100k to replace.

I think we all here in Ledyard agree that O&G is responsible for the floor, but has O&G agreed to that? Is there any plan/schedule by which this gets dealt with? The news that nails are coming out of the floor makes this a safety matter and calls for a quicker timeline.



These are but two of the many nails attempting to hold the floor down. The stress lines and cracks in the wood make it obvious that these nails are not the first to be used in these places and are struggling to stay in place. In the second pic, the nail is clearly beginning to protrude from the floor. Worse yet, these nails are not off in a corner or under the bleachers, where they might be relatively harmless. They are in the far end key and top of the key – among the highest traffic areas of the court. This is bound to end badly.





Floor boards separating and even breaking apart.



It is difficult to get a full sense of the “waviness” of the floor in some locations just from a 2D photo, but hopefully, the degree of cupping of the boards in this picture comes through.

Thank you again.

GH

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**From:** John C. Marshall <[jcmar@ledyardct.org](mailto:jcmar@ledyardct.org)>

**Sent:** Friday, January 27, 2023 5:03 PM

**To:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com); Kevin J. Dombrowski <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>

**Cc:** [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)

**Subject:** Re: LMS <<Not-Sensitive>>

Good Evening George,

With regards to the reimbursment and the gym floor, those are both works in progress, and that is all the information we have at the moment. I am confident we will recover from both of these, its just going to take some time. *I have let it be known in the past, and i'll say it again. O & G is responsible for the floor. the*

*building was in their care when the damage occurred. I dont know why the text changed fonts, it was not intentional.*

*John Marshall*

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**From:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com) <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Sent:** Wednesday, January 25, 2023 5:19 PM  
**To:** Kevin J. Dombrowski <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>  
**Cc:** [boe@ledyard.net](mailto:boe@ledyard.net) <[boe@ledyard.net](mailto:boe@ledyard.net)>; [jhartling@ledyard.net](mailto:jhartling@ledyard.net) <[jhartling@ledyard.net](mailto:jhartling@ledyard.net)>  
**Subject:** RE: LMS <<Not-Sensitive>>

Hi all once again.

As always, the views expressed in this email are my own and do not necessarily reflect those of any entity, private, public, charitable, governmental, overt or clandestine. Nor do they necessarily reflect the views of any other persons or creatures, living or deceased, real or fictional.

I read with great interest the minutes of the last TC meeting on 11-January, in particular the PMBC update from Councilor Marshall and the update from Mayor Allyn regarding work with our local representatives regarding construction reimbursement. Thank you Mayor Allyn and Councilor Marshall.

That said, though, I was disappointed by the lack of any further discussion around the matter and especially regarding the matter of the LMS gym floor. It has been stated in previous email that “avenues” are being pursued by which to hold O&G to account for that debacle. Is there any update on this matter? I have not taken note of any in recent TC meeting minutes.

I would also like to take this opportunity to reiterate my question regarding meeting minutes prior to June 2022 being backfilled into the Meeting Portal. Of late, I have been reviewing old meeting minutes, and I have learned that PMBC minutes, prior to 2019 are available by paper copy in the Town Hall only – no soft copy backup. This seems like an accident waiting to happen, and I would imagine the problem goes well beyond just the PMBC.

Thank you, as always, for your time and attention.

GH

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**From:** George Hosey <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Sent:** Thursday, January 12, 2023 1:43 PM  
**To:** Kevin J. Dombrowski <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>  
**Cc:** Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>; [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)  
**Subject:** Re: LMS <<Not-Sensitive>>

Hello again all,

The usual disclaimer - though I am currently a member of the PMBC, the opinions expressed in this email are my own and do not necessarily reflect those of the PMBC or other members thereof.

Has there been any update regarding O&G and the gym floor or other items? This seems an all the larger issue in light of recent revelations of hundreds of thousands of dollars in expenditures deemed ineligible for reimbursement by the state because O&G failed to submit them in a timely manner.

On a separate note, as discussed previously, the town changed systems for online meeting records last June. Is there any effort underway or even under consideration for backfilling meeting records prior to last June into the system? While Roxanne Maher has done an exemplary job helping me with records I have needed, she should not have to. All public meeting records should be readily available online for any Ledyard resident or taxpayer wishing to access them.

Thank you

GH

On Tuesday, December 13, 2022, <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)> wrote:

Kevin,

Thank you for the prompt reply.

I, honestly, do not care where y'all meet to discuss the matter as long as it is, indeed, discussed, and appropriate action taken. When can Ledyard's taxpayers and Middle School parents expect an update on the "avenues being taken to hold O&G accountable"? While I hate to sound impatient, as we know, this has been ongoing for four years or more.

Thank you

GH

---

**From:** Kevin J. Dombrowski <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>

**Sent:** Monday, December 12, 2022 5:45 PM

**To:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com); Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>

**Cc:** Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>; [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net)

**Subject:** Re: LMS <<Not-Sensitive>>

George,

Since there are currently avenues being taken to hold O&G accountable to fix the ongoing issues, I am not inclined to take legal action at this time. Also any legal matter would be an issue to be discussed during an executive session, and not as a Council agenda item.

Regards

Kevin



**From:** [ghosey924@gmail.com](mailto:ghosey924@gmail.com) <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Sent:** Monday, December 12, 2022 5:36 AM  
**To:** Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; Kevin J. Dombrowski <[KJDom@ledyardct.org](mailto:KJDom@ledyardct.org)>  
**Cc:** Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>; [boe@ledyard.net](mailto:boe@ledyard.net) <[boe@ledyard.net](mailto:boe@ledyard.net)>; [jhartling@ledyard.net](mailto:jhartling@ledyard.net) <[jhartling@ledyard.net](mailto:jhartling@ledyard.net)>  
**Subject:** RE: LMS <<Not-Sensitive>>

Good morning,

I'm writing to ask that the agenda for this week's Town Council meeting be amended to include an item for discussion and possible action on pursuing legal action against O&G for the damage done to the gym floor.

Thank you

GH

---

**From:** Hosey, George <[ghosey@gdeb.com](mailto:ghosey@gdeb.com)>  
**Sent:** Wednesday, December 7, 2022 7:45 AM  
**To:** [mayor@ledyardct.org](mailto:mayor@ledyardct.org); [kidom@ledyardct.org](mailto:kidom@ledyardct.org)  
**Cc:** [towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org); [boe@ledyard.net](mailto:boe@ledyard.net); [jhartling@ledyard.net](mailto:jhartling@ledyard.net); George Hosey <[ghosey924@gmail.com](mailto:ghosey924@gmail.com)>  
**Subject:** LMS <<Not-Sensitive>>

Mayor Allyn, Chairman Dombrowski,

While I currently serve as a member of the Ledyard PMBC, the opinions expressed in this email are my own and do not necessarily reflect those of the PMBC or any other members thereof.

This time of year reimaginings of *A Christmas Carol* are everywhere. Ledyard is no exception. You are, of course, aware of the audit work Colliers is performing on the LMS &

GHS construction projects. With Colliers cast in the role of The Ghost of Christmas Past, Ledyard is being forced to revisit unpleasant moments from our past, but instead of Fezziwig's office party, we get the LMS gymnasium floor.

You're probably better acquainted with the details of that situation than I, but as I recall, the gist of it is that, subsequent to the **expensive** gym flooring being installed, we had a water leak issue in the gym causing the floor to warp/buckle. At that time, the guidance was to allow the floor to dry and "settle". I'm not sure how successful that approach was, but it became moot soon after anyway, as another leak incident occurred, once again warping and buckling the floor.

At this point, I understand our Manager-at-Risk, O&G, and the associated subcon(s) deemed it best (for them anyway) to make stress relief cuts in the brand new flooring and face-nail it down. This is, obviously, not how the floor was intended to be installed. The rep from Colliers stated in the November PMBC meeting that he'd *never* seen that done before.

Like Scrooge, we can not undo the past. We can either dismiss it as a "bit of underdone potato" or learn from it and make changes to prevent an unpleasant future.

So I would ask of you merry gentlemen – are steps being taken to hold O&G and/or their subcons accountable for this debacle? Through the fault of neither the Town of Ledyard, nor Ledyard Public Schools, the taxpayers of this town, as well as the taxpayers of the state of CT, who shelled out over \$30M for the reconstructed Middle School, were delivered a substandard gym floor, damaged and improperly installed, yet at the full price of a correctly installed new floor.

If steps have not yet been initiated to have O&G replace the LMS gym floor with a brand new, correctly installed floor at their cost, I would implore you to take up such action as soon as possible. It is not reasonable for the students of Ledyard Public Schools or Ledyard's taxpayers to continue to suffer the consequences of O&G's negligence.

Thank you, and the best to all of you and your loved ones for the holiday season.

“God bless us, everyone”

George Hosey

Principal Engineer – Reliability

D422

(860) 433-4881

[GHosey@gdeb.com](mailto:GHosey@gdeb.com)



## Roxanne Maher

---

**From:** Roxanne Maher  
**Sent:** Wednesday, August 16, 2023 2:56 PM  
**To:** Town Council Group  
**Subject:** FW: Ledyard senior housing

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
council@ledyardct.org*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

---

**From:** Naomi Rodriguez <NaomiR@ledyardct.org>  
**Sent:** Wednesday, August 16, 2023 2:43 PM  
**To:** Roxanne Maher <council@ledyardct.org>  
**Cc:** Naomi Rodriguez <NaomiR@ledyardct.org>  
**Subject:** Fw: Ledyard senior housing

Hi Roxanne,

This letter was sent to me last month by Susan Lupienski and now she would like her letter to be sent to the whole Town Council. Thank you for your time.

Respectfully,

Naomi Rodriguez

---

**From:** Susan E. Lupienski <[slupienski@gmail.com](mailto:slupienski@gmail.com)>  
**Sent:** Friday, July 7, 2023 10:58 PM  
**To:** Naomi Rodriguez <[NaomiR@ledyardct.org](mailto:NaomiR@ledyardct.org)>  
**Subject:** Ledyard senior housing

[You don't often get email from [slupienski@gmail.com](mailto:slupienski@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Naomi,

My name is Susan Lupienski and I met you yesterday at the meeting in Senior housing last night. I was the woman in a wheelchair with my dog Pebbles.

First of all I would like to thank you in taking an interest of our well being through these trying times we are subjected to. Most of the residents here have been making phone calls and sending emails to anyone we can think of looking for help on our behalf since the new director Colleen took over. We all realized very quickly that she has never had any experience in the field for which she was hired. We want to know how one person with no experience who is constantly violating our rights as tenants and constantly changing the rules and regulations that affect us all in such negative ways continuously keeps getting away with it?

I have been a resident here for 23 years and I have seen board members with such big egos come and go here. This is by far the worse board yet. Not one of them even knew the Roberts Rules of Order. They didn't even know what their rules were as far as serving on a town committee as board members and the rules they did know they were just ignored. Quick example: 2 board members talking to each other privately on the phone or meeting up for coffee. Voting in our tenant commissioner themselves instead of the tenant voting them in. Our Director Having a personal relationship with our tenant commissioner so she can get them to vote on a matter in her favor instead of the tenants she is supposed to be representing. Putting up cameras saying they are for security purposes but actually using them to see what we are doing and with whom we are doing it with. She has an arrangement where our tenant commissioner, Dana (apt. 10) will call or text Colleen to let her know who has a visitor and what they are doing. Then Colleen will check the cameras on her cellphone to see what is going on with the tenants and the visitors.

Colleen has also told Charlie (the president of the board) that if he does not follow her lead and vote yes for her new rules she will quit. A few of us tenants have heard her tell Charlie that on several occasions. Like her wanting to change the smoking policy again. A few years ago housing tried to go non smoking but because we are not run by the State, HUD, the Town nor the Government the attorney that was brought in was explained how nobody owns this and they never received a notice by the state, town or government that we have to be a smoke free facility. He informed us and the board that the board could not vote or make a property they don't own non smoking. He said otherwise it would be based on a bias opinion of a board member. Especially if none of the board members are not smokers. He said it would be an unfair vote and we would be discriminated against. However because we were going to be getting renovations done in the near future we agreed on not smoking in our apartments instead of fight on this matter. So Charlie and Tom (vice president) talked it over with us smokers and told us we could smoke anywhere outside as long as it doesn't bother neighbors. If it did we would just move to another location. I never smoked in my apartment so that wasn't a hard transition for me but for others it was very difficult but we all honored our agreement but one tenant.

The Colleen was hired as the new Director. She immediately put the cameras up even though we never had any issues with break ins. She even put a camera in our community room. That room is supposed to be for us. The 2nd thing she did was raised our rents and changed the base rent which double my rent in one year and tripled it by the 2nd year. The 3rd thing she did was assign us two designated smoking areas even though the board had an arrangement with us. That is when she started threatening Charlie she will quit if he doesn't support her rule changes. However we all decided not to fight that and just smoke in the smoking areas provided to us. Now she decided to make us smoke off grounds and make this property nonsmoking. She completely misinformed the board and told them that all senior housing in CT are going smokefree and it will be cheaper on the insurances. Which is not true. Yes most senior housing went non smoking inside their units but they provide smoking areas in covered safe places on the property.

That day, the three board members that voted were three non-smokers, and our tenant commissioner did not vote on our behalf so as of August 1 all the seniors and handicap has to go onto Kings Highway and have a cigarette. There are no street lights, no curbs to get up off the street. Not to mention the cars flying through that stop sign, and not all the smokers can make it that far. What about in bad weather, I can't take my electric wheelchair down that far in the rain or the 4-6 residents that use walkers to get around. Also the amount of vehicles and big trucks we have coming and going up and down our road and parking lots. Somebody is bound to get hit.

Plus, why would they take our smoking away during all this chaos going on doing the renovations? We are dealing with unpredictable unreasonable changes and the noise levels are through the roof every day from 8 to 5 with no end in sight. It is causing so much stress on all of us. We need to have stress relievers and for us smoking is our pacifier.

As a handicap individual life is already hard enough just to go out in the world and the last thing you want is to be more stressed and incredibly unhappy with such rules that have been extremely controlling for us. We need help. We need someone to finally hear us and be our advocate and let others know whats really going on here. For now I would like to keep me anonymous untilFor now I would like to keep me anonymous until the time is needed. I have so much more to share and the proof to back it up. I'm not sure what you can do for us but I let the residents know that I would reach out to you and ask you to help us in anyway you can. The smoking issue is such a safety issue and not because it's just the things I mentioned but also the wildlife we have walking around here especially at night. People are going to get hurt and I'm afraid for that.

Thank you for your time,

Susan Lupienski, 60 King Highway, Apt. 2 Gales Ferry, CT  
860-941-9601

Sent from Susan Lupienski's iPhone

## Roxanne Maher

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**From:** Roxanne Maher  
**Sent:** Wednesday, August 16, 2023 2:38 PM  
**To:** Town Council Group; Fred Allyn, III  
**Cc:** Roxanne Maher  
**Subject:** FW: Mental Health - Ledyard Youth Services and Ledyard Public Schools (SBHC)

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
council@ledyardct.org*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

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**From:** Naomi Rodriguez <NaomiR@ledyardct.org>  
**Sent:** Wednesday, August 16, 2023 2:37 PM  
**To:** Roxanne Maher <council@ledyardct.org>  
**Cc:** Naomi Rodriguez <NaomiR@ledyardct.org>  
**Subject:** Fw: Mental Health - Ledyard Youth Services and Ledyard Public Schools (SBHC)

Hi Roxanne,

Could you please send this thread to the whole Town Council and Mayor Allyn. YSS works with the entire family if need be, children not part of school system, or who want care and not to be seen in school getting this care. Please reconsider not to hire a licensed professional to YSS to replace the person who just resigned. These funds of \$190,000 for three years were allocated and voted on wisely by our Finance/Town Council to use for Mental Health for YSS through ARPA funds and should not be eliminated. We should be replacing the person (licensed professional) who just resigned. The need is still great. These are my thoughts and only my thoughts.

Respectfully,

NaomiRodriguez

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**From:** Jay Hartling <[jhartling@ledyard.net](mailto:jhartling@ledyard.net)>

**Sent:** Tuesday, August 15, 2023 8:50 PM

**To:** Karen Goetchius <[nurse.director@ledyardct.org](mailto:nurse.director@ledyardct.org)>

**Cc:** Andrew Konesky <[KoneskyA@childandfamilyagency.org](mailto:KoneskyA@childandfamilyagency.org)>; Anna Goddard <[GoddardA@childandfamilyagency.org](mailto:GoddardA@childandfamilyagency.org)>; Courtney Seely <[SeelyC@childandfamilyagency.org](mailto:SeelyC@childandfamilyagency.org)>; Erin Saylor <[SaylorE@childandfamilyagency.org](mailto:SaylorE@childandfamilyagency.org)>; Jodi Davis <[jdavis@ledyard.net](mailto:jdavis@ledyard.net)>; Tanya Pegnataro <[PegnataroT@childandfamilyagency.org](mailto:PegnataroT@childandfamilyagency.org)>; Vijay Sikand <[vjsikand@gmail.com](mailto:vjsikand@gmail.com)>

**Subject:** Re: Questions

Karen,

Please include me on these types of emails. I have said emphatically that SBHC and their services are enhancements for our students.

With skyrocketing mental health needs in our children I'm disappointed the Youth Services Supervisor would think we would not need the additional services that the town council provided through ARPA. If this notion is being shared widely please let me know so I can correct the record.

Thanks, Jay

On Tue, Aug 15, 2023 at 5:46 PM Anna Goddard <[GoddardA@childandfamilyagency.org](mailto:GoddardA@childandfamilyagency.org)> wrote:

Hi Karen -

We can discuss some of these items below on the 21<sup>st</sup> - but I wanted to quickly reach out re: replacing existing school services w/ a SBHC. The SBHC should not replace any school health, school nursing, school social workers, school counselors, etc. While I do not know specifically what services the Youth Family Services provided for your district, it is one of the most common misconceptions that schools should replace existing social workers or school nurses with w/an SBHC - we work in conjunction and collaboration with the school health staff. I am going to invite and loop in Courtney Seeley here to speak to that.

re: Basics - we can talk about that and the referral process on Monday.

re: transportation to LHS - will go over w/ "basics" but once licensed, the other sites can make an appointment to be seen at the LHS w/ centralized scheduling.

re: telehealth referrals - this will be the last to be implemented for medical and for BH I can go over some of this with you when we meet.

re: timeline> We first need the space fully ready/prepared (and our team has not yet been able to move equipment etc into the LHS designated space) > Then we apply for DPH licensing for an outpatient clinic with the state > then we are issued a vaccine license > then we can start seeing clients in a licensed SBHC for medical. The BH timeline looks a little different and we can review that together at the first meeting as an overview but the BH team will also be meeting with the Ledyard staff at different sites as well. I can reach out to their team on putting some FAQs together for your school nursing staff as well.

Best-  
Anna

**Anna Goddard, Ph.D., APRN, CPNP-PC (she/her/hers)**



## Managing Director of Medical Services & Quality Improvement

Pediatric Nurse Practitioner

Child & Family Agency of Southeastern Connecticut, Inc.

[7 Vauxhall St, New London, CT 06320](#)

Ph: (860) 437-4550

[goddarda@childandfamilyagency.org](mailto:goddarda@childandfamilyagency.org)

CONFIDENTIALITY NOTICE TO RECIPIENT: This transmission contains confidential information belonging to the sender that is legally privileged and proprietary and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act (HIPAA). If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.

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**From:** Karen Goetchius <[nurse.director@ledyardct.org](mailto:nurse.director@ledyardct.org)>

**Sent:** Tuesday, August 15, 2023 10:36 AM

**To:** Anna Goddard <[GoddardA@childandfamilyagency.org](mailto:GoddardA@childandfamilyagency.org)>

**Subject:** Questions

Our social worker recently hired with ARPA funds resigned. The Youth Services supervisor mentioned we may not need to hire depending on the behavior services you supply. Other questions, were the basics; referral process, transportation to LHS, telehealth referrals ..... see you next week.

**Karen W. Goetchius,MSN,RN,CHCE**

**Administrator Supervisor**

**Ledyard RVNA**

Phone: (860) 464-8464

Fax: (860) 464-7605

[741 Colonel Ledyard Highway](#)

[Ledyard CT, 06339](#)

# 2022 TOP 25

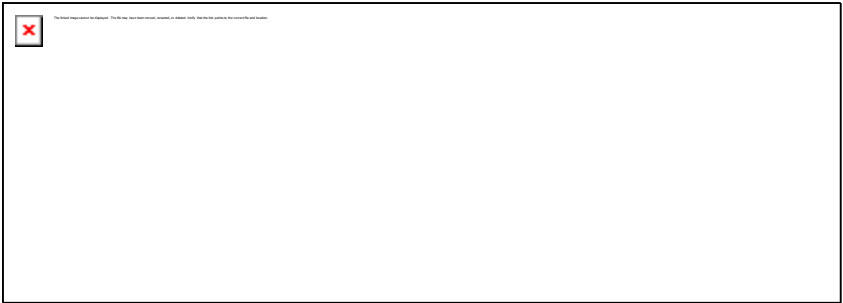


**HHCAHPS**



--  
Jason S. Hartling  
Superintendent  
Ledyard Public Schools

***“Believing in the unlimited potential of every student”***



## Roxanne Maher

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**From:** Kate Sikorski  
**Sent:** Thursday, August 17, 2023 8:56 AM  
**To:** Jason S. Hartling  
**Cc:** Karen Goetchius; Fred Allyn, III; jdavis@ledyard.net; Town Council Group  
**Subject:** Clarification Regarding APRA Funded Counselor Position

Good Morning Superintendent Hartling,

I wanted to reach out and provide some clarification regarding the ARPA Funded Counselor position. In Nov 2022 we hired an LPC who worked with us till June 14<sup>th</sup> at which time they left for a Maternity Leave. During this time I had reached out to them and they had planned to return in August. Unfortunately, the infant has significant health issues and I was informed on August 9<sup>th</sup> that they would not be able to return. At which time I reached out and notified the LYS Dept Head, Karen Goetchius, and stated:

“Honestly, I am torn and may want to discuss more at some point re: next steps for this temporary position. LYS is planning to have another intern start this fall and I still do not have a clear grasp on what the SBH services MH component and cases will look like. There are a lot of moving parts right now. “

It was not my intention for this statement to be interpreted as LYS not needing/wanting to hire another clinician based on SBHC services. I have attempted to reach out to have meetings and gather information regarding the SBHC and how the services in Town will work in collaboration but unfortunately these meetings did not take place.

The moving pieces that that I am referring to in the original email include Ledyard Youth services office space usage and shifts in the space that may occur over the next month, wanting to make sure all the clinical hours for the interns and the hired Clinician can be met. I was hoping to utilize a conversation with the Department Head to discuss a solid plan moving forward so that the needs of the Town were being met along with the needs of the staff.

My goal since I started as the LYS Coordinator/Director is to increase the services provided to the families in Ledyard. This continues to be the goal of Ledyard Youth Services.

Please feel free to reach out with any questions or concerns.  
Sincerely,

Kate Sikorski-Maynard



Kate Sikorski-Maynard MS, MFT, CADC  
Coordinator, Youth Services  
741 Colonel Ledyard Hwy.  
Ledyard, CT 06339  
(860) 464-3213  
[www.ledyardct.org](http://www.ledyardct.org)



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Juliet Hodge, Director of Planning and Development*

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

August 21, 2023

Kevin Dombrowski, Chairman  
Ledyard Town Council  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**RE: C.G.S. 8-24 Review** for sale of Town-owned property

Dear Chairman Dombrowski,

The Ledyard Planning & Zoning Commission, at its August 10, 2023 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 sell the town-owned property located at 332 Colonel Ledyard Highway

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

Juliet Hodge  
Director of Land Use & Planning

C: Fred Allyn III, Mayor  
File



Chairman Kevin J. Dombrowski

# TOWN OF LEDYARD CONNECTICUT TOWN COUNCIL

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

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July 27, 2023

Mayor Fred Allyn, III  
Town of Ledyard  
741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Dear Mayor Allyn:

At its Regular Meeting held on July 26, 2023 the Town Council took the following actions:

- Approved to transfer up to \$21,027.00 from Police Capital Vehicle Account 21020101-57510 to Police Capital New Equipment Account 21020101-57300 to allow for the purchase of new Glock 9mm handguns for Ledyard Police Department.
- Approved to transfer up to \$8,863.00 from Police Capital Vehicle Account 21020101-57510 to Police Capital New Equipment Account 21020101-57300 to allow for the replacement of critical accident investigation and reconstruction equipment for Ledyard Police Department.
- Approved to appropriate \$298,211 to Account #21020401-57300-G0015 (Admin Emerg. Services - New Equipment - Misc. Grants).

In addition, authorized the expenditure of up to \$298,211 for purchase of new radio equipment for the Fire Departments.

- Authorized the Mayor to enter into a Real Estate Listing Agreement for the sale of the house located at 332 Colonel Ledyard Highway.

Please feel free to contact Chairman Dombrowski should you have any questions regarding this meeting.

Respectfully submitted,

Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council

cc Director of Finance  
Treasurer  
Administrator of Emergency Services  
Police Chief



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Bruce Garstka, Chairman  
Agricultural Commission  
10 Pleasant View  
Ledyard, Connecticut 06339

Dear Mr. Garstka:

Members of the Ledyard Agricultural Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office at [council@ledyardct.org](mailto:council@ledyardct.org)

## Agricultural Commission

## 3 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Mr. Russel Holmberg 12 Orchard Lane Gales Ferry, CT 06335	U	9/24/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Bruce Garstka 10 Pleasant View Ledyard, CT 06339	R	9/24/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. William Thorne (Alternate) 3 Adios Lane Ledyard, CT 06339	R	9/24/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

Commission's Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,

Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Mike France, Chairman  
Republican Nominating Committee  
17 Garden Drive  
Gales Ferry, Connecticut 06335

Dear Chairman France:

Members of the Ledyard Agricultural Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office at [council@ledyardct.org](mailto:council@ledyardct.org)

## Agricultural Commission

## 3 Year Term

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Mr. William Thorne (Alternate) 3 Adios Lane Ledyard, CT 06339	R	9/24/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

Commission's Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,

Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council





# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Ms. Jennifer Eastbourne, Chairman  
Ledyard Beautification Committee  
4 Glenwoods Court  
Gales Ferry, Connecticut 06335

Dear Ms. Eastbourne:

Members of the Ledyard Beautification Committee are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office at [council@ledyardct.org](mailto:council@ledyardct.org)

## Board of Assessment Appeals

3 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Ms. Sheila Vincent 19 Friar Tuck Drive Gales Ferry, CT 06335	D	10/26/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor

Board's Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,

Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Ms. S. Naomi Rodriguez, Chairman  
Democratic Nominating Town Committee  
6 Saint Peters Court  
Ledyard, Connecticut 06339

Dear Chairman Rodriguez:

Members of the Ledyard Beautification Committee are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office at [council@ledyardct.org](mailto:council@ledyardct.org)

## Board of Assessment Appeals

3 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Ms. Sheila Vincent 19 Friar Tuck Drive Gales Ferry, CT 06335	D	10/26/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor

Board's Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,

Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

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

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Justin DeBrodt, Chairman  
Inland Wetland and WaterCourses Commission  
5 Erins Way  
Ledyard, Connecticut 06339

Dear Mr. DeBrodt:

Members of the Inland Wetland and WaterCourses Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## IWWC

## 2 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Mr. Paul Maugle 827 Colonel Ledyard Highway Ledyard, CT 06339	R	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Justin DeBrodt 5 Erins Way Ledyard, CT 06339	U	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Gary St. Vil (Alternate Member) 2 Thompson Street Ledyard, CT -6330	D	10/31/2021	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

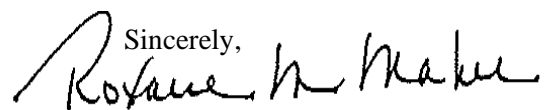
Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  


Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

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

Chairman Kevin J. Dombrowski

July 31, 2023

Ms. S. Naomi Rodriguez, Chairman  
Democratic Nominating Town Committee  
6 Saint Peters Court  
Ledyard, Connecticut 06339

Dear Chairman Rodriguez:

Members of the Inland Wetland and WaterCourses Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## IWWC

## 2 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
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Mr. Justin DeBrodt 5 Erins Way Ledyard, CT 06339	U	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Gary St. Vil (Alternate Member) 2 Thompson Street Ledyard, CT -6330	D	10/31/2021	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

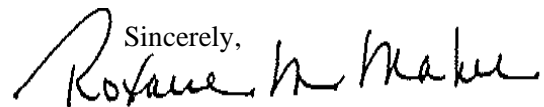
Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  


Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
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[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Mike France, Chairman  
Republican Nominating Committee  
17 Garden Drive  
Gales Ferry, Connecticut 06335

Dear Chairman France:

Members of the Inland Wetland and WaterCourses Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## IWWC

## 2 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
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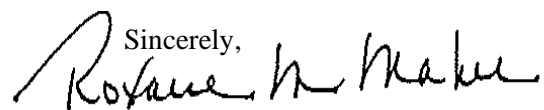
Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  


Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
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E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. J.A.(Tony) Capon, Chairman  
Planning & Zoning Commission  
37 Silas Dean Road  
Ledyard, Connecticut 06339

Dear Mr. Capon:

Members of the Planning & Zoning Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## Planning & Zoning Commission

## 3 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Mr. Gary St. Vil 2 Thompson Street Ledyard, CT 06339	D	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Paul Whitescarver 6 Stoddards View Gales Ferry, CT 06335	R	12/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Thomas Baudro (Alternate Member) 135 Whalehead Road Gales Ferry, CT 06335	R	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Ms. Jessica Cobb (Alternate Member) 7 Whippoorwill Drive Gales Ferry, CT 06335	D	12/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

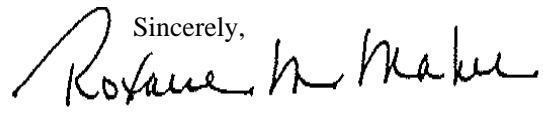
Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  
  
Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Ms. S. Naomi Rodriguez, Chairman  
Democratic Nominating Town Committee  
6 Saint Peters Court  
Ledyard, Connecticut 06339

Dear Chairman Rodriguez

Members of the Planning & Zoning Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## Planning & Zoning Commission

3 Year Term

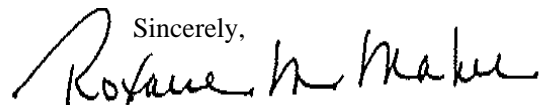
Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
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Mr. Thomas Baudro (Alternate Member) 135 Whalehead Road Gales Ferry, CT 06335	R	10/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Ms. Jessica Cobb (Alternate Member) 7 Whippoorwill Drive Gales Ferry, CT 06335	D	12/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  
  
Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council



# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

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[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Mike France, Chairman  
Republican Nominating Committee  
17 Garden Drive  
Gales Ferry, Connecticut 06335

Dear Chairman France:

Members of the Planning & Zoning Commission are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

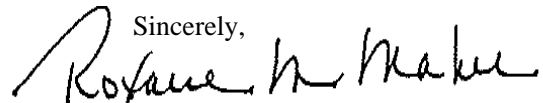
## Planning & Zoning Commission

3 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Mr. Gary St. Vil 2 Thompson Street Ledyard, CT 06339	D	10/31/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor
Mr. Paul Whitescarver 6 Stoddards View Gales Ferry, CT 06335	R	12/31/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor
Mr. Thomas Baudro (Alternate Member) 135 Whalehead Road Gales Ferry, CT 06335	R	10/31/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor
Ms. Jessica Cobb (Alternate Member) 7 Whippoorwill Drive Gales Ferry, CT 06335	D	12/31/2023	Y N	Y N	{ } Excellent { } Good { } Fair { } Poor

Committee Comments:

Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,  
  
Roxanne M. Maher  
Administrative Assistant  
to the Ledyard Town Council





# TOWN OF LEDYARD CONNECTICUT OWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
E-Mail Address:  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Kevin J. Dombrowski

July 31, 2023

Mr. Mike France, Chairman  
Republican Nominating Committee  
17 Garden Drive  
Gales Ferry, Connecticut 06335

Dear Chairman France:

Members of the Southeastern Connecticut Water Authority are due for re-appointment as listed below. The Administration Committee of the Town Council would like your recommendations.

Please complete the shaded areas of each Commission members block and kindly return to the Town Council Office.

## Southeastern CT Water Authority

## 2 Year Term

Member's Name	Party Affiliation	Term Expiration	Commission Recommendation	Town Committee Endorsement	Attendance
Mr. James Harris 8 Whippoorwill Drive Gales Ferry, CT 06335	R	8/3120/23	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor
Mr. Michael Cherry 5 Whippoorwill Drive Gales Ferry, CT 06335	U	8/31/2023	Y N	Y N	{ }Excellent { } Good { } Fair { } Poor

Committee Comments:

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Your assistance is greatly appreciated. Thank you for your attention regarding this request.

Sincerely,

Roxanne M. Maher  
Administrative Assistant



# 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



Chairman Kevin J. Dombrowski

# TOWN OF LEDYARD CONNECTICUT TOWN COUNCIL

741 Colonel Ledyard Highway

Ledyard, CT 06339  
<http://www.ledyardct.org>  
Roxanne M. Maher  
860 464-3203

63

## MEMORANDUM

DATE: July 31, 2023  
TO: Mayor Fred Allyn, III  
FROM: Roxanne M. Maher, Administrative Assistant *Roxanne M. Maher*  
to the Ledyard Town Council

Subject: Annual Report for Fiscal Year Ending June 30, 2023

Please find attached the Town Council's Annual Report for the period of July 1, 2022 – June 30, 2023.

I have also e-mailed you both an electronic copy and hard copy of this document for the inclusion in the Town's Annual Report.

Thank you.





## ***LEDYARD TOWN COUNCIL***

### **ANNUAL REPORT**

### **FISCAL YEAR**

**July 1, 2022 – June 30, 2023**

The Twenty-Sixth Ledyard Town Council under Chairman Kevin J. Dombrowski continued to meet on the second and fourth Wednesday of each month.

The Twenty-sixth Ledyard Town Council was comprised of:

Kevin J. Dombrowski – Chairman	
Andra Ingalls	Gary Paul
Whit Irwin	S. Naomi Rodriguez
John Marshall	Timothy Ryan
Mary McGrattan	Bill Saums

### ***YEAR IN REVIEW***

The Ledyard Town Council and Mayor Fred Allyn, III, continued to work with Washington Attorney Perkins Coie and local attorneys Cullina Murtha and Attorney Lloyd Langhammer on tribal recognition issues; taxes and assessment matters regarding the Tanger Outlets retail stores at the Foxwoods Casino.

Again, this year the State Legislature discussed the proposed “*An Act Establishing a Property Tax Exemption for Property Located on Certain Indian Lands*”. The proposed Bill was designed to negate the Towns’ ability to collect personal property tax from the private vendors operating at the Mashantucket Pequot Foxwoods Resort Casino. The Town’s premise was based on the Municipalities winning their case to collect a property tax thru two court proceedings, including the Federal Second Circuit Court. If the State Legislature had approved Bill during the 2023/2024 Session it would have legislatively negated the unanimous judicial decision handed down by the Supreme Court in April 2021. Ledyard would have lost over \$600,000 annually in tax revenue and it would have impacted the level of services the town provided to its residents. The Towns that would have been affected by this Bill prevailed in presenting their case; and the State Legislature did not approve the proposed Bill. Ledyard’s position continues to remain that “*Federally Recognized Indian Tribes are governed by the Federal Laws, and the State should not look to preempt that*”.

Mayor Fred Allyn, III, and Montville Mayor Ronald McDaniel jointly submitted written testimony at a Public Hearing held on March 23, 2023 regarding the proposed Senate Bill #1213 “*An Act Concerning The Mashantucket Pequot And Mohegan Fund*” (aka Pequot Fund). The Senate Bill, which Governor Ned Lamont vetoed on July 10, 2023, would have increased the Pequot Fund disbursement to all municipalities throughout the state to \$139,380,000. When the Pequot Fund was implemented in 1993 the intent was for the State to distribute 85% of the revenues received from the Casino Gaming to the municipalities and for the State to retain 15%. However, the amount of money distributed to municipalities has declined over the years, as monies from the Pequot Fund were being used to address state budget deficits. In 2022 the State retained 90% of the Pequot Fund revenue and only distributed 10% to the municipalities. The Town Council commended Senator Osten and other who were working to turn this funding trend back to the original intent of the Pequot Fund. In the coming year, Mayor Allyn, III, and Montville Mayor McDaniel would be participating in a Working Group along with six members of the State Legislation, Mashantucket Pequot Tribal Nation (MPTN) Chairman Butler, and Mohegan Sun Tribe Chairman Gessner, Jr., to discussed taxation issues on Indian Lands and how this issue should be handled for next year’s (Fiscal Year 2024/2025) Legislative Session. The distribution of the Pequot Fund is based on a per capita formula, and other municipalities were receiving a larger piece of the Pequot Fund than host communities like Ledyard. This was due in part to the per capita including incarcerated inmates in the formula for communities with prisons; although the inmates were not directly receiving services from the municipality.

Perkins Coie Attorney Don Bauer has been working with Ledyard and our neighboring towns since the early 1990’s advising and representing us in legal matters regarding Indian Land and Taxation Issues. He was an expert in Native American Law and a friend to Ledyard often providing our community with pro bono legal counsel. It is with our sincere gratitude we thank Attorney Bauer for his hard work, measured guidance, and dedication to public service, as he passed away on December 15, 2022 to an aggressive cancer. Attorney Bauer’s knowledge and understanding of the Federal position in Indian law and his practical approach to problem-solving made him a valuable resource to our community. We express our deepest sympathies to Attorney Bauer’s family, friends, and colleges.

The Fiscal Year 2022/2023 Capital Improvement Plan included \$1,150,285. This funding, combined with state and federal grants, borrowing, and other funding sources provided for a total CIP in the amount of \$6,258,054. The CIP continued to fund critical road repairs/maintenance, purchase of emergency radio equipment, and reserve fund allocations for emergency services equipment, future vehicle purchases, technology enhancements, improvements to the high school classrooms and bathrooms, Lantern Hill Road/Whitford Brook Bridge repairs, roof replacement for the Gales Ferry School and Juliet W. Long School, including the installation of roof mounted solar arrays, design work for a Multimodal Trail from the High School to Ledyard Center, and design work to extend the sewer line from Ledyard Center to the Waste Water Treatment Facility on Town Farm Road.

The Town Council continued its focus on infrastructure improvements to encourage economic development and to provide pedestrian and vehicular safety in Ledyard Center; and the town continued its work to implement the following initiatives:

- ***Local Transportation Capital Improvement Plan (LOTICIP) \$1.87 million Grant*** - Western & Sampson Engineers continued work to design a Multi-Use Pathway & Sidewalk Extension Project from the High School to Ledyard Center. This project would include crosswalks in the areas of the Library and the Best Way Convenience Store along with sidewalks to connect to the Village Market. In addition, a bike lane/sidewalk would be constructed on the southside of Route 117 providing safety for the High School students to get to Blonders Park/Field and to Ledyard Center. The State Department of Transportation installed “*Walk-Do Not Walk*” signals at the intersection. A meeting was held with residents whose property abutted the Pathway to discuss various components of the project including the level of pedestrians and bicyclists activity during the day, which included the High School kids walking to Colonel Ledyard Park or to the Library. The town received good feedback and a positive response from the 14 – 16 residents who attended the meeting.
- ***Brown’s Crossing Road Bridge Transfer of Ownership to the Town*** – The Brown’s Crossing Road Bridge was a one-lane wooden bridge owned by the Providence & Worcester Railroad that crossed over the railroad tracks along the Thames River to three parcels. The Historical Title Search went back to the early 1800’s naming Carl Brown as the owner. Mr. Brown made a deal with the old New York, New Haven & Hartford Steam Railway, which included the installation of the Brown’s Road Crossing Bridge. The light-weight wooden structure bridge was built for horse and carriages and never met modern highway rating standards. At their February 10, 2021 meeting the Town Council authorized the Mayor to enter into an agreement with the Providence & Worcester Railroad Company to provide a physical replacement of the Brown’s Road Crossing Bridge with the agreement that the Town would take ownership of the bridge and manage the maintenance of the bridge after P&W Railroad replaced the structure with a bridge that met the current highway rating standards. On June 9, 2021 the Town Council voted to accept ownership of the new Brown’s Crossing Bridge, located on Brown’s Crossing Road, Gales Ferry, from the Railroad, contingent upon the completion of construction and certification. After several years of working out the details, the Town officially took ownership of the Brown’s Crossing Bridge on March 7, 2023.
- ***American Rescue Act Plan*** - With the 117th United States Congress approval, President Biden signed the *American Rescue Act Plan* (ARPA) into law on March 11, 2021 which provided funding for the Public Health Emergency, investment in water, sewer, or broadband infrastructure, public safety, and other areas that were impacted by the Covid-19 pandemic. The Town of Ledyard (Town/General Government) received a total allocation of \$4.327 million; and the Board of Education received a separate allocation of \$2.8 million. The funding was released to local governments in two tranches (the 1<sup>st</sup> was received around July 1, 2021; and the 2<sup>nd</sup> tranche around May/June 2022). The federal guidelines required the ARPA funding to be obligated by the end of the 2024 calendar year; and spent (liquidated) by the end of the 2026 calendar year. The Federal Treasury definition of “*Obligated Funds*” meant “*An order has been placed for property and services, or contracts, or some awards were made*”.

During the year the Town continued to make good progress on our ARPA projects with sixteen projects being completed, twelve projects were in-progress, and nine projects were not yet started, as of the writing of this Annual Report. The projects that made the ARPA List ranged from infrastructure projects such as the Ledyard Center Sewer Line Extension project, to supporting our Regional Agency Partners, to facility maintenance projects, the preservation of historical landmarks and park improvements, software upgrades and many others.

With the sewer infrastructure project in Ledyard Center rating high on the ARPA Funding Projects List, the town was disappointed with the April, 2022 notification that their January 12, 2022 Community Development Block Grant (CDBG) Application in the amount \$1.38 million was not approved, delaying the project. The Town Council has continued to work with the Water Pollution Control Authority to identify and seek additional funding sources to help off-set the costs to facilitate this critical infrastructure development; as it is an essential piece for future development in Ledyard Center. We remain committed and hopeful that Ledyard will be successful in obtaining funding that would allow the town to begin this project soon.

The Annual Audit Report for the fiscal year ending June 30, 2022 was presented to the Finance Committee and Board of Education by CliftonLarsonAllen (CLA) at the Finance Committee's January 18, 2023 meeting. Lead Auditor Nikoleta McTigue presented an unmodified or clean opinion, which was the highest form of opinion CLA could give on the financial statements. CliftonLarsonAllen (CLA) provided an *Auditor's Recommendations Document/Management Letter* which included some general comments and recommendations for improvements. Actions were taken to implement the Auditor's recommendations.

In working to close out the School(s) Consolidation/Improvement Project(s)(Middle School and Gallup Hill School) to receive the State's Grant Reimbursement, the town contracted with Colliers Project Leaders ( Bid # 2022-10) to prepare and assemble the entire body of evidence that would meet the State's Guidelines. However, with staff changes in the State's Department of Administrative Services (DAS) progress has been delayed and as of the writing of this Annual Report a meeting was being scheduled with the DAS to discuss the release the next Grant reimbursement payment, which would bring the total grant funding up to 95% of the amount the State promised to the Town. With the State holding back grant funding they have placed a significant burden on Ledyard's taxpayers, because the Town has had to carry the entire debt of the project along with the additional costs of the short-term non-refundable borrowing year after year since the project began in 2016.

- ***National Opioid Settlement*** – In 2021 the National Prescription Opiate Litigation Plaintiffs' Executive Committee confirmed that the \$26 billion global opioid settlements were finalized with the "Big Three" drug distributors - AmerisourceBergen, Cardinal Health, and McKesson and opioid manufacturer Johnson & Johnson for the participation of litigating local governments nationwide. As part of this settlement, Ledyard has received \$60,000 to date, with additional funding expected. The Finance Committee has been working with non-profit Organizations such as Ledge Light Health District - Ledyard Prevention Coalition on the best use of these funds to facilitate programs such as: *Harm Reduction, Emergency Overdose Kits; and Peer Navigator*. These initiatives would include education on how to administer the

medication Narcan should someone experience and overdose, and to support individuals and their families who were living with substance use disorder by providing treatment and recovery support systems involved helping individuals get back into the community. As of the writing of this Annual Report a decision on how to allocate the National Opioid Settlement funding had not been decided.

- ***Beverage Surcharge Revenues – Nip Bottles-*** With the State Legislature’s adoption of Public Act #21-58 “*An Act Concerning Solid Waste Management*” the Town Council adopted a ***Res 003-2022/June 8 “Resolution Regarding Revenues Received From Beverage Containers”*** to establish a separate account for the surcharge revenues the Town would be receiving from the State. This year the Town received \$24,690 from the beverage container revenue surcharge disbursement. In working to keep these bottles from littering our roads, from finding their way into catch basins, and from flowing into the Thames River, the Finance Committee has been discussing potential incentive roadside clean-up programs to benefit our local non-profit organizations. Ledyard would also be working with area towns to bring awareness to our State Representatives concerning the littering of the nip bottles.
- ***Assistance to Firefighters Grant Program \$284,000*** – Under the guidance of Administrator of Emergency Services Steve Holyfield, Ledyard applied for and received the Assistance to Firefighters Grant in the amount of \$284,000, to replace mobile radio equipment. This grant program required a 5% local match (\$14,000 town commitment). The mobile radio equipment would bring town’s radios into conformance with the State’s system; allowing Ledyard to communicate with the State and surrounding towns.
- ***The American Library Association - Libraries Transforming Communities: Accessible Small and Rural Communities Grant \$20,000*** – Library Director Jennifer Smith joined Ledyard’s staff in May, 2022 and has been working to update job descriptions and seek funding opportunities to expand the Library’s programs. This \$20,000 grant funding would be used to serve individuals with disabilities and included the purchase books, programming, and building improvements.

The Fiscal Year 2023/2024 Public Hearing and Annual Budget Town Meeting were presented in a hybrid format enabling residents to attend in-person or by video conference; and the Referendum regarding the Annual Budget was held in-person on May 16, 2023 at the Town Hall Annex, for all districts.

At the Annual Budget Referendum, the voters approved a \$64,540,940 Fiscal Year 2022/2023 Budget comprised of a \$28,632,572 General Government budget and a \$35,908,368 Board of Education budget; with 147 voting *Yes*; and 55 voting *No*. The Town Council expressed disappointment that only 2.1% of registered voters turned out to cast their ballot.

With the 2022 property valuation, Ledyard saw an increase of \$16,194,771 or 1.28% in the Grand List (total net Grand List \$1,263,622,146). In the coming year, revenue from non-tax sources was projected to decrease by 3.32%. Ledyard anticipated the Education Cost Sharing (ECS) from the State to remain flat, and there continued to be concern over the funding methodology for Special Education (SPED). In addition, Ledyard expected to see the same level of funding from the State in areas such as Town Aid Road (TAR), Payment in Lieu of Taxes (PILOT) and the Pequot Funding.



On June 14, 2023 the Town Council approved to set Fiscal Year 2023/2024 a Real Estate and Personal Property Mil Rate of 34.56 and a Motor Vehicle Mil Rate of 32.46. This was the second year two separate mil rates were set in accordance with the State's Car Tax Cap of 32.46 mils. The Legislature included funding the State's Budget to offset all of the municipal car tax losses to towns, such as Ledyard, whose mil rate was over the State's 32.46 mils Motor Vehicle Cap.

Each year as the Town Council works to provide a responsible but lean budget local officials have to consider the role of local government, which include what services the town was legally required to provide versus the services the town was not required to provide; but has provided for decades because they were nice to offer to our residents. With each passing year this task has become more challenging because there were fewer areas for reductions. This year was particularly difficult as the financial history of the Ledyard Visiting Nurses Association (LVNA) was not sustaining their operational costs, as large healthcare organizations have dominated the home healthcare market during the past decade. This shortfall in LVNA revenues has fallen to the taxpayers, with the hope that this revenue slide would reverse itself. As all of our budgets were being squeezed by the inflationary environment, it was imperative that we continue to mitigate the tax burden to our residents.

The Fiscal Year 2023/2024 Budget did not provided funding to support the LVNA. We value our local home healthcare providers as our Ledyard Visiting Nurse Association has been recognized in the National Top 100 Elite Home Health Care Providers and in the Top 25 Home Health Care Consumer Assessment of Healthcare Providers. With the close out of the Fiscal Year 2022/2023 Budget the Ledyard Visiting Nurse Association closed its doors on June 30, 2023. We expressed our sincere thanks and gratitude to Nursing Director Karen Goetchuis and her amazing staff for the outstanding professional and personal care they have provided to our families, friends, and neighbors. The Ledyard Visiting Nurse Association was a valued part of our community for the past 75 years; and would be missed.

At its June 28, 2023 meeting the Town Council appointed members to the *Committee To Review The Budget* Process and the role of local government. With the current inflationary environment and uncertain State funding from year to year; the town's ability to maintain the services our residents have become accustom too has become more challenging. Increased costs in heating fuel, gasoline, electricity along with many other expenses have impacted the town's operational costs and its ability to conduct business. This was a short-term (4 month) assignment; with the Committee's final report due to the Town Council by October 27, 2023 in preparation for the next year's (fy 24/25) budget work.

- **Early Voting** – On June 5, 2023 the State Legislature approved House Bill #5004 "*An Act Implementing Early Voting*" to be implemented beginning in early 2024 for certain primaries, special elections and referenda. The new law will require 14-days of Early Voting for Regular Elections; 4-days of Early Voting for Referendums, and for Special Elections. The State agreed to provide funding to Municipalities for the added costs for two-years. Thereafter, Ledyard would be required to include funding in our local budget to support the Early Voting such as poll worker salaries, meals and other related expenses. Based on the size of Ledyard our community would be required to have one Early Voting location.

After forth-two years of service to the Town of Ledyard, Registrar of Voters Ms. Hazel Gorman was recognized at the Town Council's January 23, 2023 meeting receiving Proclamations from Mayor Fred Allyn, III, Governor Ned Lamont, Lieutenant Governor Susan Bysiewicz, and Citations from the State of Connecticut's Senate and House of Representatives presented by State Senator Cathy Osten and State Representative Kevin Ryan. Ms. Gorman was elected by her fellow townspeople 21 consecutive times to serve her community. When Ms. Gorman began her career in the Registrar's Office in 1980 typewriters, pencils, pens, and rulers were the tools available to accomplish the job. Ms. Gorman embraced the age of technology and the new digital world successfully implementing the state's administrative improvements for voter integrity and in conducting secure elections during her time as the Democratic Registrar. Ms. Gorman was humbled and honored to be recognized, stating it was truly her honor to serve the Town of Ledyard for all these years, noting she seen so much change within the job during that period of time stating: *"We need to reflect on the fact that we are so lucky to live in the United States of America, and one of the best privileges we have --- and it truly is a privilege --- is to vote, and to exercise the opportunity whenever we have a chance to do it."*

In response to the first *"National Faith and Blue Weekend"* that was designed to pro-actively bring together and engage community members, faith-based organizations, civic organizations, and law enforcement by participating in activities to facilitate a safer and stronger community, Ledyard held a *First Responders Clam Chowder-Fish Fry* on Sunday, October 10, 2022. The event was well attended and supported by the following: Police Chief John Rich and the Ledyard Police Department; the Mashantucket Pequot Tribal Nation (MPTN) Police Department and Fire Department, the Ledyard Congregational Church who opened their doors to community, Boy Scout Troop #16 tended the fire at the Chowder House, and the Community Relations Committee.

The Ledyard Farmers Market kicked-off their fifteenth Season on June 5, 2023. The Market was held each Wednesday afternoon from 4- 7 p.m. thru September 20, 2023; and Ms. Lauriann Hary was the Market Manager. With the new concrete floor in the Pole Barn at the Lower Town Green via Fairway Drive off Colonel Ledyard Highway it was a great venue. The Summer Market Season included live music, children's crafts, April's Balloon Creations, and family-fun entertainment. The Market continued to offer fresh and local fruits, vegetables, meats, cheese, bread, coffee, pickles, eggs, and much more, with favorites such as Breton Farms, Smith's Acres, and New Curds on the Block returning to the Market. In addition, there were plenty of treats that included donuts, cupcakes, cookies, cannoli, ice cream, and more. Ledyard's Farmers' Market has become one of the largest and most successful Markets in Southeastern Connecticut drawing crowds of over 1,200 visitors each week. The *Connecticut Magazine* Listed Ledyard's Farmers Market as one of the *Top Three Farmers Market's in the State*.

In addition, the Farmers' Market provided a great venue at which the Community Relations Committee hosted Booths under the new Town of Ledyard Tent providing valuable information to residents such as live demonstrations from our First Responders (Fire Departments and Police Department) including the Police Body Worn Cameras, information regarding the *"Green and/or Blue Envelope"* for drivers with Autism or Hearing Impaired, Library Services, Information to Prepare for Winter such as support for utilities and heat assistance, home delivery meals for homebound residents, the Linda C. Davis Food Pantry, and many other programs. The Community Relations Committee also presented information

regarding Mental Health Support from organizations such as Brian's Healing Hearts of Niantic, and SERAC of Norwich who offered programs and services to reduce the impact of substance abuse, problem gambling, and mental health challenges. The Community Relations Committee also handed out information regarding how residents could volunteer to serve the community as a volunteer firefighter, or to serve on one of the town's committees using the new Granicus/Legistar meeting portal to apply on-line.



The Linda C. Davis Food Pantry and its volunteers, continued their work to meet the increased level of food insecurity that was exacerbated by the inflationary environment increasing the cost of food, heating fuel, gasoline and electricity making it even more challenging for families in-need to make ends meet. American Rescue Plan Act (ARPA) funding was used to replace the roof on the Food Pantry and the vinyl siding would be replaced along with other improvements which would include a 12' X 8' covered weather overhang with a concrete pad for the "Market Cart". These building improvements would help keep our dedicated volunteers out of the weather when providing curbside pick-ups and in receiving deliveries. Their dedication to the community is greatly appreciated.

The Yale/Harvard Regatta, was once again held on the Thames River in Gales Ferry on June 10, 2023. The Economic Development Commission, worked with the Parks & Recreation Commission along with many organizations including the Lions Club, Rotary Club, the Gales Ferry and Ledyard Center Fire Departments, Ledyard Police Department, a number of community businesses including Charlene Johnson from Sweet Hill Farm, along with local Food Trucks participated in the *Regatta Festival* bringing crowds to cheer on this oldest intercollegiate sporting competition in the country and to enjoy all that our community had to offer. Town Councilor Gary Paul set-up a large screen inside the Pavilion for folks who could not get down to the Thames River to see the Race. We thank EDC Commissioner Jessica Buhle who was instrumental in organizing the Regatta Festival.

Yale won three of the four races at the 156th Yale-Harvard Regatta.

The Economic Development Commission began work to create a Marketing Video featuring the Ledyard's commercial business, scenic parks, historic properties, and Ledyard's hometown characteristics, making our community a great place to live and do business. Initially \$7,000 of American Rescue Plan Act (ARPA) Funding was set-a-side to create the marketing video. However, the EDC was able to get the video at no cost with the help from

town business who purchased advertising space on the video. When the work has been completed the video would be published on the towns website and other marketing platforms in an effort to grow our community and increase our commercial tax base. We thank Economic Development Commissioner Pete Hary who was instrumental in the organization and development of the Marketing Video.

The Historic District Commission continued their work to maintain and preserve Ledyard's historic properties which included the Up-Down Sawmill and the Nathan Lester House. The Up-Down Sawmill was built in 1869 by Israel Brown and was the only known operational mill of this type in the state and was listed on the National Register of Historic Places in 1972. The Nathan Lester House was built in 1793, and under the Commission's tutelage was a well-preserved example of an unpretentious late 18th-century farmhouse, and one of the few houses of that age left in Ledyard.

This year the Historic District Commission was approached by Yale Entertainment: Jordan Yale Levine, Jordan Beckerman, Michael Day, and Scott Levenson who requested the use of the Nathan Lester House for the filming of a portion of their latest movie *Fog of War* starring John Crusack, Brianna Hildebrand and Jake Abel. The spy-thriller movie was a story about an injured World War II American pilot and his OSS agent fiancée who retreat to a remote estate in Massachusetts with top-secret documents related to the D-Day invasion. Our own Mayor Fred Allyn, III, had a cameo part as a doctor and we all hoped that his scene would make the movie. The film company made a \$13,000 donation to the Nathan Lester House for the use of the property. In May, 2023 the Historic District Commission began providing tours of the property for the public to see how it was staged for the World War II era film and to talk about the actors and actresses that were in the scenes that were filmed inside the Nathan Lester House. The movie was expected to be released in theaters in March-April 2024.

On June 22, 2021 Governor Lamott signed Senate Bill #1201 "*An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis*" which would allow the retail sale of cannabis to begin in Connecticut by the end of 2022. At the November 8, 2022 Election the townspeople voted in-favor to allow the sale of recreational marijuana in Ledyard. Until June 30, 2024, the Bill prohibited municipalities from granting zoning approval for more retailers or micro-cultivators than a number that would allow for one retailer and one micro-cultivator for every 25,000 municipal residents, as determined by the most recent decennial census. Thereafter the number and locations of cannabis retailers could be determined through local Zoning Regulations.

On April 26, 2023 the Town Council adopted amendments to Ordinance #100-016 (rev 1) "*An Ordinance Combining Parks And Recreation Commission and Senior Citizens Commission for the Town of Ledyard*". For budgetary purposes the Parks & Recreation Department relocated from its home on Blonders Boulevard to the Senior Citizens Facility on Van Tassel Drive in 2020. Combining the two Commissions would allow the two departments to share staff, streamline daily operations providing both financial and space benefits, as well as enable them to support additional programs and events. Other benefits include the use of Parks & Recreation capital funds received in accordance with Ordinance #200-009 "*An Ordinance Proving for the Transfer of Certain Revenues from Real Estate Conveyance Tax to Special Town of Ledyard Funds*"; and Ordinance #200-012 "*An Ordinance Creating a Municipal Parks and Recreation Capital and Non-Recurring Expose Fund for the Town of Ledyard*" to make improvements and to maintain the shared facility on Van Tassel Drive.

After receiving residents comments at a Public Hearing held on January 25, 2023 regarding a proposed *“Lease Agreement between Robert and Mary Graham and the Town of Ledyard”*; the Town Council approved to *enter into a 99-year lease for approximately 0.8-acre +/- parcel on Bush Pond (Lantern Hill Valley Park) for ten dollars (\$10.00) per year for access to about 550 linear feet of the pond frontage.* The Town will use the parcel as a waterfront park providing residents the opportunity to enjoy passive recreation activities on this beautiful property. The property was placed under the Administrative Control of the Parks and Recreation Commission who made minor improvements which included a picnic pavilion, weatherproof picnic tables, boat launch, and sign, allowing for fishing, picnicking, canoeing and kayaking. The Town Council expressed its appreciation and sincere gratitude to Mr. and Mrs. Graham for their generosity to our community and to our future generations to come.

With the new fiscal year, the town moved away from its former meeting portal I-Compass and transitioned to the Granicus-Legistar meeting portal on July 1, 2023. The Granicus-Legistar was considered the “Cadillac” of meeting portals providing on-line access to agendas, minutes, meetings materials including important background and meeting history for the town’s committee volunteers and providing transparency for the public.

In other actions the Town Council held the following Town Meetings and Public Hearings:

### ***Town Meetings***

- ❖ May 15, 2023 - Annual Town Meeting presented the Fiscal Year 2023/2024 Budget in a hybrid format enabling residents to attend in-person or by video conference, and Adjourned to a Referendum.
- May 16, 2023 – Adopted a Fiscal Year 2023/2024 Budget in the amount of \$64,540,940 .

### ***Public Hearings***

- November 9, 2022 – Received comments on the proposed Nathan Lester House Lease located at 153 Vinegar Hill Road, Gales Ferry – *“Lease Agreement Between the Town of Ledyard and Sharon E. and Matthew S. Primett”*.
- December 14, 2022 – Received comments on the proposed amendments to Ordinance #300-027 (rev 2) *“An Ordinance Regulating Parking and Other Activities in Town Roads And Rights-of-Way And Providing Penalties for the Violation Thereof”*
- April 12, 2023 - Received comments on the following:
  - (1) Neighborhood Assistance Act Project for The ARC of Eastern Connecticut to replace windows at the Group Residence located at 1671 Center Groton Road, Ledyard; estimated cost \$26,872.
  - (2) Proposed amendments to Ordinance #100-016 (rev.1) *“An Ordinance Combining the Parks and Recreation Commission and Senior Citizens Commission for the Town of Ledyard.”*



***(Public Hearings Continued):***

- April 17, 2023 – Received comments on: Proposed Fiscal Year 2023/2024 Budget.
- June 28, 2023 – Received comments on the a Neighborhood Assistance Act Projects for the Habitat for Humanity Project for the full rehabilitation at 42 Laurel Leaf Drive, Gales Ferry; Total cost \$143,752.08 with \$20,000 requested.

***Ordinances***

- Ordinance #300-027 (rev 2) “*An Ordinance Regulating Parking and Other Activities in Town Roads And Rights-of-Way And Providing Penalties for the Violation Thereof*” and Revised its Appendix A; Adopted: January 11, 2023
- Ordinance #100-016 (rev.1) “*An Ordinance Combining the Parks and Recreation Commission and Senior Citizens Commission for the Town of Ledyard*”; Adopted: April 26, 2023.
- Revised “*Appendix – Qualifying Income Schedule*” January 11, 2023; pertaining to Ordinance #200-005 (rev. 1) “*An Ordinance to Provide Property Tax Relief for Certain Homeowners Age Sixty-Five or Over or Permanently and Totally Disabled (rev.1)*”

***Resolutions***

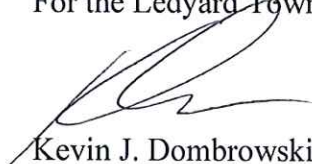
- ✓ ***Res #001-2023/Feb 22*** “*Resolution Establishing Administrator/Department Head Benefits*” Adopted: February 22, 2023.
- ✓ ***Res #002-2022/Dec 14*** “*Resolution Authorizing Term Adjustments for the Ledyard Beautification Committee*”; Adopted December 14, 2022.
- ✓ ***Res #002-2023/ Mar 22 – (Rev 1)*** “*Resolution Establishing a Committee to ~~Transform~~ Review the Budget Process*” Adopted: March 22, 2023
- ✓ ***Res #003-2022/Oct 26*** “*Authorizing Resolution of the Ledyard Town Council – State of Connecticut Department of Energy and Environmental Protection – Upgrades to the Whitford Brook Bridge and Bush Pond Dam*”; Adopted on October 26, 2022.
- ✓ ***Res #003-2022/Oct 26 (Rev 1)*** “*Resolution Amending An Authorizing Resolution of the Ledyard Town Council – State of Connecticut Department of Energy and Environmental Protection – Upgrades to the Whitford Brook Bridge and Bush Pond Dam*”; Amended and Adopted on November 9, 2022.
- ✓ ***Res #003-2020/Mar 11*** “*Certified Resolution of Applicant Small Cites Program, Kings Corner Manor, Senior Housing – Restated: November 9, 2022*”; Adopted November 9, 2022; Restated June 11, 2022 and Restated November 9, 2022.

**(Resolutions Continued):**

- ✓ **Res #004-2022/Nov 9** “Resolution of the Ledyard Town Council to Opt-Out of Public Act 21-29 Regarding Parking Spaces and Accessory Apartments;” Adopted on November 9, 2022.
- ✓ **Res #004-2023/April 12 10** “Fair Housing Resolution”; Adopted on April 12, 2023.
- ✓ **Res #006-2022/Oct 26** “Authorizing Resolution of the Ledyard Town Council State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security”; Adopted on October 26, 2022.

The Town Council continued to televise their bimonthly meetings on the Public Access Channel (Channel 12 on Comcast Cable) on the following Friday at 8:00 p.m. and on Sunday at 5:00 p.m. Their meetings were available live and on-demand on the town’s web page. Residents could access the Town Council’s agendas, minutes, and videos by visiting the town’s Media Portal at [www.ledyardct.org](http://www.ledyardct.org) and clicking on the “Agendas and Minutes” tab; or by visiting: <https://ledyardct.legistar.com/Calendar.aspx>

For the Ledyard Town Council,



Kevin J. Dombrowski  
Chairman



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1861

**Agenda Date:** 8/23/2023

**Agenda #:** 1.

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REPORT  
ADMINISTRATION COMMITTEE

**Fiscal Year 2023/2024 Report:**  
Administration Committee

**Meeting Action Detail:**

**Town Council Meeting 07/26/2023**

**File #:** [23-1861](#) Version: 1

**Type:** Report

**Title:** Administration Committee Report

**Minute Note:**





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1862

**Agenda Date:** 8/23/2023

**Agenda #:** 2.

---

REPORT  
COMMUNITY RELATIONS COMMITTEE

**Fiscal Year 2023/2024 Report:**  
Community Relations Committee

**Meeting Action Detail:**

**Town Council Meeting 07/26/2023**

**File #:** [22-1862](#) Version: 11

**Type:** Report

**Title:** Community Relations Committee Report

**Minute Note:**



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1863

**Agenda Date:** 8/23/2023

**Agenda #:** 3.

---

REPORT  
FINANCE COMMITTEE

**Fiscal Year 2023/2024 Report:**  
Finance Committee

**Meeting Action Detail:**

**Town Council Meeting 07/29/2023:**

**File #:** [23-1864](#) Version: 1  
**Type:** Report  
**Title:** Finance Committee Report  
**Minute Note:**



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1864

**Agenda Date:** 8/23/2023

**Agenda #:** 4.

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REPORT  
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE

**Fiscal Year 2023/2024 Report:**

Land Use/Planning/Public Works Committee

**Meeting Action Detail:**

**Town Council Meeting 07/26/2023:**

**File #:** [23-1864](#) Version: 1

**Type:** Report

**Title:** Land Use/Planning/Public Works Committee Report

**Minute Note:**



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1879

**Agenda Date:** 8/23/2023

**Agenda #:** 5.

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REPORT  
LIAISON REPORT  
SENIOR CITIZENS COMMISSION

**Fiscal Year 2022/2023 Liaison Report:**  
Water Pollution Control Authority

**Meeting Action Detail:**

**Town Council Meeting 07/26/2023**

**File #:** [23-1879](#) Version:

**Type:** Report

**Title:** Water Pollution Control Authority Report

**Minute Note:**



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1882

**Agenda Date:** 8/23/2023

**Agenda #:** XII.

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## REPORT

### **REPORT OF THE MAYOR: REPORT OF THE MAYOR**

#### **Mayor Report Fiscal Year 2023/2024:**

#### **Meeting Action Detail:**

#### **Town Council Meeting 07/26/2023:**

**File #:** [23-1882](#) Version: 1  
**Type:** Report

**Title:** Mayor's Report

**Minute Note:**



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1854

**Agenda Date:** 8/23/2023

**Agenda #:** 1.

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## APPOINTMENT

### **Motion/Request:**

MOTION to appoint Ms. Kelly Lamb (U) 93R Lambtown Road, Ledyard, as an Alternate Member to the Historic District Commission to complete a five (5) year term ending December 6, 2028, filling a vacancy left by Mr. Mayer.

### **Background:**

Ms. Lamb has expressed an interest in serving on the Commission. She has been a life long resident of Ledyard and has an interest in the town's history and felt that she could be a contributor to the Historic District Commission.

### **Administrative Notes:**

The Historic District Commission currently has two Alternate Member Vacancies (E. Lamb & L Mayer) (see attached roster).

Ms. Lamb is Unaffiliated and therefore, her application has been submitted directly to the Town Council Office for consideration.

### **Nominating Committee Recommendation:**

N/A

### **Minority Representation - CGS 9-167a:**

In accordance with Chapter IV; Section 8 of the Town Charter "Except as otherwise provided for in this Charter, the Town Council may appoint members to fill vacancies in other offices, boards, and commissions established by this Charter and by ordinance as vacancies may occur, and appointing members to such offices, boards, and commissions as may be created in the future. Such appointments shall be made by the Town Council for such terms and upon such conditions as provided in the respective ordinance".

Chapter IV, Section 9: "In making appointments and removals, the Town Council shall act by the affirmative votes of at least a majority of all its members.

All members of boards, commissions, and committees contained in this Charter, or subsequently created under this Charter, except members of the Building Code Board of Appeals, the Fire Marshal, and the Deputy Fire Marshal(s), shall be electors of the Town at the time of their appointment and during their terms of office."

### **Connecticut General Statutes**

Sec. 9-167a. Minority representation. (a) (1) Except as provided in subdivision (2) of this subsection, the

maximum number of members of any board, commission, legislative body, committee or similar body of the state or any political subdivision thereof, whether elective or appointive, who may be members of the same political party, shall be as specified in the following table:

Total Membership	Maximum from One Party
3	2
4	3
5	4
6	4
7	5
8	5
9	6
More than 9 Two-thirds of total membership	

(2) The provisions of this section shall not apply (A) to any such board, commission, committee or body whose members are elected wholly or partially on the basis of a geographical division of the state or political subdivision, (B) to a legislative body of a municipality (i) having a town meeting as its legislative body or (ii) for which the charter or a special act, on January 1, 1987, provided otherwise or (C) to the city council of an unconsolidated city within a town and the town council of such town if the town has a town council and a representative town meeting, the town charter provides for some form of minority representation in the election of members of the representative town meeting, and the city has a city council and a body having the attributes of a town meeting or (D) to the board of directors and other officers of any district, as defined in section 7-324, having annual receipts from all sources not in excess of two hundred fifty Thousand dollars.

(b) Prior to any election for or appointment to any such body, the municipal clerk, in cases of elections, and the appointing authority, in cases of appointments, shall determine the maximum number of members of any political party who may be elected or appointed to such body at such election or appointment. Such maximum number shall be determined for each political party in the following manner: From the number of members of one political party who are members of such body at the time of the election or appointment, subtract the number of members of such political party whose terms expire prior to the commencement of the terms for which such election or appointment is being held or made and subtract the balance thus arrived at from the appropriate number specified in column II of subsection (a) of this section.



## Application Form

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### Profile

Kelly S Lamb  
First Name Middle Initial Last Name

kellylamb3113@gmail.com  
Email Address

93R lambtown Rd  
Home Address Suite or Apt

Ledyard CT 06339  
City State Postal Code

Mobile: (860) 334-2961  
Primary Phone Alternate Phone

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### Which Boards would you like to apply for?

Historic District Commission: Submitted

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### Education & Experiences

Please tell us about yourself and why you want to serve.

#### Why are you interested in serving on a board or commission?

Being part of the Lamb family and part of this town since my youth, I have always had an interest in history and our town's history in particular. after looking at the various commissions of the town, I felt I could be a contributor to this specific commission.

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### Community Involvement

I've currently been volunteering for one of the sub committees of this historic committee. On my own property i have been trying to expand pollinator colonies. This will be my first opportunity to contribute in a more direct way to the community.

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### Educational Background

See resume

Mary Wade Home Controller  
Employer Job Title

[2023\\_Lamb\\_Kelly\\_Resume.doc](#)  
Upload a Resume

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### Party Affiliation

**Party Affiliation \***

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- ☒ Unaffiliated
- ☒ Independent

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**Disclaimer & FOIA Information**

Your attendance and active participation is important for the Committee to conduct its business. Any member of a Committee/Commission/Board who is absent from three (3) consecutive regular meetings and any intervening duly called special meetings shall be considered to have resigned from the Committee and the vacancy shall be filled, except that the Committee may vote to waive attendance requirements in each case where illness or other extenuating circumstances make it impossible for a member to meet the attendance requirements. It shall be the responsibility of the Chairman of the Committee to notify the Town Council or Mayor's office when a member has not properly performed his/her duties.

**Please Agree with the Following Statement**

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**If selected as a board member, I understand that information on this application is subject to the Freedom of Information Act (FOIA) and may be disclosed to anyone requesting this information.**

---

- ☒ I Agree

**Signature (type full name below)**

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Kelly S. Lamb

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# KELLY S. LAMB

KellyLamb3113@gmail.com | (860) 334-2961

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## CONTROLLER

CORPORATE ACCOUNTING MANAGEMENT | FINANCIAL ANALYSIS | FINANCIAL REPORTING

Performance-driven senior accounting and finance leader leveraging 20+ years of solid experience managing effective financial systems, controls, procedures and process improvements. Creative problem solver in both strategic and tactical areas, and in implementing solutions to achieve business goals. Provides relevant and accurate financial information and analysis that supports business and financial decision-making to maximize value creation. Dynamic leader and team builder able to tackle business challenges in a positive manner with impeccable follow-through. **Core competencies:**

- Strategic Planning & Execution
- Healthcare Accounting
- Monthly/Year Close Management
- Controls, Policies & Procedures
- Financial Statement Analysis
- Financial Forecasts/Projections
- Accounting Systems Implementation
- GAAP Accounting
- Medicare/Medicaid Audits

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## CAREER HIGHLIGHTS

- ▢ 20+ years' professional accounting leadership experience, and expertise implementing US GAAP
- ▢ 10+ years Healthcare Accounting expertise; demonstrated success managing Medicare and Medicaid Audits for numerous state, including CT, MA, RI, VT, NH, NJ, MD, VA
- ▢ Experience working with Government Agencies, Board of Directors, Tribal council meetings
- ▢ Merger, startup and mature business environment experience; success establishing accounting departments from scratch, including new systems, chart of accounts, financial & analytical reports, and policy/procedures
- ▢ Exceptionally strong technical skills including enterprise level accounting systems as well as MS Excel skills (Pivot Tables, V look ups), Word, and PowerPoint software

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## PROFESSIONAL OVERVIEW

### MARY WADE HOME Controller

2022 - Present

In concert with the CFO, direct financial functions for the community that includes, Long term/Short term SNF, Residential Care Home, Assisted Living, Adult daycare, and over 55 Rentals.

- Lead and developed the finance team of seven accountants (financial accounting, AP,AR, Residential Trust, & PR) in the compilation, analysis and reporting of financial information..
- Co-ordinated with the finance team the month-end close processes to ensure all necessary adjustments and recurring journal entries are completed in a timely manner.
- Managed year-end and interim audit work papers with external auditors. Managed Medicaid audits and reimbursement analysis.
- Plan, implement and assist in the development of operating and capital budgets.
- Serve on various committees, which includes the Grant committee.. Keeps abreast of economic conditions/situation in the health care industry.

#### Select Achievements:

- Lead in the conversion of the Matrix Accounting software and Fixed Asset module from a manual template.
- Developed and updated policies and procedures.

### STARLING PHYSICIANS HEALTHCARE LLC, ROCKY HILL, CT Controller

2016 - 2022

Successfully provided accounting leadership, expertise and management for one of the largest physician groups in the state of CT.

- Lead and developed the finance team of eight accounting professionals (financial accounting, AP, Cash, & PR) in the compilation, analysis and reporting of financial information for Starling Physicians and to the 250+ individual physicians.

- Co-ordinated with the finance team the month-end close processes to ensure all necessary adjustments and recurring journal entries are completed in a timely manner.
- Handled special allocations per specialty department criteria basis and overhead allocations.
- Manage year-end audit work papers and closing entries with external auditors.
- Handled all Value Based payments and allocations to the physicians.

**Select Achievements:**

- Undertook leadership in merging of two distinct accounting teams from the 2016 merger of Grove Hill Medical Center and CT Multispecialty Group into one accounting department.
- Developed and created new policies and procedures as the company worked towards no longer being two companies but one.
- Helped co-ordinate the transition of one company's AP working under the Cash basis of paying to Accrual.
- Was instrumental in cleaning up the two balance sheets and creating Starlings new balance sheet.

**REVERA HEALTH SYSTEMS, Middletown, CT**

2013 - 2016

**Controller**

Provided accounting leadership for a leading provider of retirement living homes, retirement communities and dedicated long-term care services for seniors.

- Lead, develop, and train a high performing team of five accounting professionals (three accountants and two reimbursement accountants) in providing all reporting of financial information for Revera's management company as well as 30 SNFs, Management Co, Rehab and pharmacy affiliates.
- Manage the coordination and execution of month-end close processes to ensure all necessary adjustments and recurring journal entries are completed in a timely manner.
- Work with state auditors to support and facilitate Medicaid audits and reimbursement analyses for nine states (CT, NH, VT, RI, MA, NJ, MD, VA, WA).
- Manage year-end and interim audit work papers with external auditors.

**Select Achievements:**

- Undertook leadership of a transitioning accounting department; leveraged 10 years of Healthcare Accounting experience to shift the departmental focus.
- Track record of success: No Audit Entries or Audit findings. Accuracy of accounting demonstrated clean audit for consecutive years.
- Brought the Medicare Retro Account balances current, reduced the Balance Sheet account by over 96% (from \$2.6M in 2013 to \$100K in July 2015).
- Developed and implemented new Healthcare accounting processes that helped to produce cleaner annual cost reports.

**PARADIGM HEALTHCARE DEVELOPMENT, East Hartford, CT**

2009 - 2013

**Controller**

Directed all accounting functions (Payroll, Accounts Payable, Accounts Receivable and General Ledger) for a start-up comprised of a management company and seven nursing homes; oversaw accounting procedures and database management; implemented, monitored and enhanced internal controls.

- Managed month-end processes including all interfaces into the General Ledger system.
- Established and improved financial processes, procedures and controls. Led and trained a team of four accounting and finance professionals.
- Oversaw General Ledger account reconciliations and journal entries; led the preparation of all internal financial statements and provided detailed analysis to budget and PPD costs.
- Reviewed daily cash receipts, disbursements and cash flow sheets. Managed Cash Account reconciliations.
- Managed year-end and interim audit work papers with external auditors. Managed Medicaid audits and reimbursement analysis.
- Prepared annual Medicare and Medicaid cost reports for seven Nursing homes.

**Selected Achievements:**

- Saved the company \$100K per month in professional accounting fees otherwise mandated by Paradigm's financier by establishing and maintaining effective clinical and accounting systems.

- Created the chart of accounts most effective for cost reporting functions for Healthcare Accounting environments.
- Spearheaded system integration and conversion of AR/MDS (Matrix) and AP/GL (MDI) for all facilities at startup. Authored most accounting policies as well as month-end and year-end close processes.

**LEGRAND-ORTRONICS INC.,** New London, CT

2008 – 2009

**Senior Staff Accountant**

Managed month and year-end closes; developed and communicated various standard and ad-hoc financial analyses and management reports. Maintained the integrity of the General Ledger.

- Managed all Patent, Trademark, Capital and Royalty calculations and analyses.
- Worked directly with tax authorities conducting State tax audits. Partnered with the corporate parent to support tax compliance, reporting and payroll analysis.
- Played a vital role in the organization's ISO 9001-2008 and 14001 certification efforts.
- Helped clean up the financial accounting system; supported the implementation of the Cognos reporting system.
- Served as the Treasurer of the organization's Charity Committee.

**Selected Achievements:**

- Cleaned up balance sheets that had not been properly reconciled in five years. Discovered that the balance sheet had previously been used to post patent and trademark activity without amortizing.
- Obtained expertise in trademark and patent processes to fully understand the legal accounting process. Partnered with the engineering department to establish new processes.
- Played a key role on the team accountable for ISO 9001-2008 recertification, which was later granted ISO 14001.
- Established a proper General Ledger structure to support the company's conversion to a stronger cost and financial reporting system.

**HAVEN HEALTHCARE MANAGEMENT,** Middletown, CT

2004 – 2008

**Reimbursement Accountant**

Prepared Medicare and Medicaid annual cost reports for 25 nursing homes.

- Partnered with administrators and accounting departments across 25 nursing homes to provided accounting expertise, analysis and support.
- Worked closely with the payroll to analyze yearly and quarterly payroll reconciliations.

**Selected Achievements:**

- Managed multiple state agency audits, across four states for three years with no audit adjustments.

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**ADDITIONAL ACCOUNTING CAREER EXPERIENCE**

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CYCLONE HOME SYSTEMS, INC.	Senior Accounting Manager
CLARFELD FINANCIAL ADVISORS, INC.	Accountant
LOUISIANA MACHINERY: CATERPILLAR	Accountant
PEQUOT PHARMACEUTICAL NETWORK-MASHANTUCKET PEQUOT TRIBE	Interim CFO; Finance Manager
FOXWOODS RESORT AND CASINO-MASHANTUCKET PEQUOT TRIBE	General Ledger Accountant

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**ACADEMIC CREDENTIALS**

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**Bachelor of Science, Accounting**  
**Associate of Science, Business**

**EASTERN CONNECTICUT STATE UNIVERSITY; WILLIMANTIC, CT**  
**EASTERN CONNECTICUT STATE UNIVERSITY; WILLIMANTIC, CT**

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**TECHNICAL EXPERTISE**

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Sage|Qlikview|JD Edwards | Point Click Care (PCC) | Great Plains | MDI/Matrix | Medicare software | MS Excel (Expert)

## **HISTORIC DISTRICT COMMISSION**

	<b>Name</b>	<b>Term Expiration</b>
R	Barnes, William 1 Spruce Street Ledyard, Connecticut 06339	12/ 04/ 2026
D	Dyson, Melissa 31 Hurlbutt Road Gales Ferry, Connecticut 06339	12/ 06/ 2023
D	Lamb, Earl 95 Lambtown Road Ledyard, Connecticut 06339	12/ 06/ 2027
D	Kelley, Douglas 40 Pinelock Drive Gales Ferry, Connecticut 06335	12/ 03/2025
D	Godino, Vincent (Chairman) 1906 Center Groton Road Ledyard, Connecticut 06339	12/ 06/ 2024

### **ALTERNATES**

IT	Geer, Kenneth 23 Thomas Road Ledyard, Connecticut 06339	12/ 03 /2025
D	<b>Vacant (E. Lamb)</b>	12/ 06/ 2024
D	<b>Vacant (Mayer)</b>	12/ 06/ 2023

Town Council Appointment      5 Year Term      3 Alt. Members      5 Reg. Members



Chairman Kevin J. Dombrowski

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

June 23, 2022

Mr. Lance Mayer  
50 Spicer Hill Road  
Ledyard, Connecticut 06339

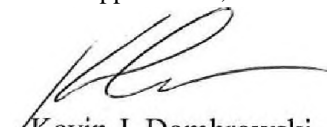
Dear Mr. Mayer:

The Town Council has received your recent resignation from the Historic District Commission and would like to take this opportunity to thank you for your dedication to the town during your twenty-seven years of serving on the Commission.

The Town Council recognizes you as an outstanding citizen appreciates, your forethought, perspective, and contributions in preserving the town's historic properties.

Ledyard's volunteers are the backbone of our community's success and our community has benefited from your years of commitment, stewardship, research and passion to protect the historic integrity of these valuable properties for the education and enjoyment of the public.

With Appreciation,



Kevin J. Dombrowski  
Chairman

cc: Historic District Commission



July 29, 2022

Vin Godino  
Chair, Ledyard Historic District Commission

Dear Vin,

It's with great reluctance that I must announce my resignation from the Historic District Commission. The only reason for this is that Gay and I have bought a house in North Stonington and have been living there as of July 6.

I would like to say that I have enjoyed my time on the Commission very much over the years. I've enjoyed getting to know the other members and have appreciated your capable leadership in overseeing the Town's historic properties.

Sincerely,

Lance Mayer



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 23-1951

**Agenda Date:** 8/23/2023

**Agenda #:** 2.

## FINANCIAL BUSINESS REQUEST (FBR)

### **Motion/Request:**

MOTION to authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

In addition, authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.

Also, assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

### **Background:**

At the time of the original Grant request in the amount of \$6,725,000 for Various School improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School; **the State was not funding any HVAC projects** and the estimated cost was to add multiple split AC systems to the classrooms at Juliet W. Long School.

The Townspeople approved \$6,725,000 for Various School improvement projects at a Referendum held on February 22, 2022. (see attached Resolutions)

Since 2022 the State was reopening bids for grants this month (date not determined).. It is anticipated that the application period will be open for 30-60 days. Unfortunately, the cost for the new design, was much higher: \$2.2 million, and the Town's Matching Funds would increase from the previously budgeted \$400,000 to \$845,000.

However, the good news was that the State recently passed Legislation to allow Federal and Other Grant Funding to qualify as matching funds. Therefore, the town could apply for other grants to support the financial burden.

Superintendent of Schools Jason Hartling has contacted Senator Osten to present Ledyard's case. The roof project was being held up by the rejection of the original HVAC proposal. However, it would not make sense to put a new roof on and then tear it up for new equipment. The replacement if the Juliet W. Long School was long overdue.

Ledyard's anticipated reimbursement rate from the state was expected to be slightly higher than for the initial project.

In addition, an Engineering Study has been done, and it was believed that the roof can support the HVAC

equipment. If not, the alternative would be to put the HVAC equipment in an enclosure on the ground, so structural work is not anticipated. Ducting at Juliet W. Long School was going to be an issue because the building was older, uses hot water heat, and there was little room between the ceiling and the roof structure. The Gales Ferry School had some ducting, but not enough because it uses a combination of radiant heat and forced hot air. The cost estimate is attached.

Juliet Long HVAC Grant information.

June 14, 2023

At the time of the original request the State would not fund any HVAC projects and the estimated cost was to add multiple split AC systems to the classrooms at Juliet W. Long School.

After the State created a program to fund HVAC improvements at schools in order for the project to be eligible it needed to take into account all factors including ventilation and not solely Air conditioning. We hired a design firm to supply the preliminary design and a professional estimate for the work. Please refer to the chart below.

	Project Cost	Currently Funded	State Share 62%	Town Share
Original	\$400,000	\$400,000	0	\$400,000
Proposed	\$2,224,670	\$400,000	\$1,379,296	\$845,374

As per standard State requirements the Town would need to pass a resolution for the entire \$2,224,670 and plan on funding an additional \$445,374 to supplement the existing \$400,000 already authorized in the fiscal year 2022 budget referendum.

The next grant submission for HVAC will be in August 2023. The proposed cost estimate is based on a professional estimate by KEHES Group dated June 9, 2023.

The town can pass a resolution authorizing the entire \$2,224,670 or pass a resolution increasing the project cost by \$1,824,670 for a total cost of \$2,224,670.

**Department Comment/Recommendation:**  
(type text here)

**Finance Director Comment/Recommendation:**

\$6,725,000 for various school improvement projects was authorized by the voters on February 22, 2022. The

Council has the authority to determine scope and particulars of the project. Authorization to spend beyond the approved amount of \$6,725,000 would need to go back to the voters for approval.

Regarding the second motion, I would suggest attaching a dollar value to it.

**Mayor Comment/Recommendation:**

(type text here)

**Meeting Action Detail:****Finance Committee Meeting 08/16/2023:**

**File #:** [23-1951](#) Version: 1

**Type:** Financial Business Request (FBR)

**Title:** MOTION to recommend the Town Council authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

In addition, authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.

Also, assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

**Moved:** Ingalls

**Seconded:** Ryan

**Action:** Recommend to Approve

**Minute Note:**

Moved by Councilor Ingalls, seconded by Councilor Ryan

Discussion: Board of Education Director of Facilities and Ground Wayne Donaldson provided some background, explaining at the time of their original Grant request in the amount of \$6,725,000 for the Various School Improvement Projects was submitted, the State was not funding any Heating Ventilation/Air Condition (HVAC) projects. He stated they recently learned that the State has decided to reopen the bids for Grants to include HVAC Systems sometime later this month. He stated they anticipate the Application Period would be open for 30-60 days, but to begin the Grant Application process the State required the Town Council to act on the three resolutions noted in the Motion as presented this evening.

Mr. Donaldson went on to note Ledyard's original Grant Application in the amount of \$6,725,000; approved by the townspeople at a Referendum of February 22, 2022; included the following: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry

School; and the electrical, and *HVAC upgrades at the Juliet W. Long School.*

Mr. Donaldson continued by stating to comply with the State's Grant that they had to redesign *HVAC upgrades at Juliet W. Long School* which added multiple split AC systems to include ventilation, CO2 Controls, etc. to the classrooms. He stated the cost has now come in at \$2.2 million, which was higher than the original proposal that was included in their 2022 Grant Application. Therefore, he stated the Town's Matching Funds would need to be increased from the previously budgeted \$400,000 to \$845,000. He went on to explain that the State also passed Legislation that would allow Federal and Other Grant Funding to qualify as the town's matching funds.

Mr. Donaldson explained the Board of Education applied for the Heating Ventilation/Air Condition (HVAC) Grant for the Juliet W. Long School last year, noting that the open Grant Application period had a limited timeframe to prepare and submit the Grant Application, noting that the Applications were due December, 2022. He stated the Board of Education received notification from the State late on a Friday afternoon that the Ledyard's HVAC Grant Application for the Juliet W. Long School was approved. However, he explained the State questioned whether the Town had approved the \$845,000 local matching funds to support the project. He stated, as he previously noted, the Town only approved \$400,000 for HVAC as part of the original project (\$6,725,000 for the Various School Improvement Projects). Therefore, they could not accept the Grant because they because they could not be able to obtain the town's approval for the additional \$445,000 to support the local town's match in two-hours. He stated d because the State recognized the timing to obtain the town's approval, that they recommended the Board of Education reapply for the HVAC Grant for the Juliet W. Long School. He stated tonight's request was to begin the Grant Application process, noting that to apply for the Grant that they would have to have the additional \$445,000 (total \$845,000) in-place.

Councilor Ryan noted the additional \$445,000 to support the redesigned HVAC System for the Juliet W. Long School would double the amount that was already approved by the townspeople at the February 22, 2022 Referendum. Mr. Donaldson stated the total cost of the HVAC project/installation at the Juliet W. Long School was \$2.2 million. Councilor Ryan noted the State Grant was providing \$1.38 million toward the project and he questioned the funding source for the town's additional \$445,000 local match.

Councilor Ryan went on to state that he did not have an issue with the Motion being considered this evening which was to authorize the work associated to support the Grant Application, noting it the Motion was not providing authorization to spend the additional \$445,000. However, he stated they did not want to again be in a position where the State was willing to approve the Grant Funding; and the town not having the local matching funds in-place. He questioned the timeline to submit the HVAC Grant Application in this is most recent round. Mr. Donaldson stated the Grant Application would be opened sometime in August and would most likely be open for 30-60 days.

Councilor Ryan noted the original \$6,725,000 for the Various School Improvement Projects were approved thru Bond Authorization Resolutions. Therefore, he questioned the process to increase the dollar amount by \$445,000. Finance Director Matthew Bonin explained that Bond Resolution authorize the Town Council to change the scope of the project within the \$6,725,000 that was approved by the townspeople. He stated if more funding was needed the town would have to go back through the town's approval process to increase the original appropriation, regardless of funding source. He explained that the Bond Authorization needed to be for full amount of the Projects. Councilor Ryan requested clarification, noting that if they could not contain the cost of the Projects to original \$6,725,000 as approved by the Townspeople on February 22, 2022 that they would have to hold another Referendum. Mr. Bonin stated that was correct.

Superintendent of Schools Jason Hartling stated the Town Council had the ability to modify the dollar amount of the Project and to allocate funds, as long as they were within a certain percentage. He also stated the Town Council had the ability to allocate American Rescue Plan Act (ARPA) Funding, which would be a funding source that would not have to go to a Referendum.

Mayor Allyn, III, addressed the funding noting that Chapter VII, Section 9 of the Town Charter stated:

*“Any resolution making a non-budgeted appropriation of less than one (1) percent of the current tax levy shall become effective after approval by the Town Council, provided that the Director of Finance certifies that there are available unappropriated general fund resources in excess of the proposed appropriation.*

*Such appropriations shall not exceed accumulatively two (2) percent of the current tax levy in the current fiscal year.*

*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.*

Councilor Ryan addressed the language of the Motion, and he questioned the following:

- The reason the town would reject a Grant; and.
- The purpose of tonight’s Motion, noting that it did not include the additional funding to support the Juliet W. Long HVAC Project.

Board of Education Director of Facilities and Grounds Wayne Donaldson stated the wording of the Motion was provided and required by the State. He explained as part of the Grant Application the Board of Education had to include the Meeting Minutes in Town Council authorized the funding. Councilor Ryan stated that this three-part Motion (resolutions) was not authorizing the additional funding needed to support the HVAC Project at the Juliet W. Long School. Mr. Donaldson stated that he had a copy of the Town Council’s January 12, 2022 Minutes in which they approved the Bond Resolution authorizing the funding in the amount of \$6,725,000 for the Various School Improvement Projects, which included \$400,000 for the Juliet W. Long HVAC System. However, he stated the Town Council needed to now approve funding for the balance to facilitate the HVAC System per the updated design (\$2.2 million).

Councilor Ingalls noted that the Town Council could:

- Authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

- Authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.
- Assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

Councilor Ryan stated if the Town Council approved the three-part Motion (resolutions) as presented this evening that the Board of Education could not apply for the HVAC Grant until the Town Council authorized the additional funding to support the project at the Juliet W. Long School, noting that he would think that the Grant Funding was needed to prepare the schematic drawings. Therefore, he did not understand the reason they were being asked to act on these motions at this time, without knowing/identifying the funding source. Mr. Donaldson stated all the required authorizations did not have to be approved at the same Town Council meeting. He stated this three-part Motion (resolutions) could wait until the Town Council was ready to approve the funding for the Project. However, he explained by approving the Motion as presented this evening that it would allow him to begin to prepare and upload the documentation into the system for the Grant Application. He stated he had to submit the Grant Application three times one for each of the Resolutions.

Superintendent of Schools Mr. Hartling explained that the critical juncture was the funding related to executing a HVAC Project that they have been discussing for several year. He noted that the State required very specific language that has held them up in their Grant Applications in the past.

Mr. Hartling stated he and Mr. Donaldson met with Councilor Saums to discuss this HVAC Grant opportunity. Councilor Ryan stated that he saw Councilor Saums August 2, 2023 email regarding the three-part Motion (resolutions). However, he stated in reading the email that he did not know if Councilor Saums appreciated that the Motion would be presented to the Finance Committee without the additional funding source in-place; unless the Board of Education's plan was to complete the Juliet W. Long HVAC Project within the original \$6,725,000 funding authorization. However, he stated based on tonight's discussion, he did not think that was the Board of Education's plan. Mr. Hartling stated the funding and management of the Board of Education's Capital Projects was all done on the town-side of the government and thru the Permanent Municipal Building Committee (PMBC). He stated the Board of Education does not have the funding to allocate to the Project, nor did they allocate the original \$6,725,000 funding, noting that they were town-based projects. He stated this process can become confusing because as Superintendent of Schools as the Board of Education's Representative that he was the only person who could apply for these types of Grants. He stated although he did not want to speak for Councilor Saums's that he thought tonight's conversation would revolve around the ways they could fund this project to allow the town to receive the matching grant and move this project that they have been discussing for three-years.

Councilor Ryan stated he would be happy to have a conversation regarding the funding source to support the HVAC Project at the Juliet W. Long School. However, he stated at this juncture he did not see what this three-part Motion (resolutions) would do for the Board of Education, since Mr. Donaldson could not anything until the funding was identified and authorized. He stated he did not disagree with the Project, but that he wanted to make sure they had everything in order so when they do submit their Grant Application that they would not be dealing with any *unknowns* or *gaps* in their Application that would cause the Town not to be successful in receiving the Grant.

Councilor Ingalls asked Mr. Donaldson to explain how moving this three-part Motion (resolutions) forward to the Town Council, without having the funding approval in-place, would be a benefit to him. Board of Education



Director of Facilities and Grounds Wayne Donaldson explained there were a lot of steps to the Grant Application; and he stated by having this three-part Motion (resolutions) approved he could download the Minutes into the State's Grant Application Website, so that everything would be ready to go. He stated the only other documentation he would have to download would be the Town Council Minutes when they approved the funding. He stated by approving the Motion presented this evening, would allow him to get everything else in-place and into the State's Grant Application Website.

Mr. Hartling stated the Application process for these Grants was onerous, noting the amount of time they take due to the significant amount of pieces that have to be processed and put in-place, between the Board of Education approvals, the Town Council approvals/minutes, and the Permanent Municipal Building Committee, etc. He stated Mr. Donaldson was trying to fit all this work in so they do not miss out on a Grant opportunity for the town, while also working to manage the District's School Facilities. Mr. Hartling stated based on the Finance Committee's discussion this evening that he did not see the Town Council approving this Motion without having the funding in-Place. Therefore, he suggested they no act on the Motion this evening.

Councilor Ingalls stated if the Finance Committee moved this request forward to the Town Council for action at their August 23, 2023 meeting it would allow Mr. Donaldson to start the Grant Application Process while the town was working to figure out the funding source/approval process. She stated in presenting this three-part Motion (resolutions) to the Town Council that the Finance Committee was saying that they agree the HVAC Project at the Juliet W. Long School was worthy, and that they agree to continue to figure out the funding. In the meantime, approving this three-part Motion (resolutions) would allow the Board of Education to get the ball rolling with the Grant Application.

Councilor Ryan noted that the State required the specific language of the three-part Motion (resolutions) presented this evening. He stated they would be approving the Motion with the understanding that it was constituting the preparation of the Grant Application, and not actually submitting the Application until the funding was authorized by the Town Council.

Councilor Ingalls stated if the Town Council does not approve the funding then the Grant Application would not be submitted.

Councilor Ryan and Councilor Ingalls agreed to approve to forward this three-part Motion (resolutions) to the Town Council for approval with the minutes reflecting that *the wording in the Motion was required by the State; but the understanding was that all the Finance Committee was authorizing at this time was the preparation of the Grant Application, not the actual submittal of the Grant Application, until such time the funding was approved by the Town Council.*

Councilor Ryan asked Mr. Hartling and Mr. Donaldson if they Town Council approved this Motion with the understanding noted in the Minutes (see above) whether it would be enough to get the Grant Application started. Mr. Hartling and Mr. Donaldson stated "Yes".

VOTE: 2 - 0 Approved and so declared

## Roxanne Maher

---

**From:** William Saums  
**Sent:** Wednesday, August 02, 2023 11:37 AM  
**To:** Andra Ingalls (aningalls@yahoo.com); Timothy Ryan; Roxanne Maher; Matthew Bonin  
**Cc:** Kevin J. Dombrowski; Fred Allyn, III; Jason S. Hartling (JHartling@Ledyard.net); Donaldson Wayne (wdonaldson@ledyard.net)  
**Subject:** JWL/GFS HVAC Grant  
**Attachments:** Juliet Long HVAC Grant information.docx; Juliet Long\_Estimate\_KEHES\_29Nov22.pdf

Andra, Tim, Roxanne, Matt:

I met with Superintendent Hartling and Facilities Director Donaldson this morning, where they briefed me with an update to the JWL/GFS HVAC project. As you may recall, we applied to the state for a grant, but it was rejected by the state. This morning I learned the reason: the state now requires full ventilation systems, and our design utilized split systems, which would have been less expensive. The difference is that split systems recirculate air, while full ventilation (traditional) AC systems use outside air, cool it, and distribute it throughout the building. That's important in two ways: air handling standards and requirements are changing due to recent experience during the pandemic, and, because carbon dioxide can build to unsafe levels when air is recirculated in buildings. High CO2 levels make kids sleepy! Did not know that, but it makes total sense. Further, there is legislation being proposed that requires schools to close when inside air temperature reaches a certain point. This cost could be substantial in future years if it passes, and it likely will.

The state is reopening bids for grants this month (date not determined), and Jay and Wayne anticipate the application period will be open for 30-60 days. Unfortunately, the cost for the new design, not surprisingly, is much higher: \$2.2 million, and our matching funds contribution goes up from the previously budgeted \$400,000 to \$845,000.

The good news is that the state recently passed legislation to allow federal and other grant funds to qualify as matching funds, so we can apply for other grants to support the financial burden. The Superintendent has already been in touch with Senator Osten, and in my opinion, we have a good case. The roof project is being held up by the rejection of the original HVAC proposal, and rightly so: we don't want to put a new roof on and then tear it up for new equipment. The roof is long overdue. Our anticipated reimbursement rate from the state is expected to be slightly higher than before.

Some other details: an engineering study has already been done, and we believe the roof can support the equipment. If not, the alternative is to put the equipment in an enclosure on the ground, so structural work is not anticipated. Ducting at JWL will be an issue because the building is older, uses hot water heat, and there is little room between the ceiling and the roof structure. GFS has some ducting, but not enough because it uses a combination of radiant heat and forced hot air. The cost estimate is attached.

I'm sending you this email to provide background because I will be out of town during our next finance meeting on August 16, and by that time the application period could already be open. Wayne has prepared preliminary language for three resolutions (attached), and I'm hopeful Roxanne can draft them into actionable resolutions for you to act upon, and that you will have a quorum for the meeting so we can get the resolutions to the town council the week following.

Roxanne, I'm in the office through Friday of this week if you need me to review anything.

Thank you all.

-Bill Saums  
(O) 1-860-572-7181  
(M) 1-401-225-5362



Juliet Long HVAC Grant information.

Jun 14, 2023

At the time of the original request the State would not fund any HVAC projects and the estimated cost was to add multiple split AC systems to the classrooms at Juliet Long School. After the State created a program to fund HVAC improvements at schools in order for the project to be eligible it needed to take into account all factors including ventilation and not solely Air conditioning. We hired a design firm to supply the preliminary design and a professional estimate for the work. Please refer to the chart below.

	Project Cost	Currently Funded	State Share 62%	Town Share
Original	\$400,000	\$400,000	0	\$400,000
Proposed	\$2,224,670	\$400,000	\$1,379,296	\$845,374

As per standard State requirements the Town would need to pass a resolution for the entire \$2,224,670 and plan on funding an additional \$445,374 to supplement the existing \$400,000 already authorized in the fiscal year 2022 budget referendum.

The next grant submission for HVAC will be in August 2023. The proposed cost estimate is based on a professional estimate by KEHES Group dated Jun 9, 2023.

The town can pass a resolution authorizing the entire \$2,224,670 or pass a resolution increasing the project cost by \$1,824,670 for a total cost of \$2,224,670.

#### Resolution #1

Resolved that the Ledyard town Council authorizes the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the HVAC project at the Juliet Long School.

#### Resolution #2

Resolved that the HVAC project at Juliet Long School is hereby assigned to the Permanent Municipal Building Committee.

#### Resolution #3

Resolved that the Ledyard Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the HVAC project at Juliet Long School.

**Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335**

ESTIMATE SUMMARY		MEP Upgrades			
BUILDING AREA		8,000		GSF	
Description	Sub-Total	Total	\$/SF	% of Total	
<b>31 0000 SITE WORK</b>		<b>9,000</b>	1.13	0.42%	
319500 Site Restoration and Rehabilitation	9,000				
<b>03 3000 CONCRETE</b>		-	-	0.00%	
<b>04 0000 MASONRY</b>		-	-	0.00%	
<b>05 0000 METAL</b>		<b>178,000</b>	22.25	8.26%	
051000 Structural Steel	178,000				
<b>06 0000 WOOD &amp; PLASTICS</b>		<b>20,100</b>	2.51	0.93%	
061000 Rough Carpentry	20,100				
062000 Finish Carpentry	-				
064000 Architectural Woodwork	-				
<b>07 0000 THERMAL &amp; MOISTURE PROTECTION</b>		<b>26,000</b>	3.25	1.21%	
075000 Roofing	26,000				
<b>08 0000 DOORS &amp; WINDOWS</b>		-	-	0.00%	
<b>09 0000 FINISHES</b>		<b>71,060</b>	8.88	3.30%	
092000 Plaster and Gypsum Board	24,690				
093000 Tile	-				
095000 Ceilings	43,350				
096000 Flooring	-				
097000 Wall Finishes	-				
098000 Acoustical Treatment	-				
099000 Paints and Coatings	3,021				
<b>10 0000 SPECIALTIES</b>		-	-	0.00%	
<b>11 0000 EQUIPMENT</b>		-	-	0.00%	
<b>12 0000 FURNISHING</b>		-	-	0.00%	
<b>13 0000 SPECIAL CONSTRUCTION</b>		-	-	0.00%	
<b>14 0000 CONVEYING SYSTEM</b>		-	-	0.00%	
<b>21 0000 MECHANICAL - FIRE PROTECTION</b>		-	-	0.00%	
<b>22 0000 MECHANICAL - PLUMBING</b>		<b>101,074</b>	12.63	4.69%	
224100 Plumbing piping	97,074				
224300 Plumbing specialties	4,000				
224400 Plumbing fixtures	-				
224500 Plumbing equipment	-				
224750 Pool & fountain equipment	-				
224800 Special systems	-				

**Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335**

ESTIMATE SUMMARY		MEP Upgrades			
BUILDING AREA		8,000		GSF	
Description	Sub-Total	Total	\$/SF	% of Total	
<b>23 0000 MECHANICAL - HVAC</b>		<b>907,416</b>	<b>113.43</b>	<b>42.08%</b>	
235100 Hydronic & refrigerant piping	127,042				
235500 Heat generation	-				
236500 Refrigeration	-				
237500 Heat transfer	334,100				
238500 Air handling	245,800				
238800 Air distribution	114,973				
239500 Controls	78,000				
239900 Testing & balancing	7,500				
<b>26 0000 ELECTRICAL</b>		<b>40,600</b>	<b>5.08</b>	<b>1.88%</b>	
262000 Power generation	-				
263000 Medium voltage distribution	-				
264000 Service & distribution	28,100				
265000 Lighting	-				
266000 Special systems	10,000				
267000 Communication	-				
268500 Electric resistance heating	-				
269000 Controls	-				
269500 Testing	2,500				
<b>SUBTOTAL DIRECT COST</b>	<b>\$ 1,353,250</b>	<b>\$ 1,353,250</b>	<b>\$ 169</b>	<b>62.76%</b>	
Design Contingency	10.0%	135,325	16.92	6.28%	
Escalation - 24 months	5.0%	148,857	18.61	6.90%	
General Conditions - Field Supervision, etc.		50,000	6.25	2.32%	
General Requirements - Safety, Signage, etc.		16,000	2.00	0.74%	
General Liability Insurance	1.1%	18,738	2.34	0.87%	
Building Permit - By Owner	0.0%	-	-	0.00%	
State Education Fund	0.026%	448			
Payment & Performance Bond (Subguard)	1.2%	19,805	2.48	0.92%	
OH&P	10.00%	174,242	21.78	8.08%	
<b>TOTAL DIRECT COST</b>		<b>\$ 1,916,665</b>	<b>\$ 240</b>	<b>88.89%</b>	
Owner Related Design Costs / Contingency	12.5%	239,583	29.95	11.11%	
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 2,156,248</b>	<b>\$ 270</b>	<b>100.00%</b>	

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA			8,000	GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
31 0000	<b><u>SITE WORK</u></b>					
310500	<u>Demolition</u> w/Mechanical & Electrical Trades					
	Demolition					-
319500	<u>Site Restoration and Rehabilitation</u> Set up Crane Pad; confirm soil bearing capacity (2) Locations - (1) for RTU's 1 & DOAS 1 and (1) for RTU 2 & DOAS 2	2	LS	2,500.00	5,000	
	Dissassemble Crane Pads and Restore Lawn	2	LS	2,000.00	4,000	
	Site Restoration and Rehabilitation					9,000
	<b>SUBTOTAL SITE WORK</b>					9,000
03 3000	<b><u>CONCRETE</u></b>					
	<b>SUBTOTAL CONCRETE</b>					-
04 0000	<b><u>MASONRY</u></b>					
	<b>SUBTOTAL MASONRY</b>					-
05 0000	<b><u>METAL</u></b>					
051000	<u>Structural Steel</u>					
	Structural Support - DOAS 1	1.00	LS	40,000.00	40,000	
	Structural Support - DOAS 2	1.00	LS	40,000.00	40,000	
	Structural Support - RTU 1	1.00	LS	30,000.00	30,000	
	Structural Support - RTU 2	1.00	LS	30,000.00	30,000	
	Structural Support - VRF Condensing Units	1.00	LS	25,000.00	25,000	
	Hoisting / Rigging	1.00	LS	13,000.00	13,000	
	Structural Steel					178,000
	<b>SUBTOTAL METAL</b>					178,000
06 0000	<b><u>WOOD &amp; PLASTICS</u></b>					
061000	<u>Rough Carpentry</u>					
	Misc. Rough Carpentry to support openings, etc.	1.00	LS	6,500.00	6,500	
	Temp Protection	1.00	LS	8,800.00	8,800	
	Dumpsters / Clean-up	4.00	EA	1,200.00	4,800	
	Rough Carpentry					20,100
062000	<u>Finish Carpentry</u> NONE					
	Finish Carpentry					-



29 Nov 22

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Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000	GSF
DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS

064000 Architectural Woodwork  
 NONE

Architectural Woodwork

-

**SUBTOTAL WOOD & PLASTICS**

20,100

07 0000 **THERMAL & MOISTURE PROTECTION**075000 Roofing

Modify Existing roof openings, flashings, etc to accommodate

New Curbs

2

EA

2,500.00

5,000

New roof openings, flashings, etc to accommodate New openings

4

EA

4,000.00

16,000

Misc Roof Protection / Material Lay Down

1

LS

5,000.00

5,000

Roofing

26,000

**SUBTOTAL THERMAL & MOISTURE PROTECTION**

26,000

08 0000 **DOORS & WINDOWS****SUBTOTAL DOORS & WINDOWS**

-

09 0000 **FINISHES**092000 Plaster and Gypsum Board

Opt #1 - Boys Room Ceiling Reconfiguration

87.93

SF

18.00

1,583

Opt #1 - Bulkhead/Soffit Face

1,510.40

SF

15.00

22,656

Opt #1 - Restroom Ceiling Reconfiguration

25.06

SF

18.00

451

Plaster and Gypsum Board

24,690

093000 Tile

NONE

Tile

-

095000 Ceilings

Opt #1 - ACT Ceiling at Front of Classrooms

5,037.59

SF

8.00

40,301

Opt #1 - Corridor Ceiling - Remove &amp; Reinstall

609.83

SF

5.00

3,049

Ceilings

43,350

096000 Flooring

NONE

Flooring

-

097000 Wall Finishes

NONE

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000		GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
	Wall Finishes					-
098000	<u>Acoustical Treatment</u>					
	NONE					
	Acoustical Treatment					-
099000	<u>Paints and Coatings</u>					
	Opt #1 - Bulkhead/Soffit Face	1,510.40	SF	2.00	3,021	
	Paints and Coatings					3,021
	<b>SUBTOTAL FINISHES</b>					71,060
10 0000	<u>SPECIALTIES</u>					
	<b>SUBTOTAL SPECIALTIES</b>					-
11 0000	<u>EQUIPMENT</u>					
	<b>SUBTOTAL EQUIPMENT</b>					-
12 0000	<u>FURNISHING</u>					
	<b>SUBTOTAL FURNISHING</b>					-
13 0000	<u>SPECIAL CONSTRUCTION</u>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>					-
14 0000	<u>CONVEYING SYSTEM</u>					
	<b>SUBTOTAL CONVEYING SYSTEM</b>					-
21 0000	<u>MECHANICAL - FIRE PROTECTION</u>					
	<b>SUBTOTAL FIRE PROTECTION</b>					-
22 0000	<u>MECHANICAL - PLUMBING</u>					
224100	<u>Plumbing piping</u>					
	New Gas Line - run to new Equipment	1,213.42	LF	80.00	97,074	
	Plumbing piping					97,074

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA			8,000	GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
<u>224300</u>	<u>Plumbing specialties</u>					
	New Gas Meter	1.00	EA	4,000.00	4,000	
	Plumbing specialties					4,000
<u>224400</u>	<u>Plumbing fixtures</u>					
	NONE					
	Plumbing fixtures					-
<u>224500</u>	<u>Plumbing equipment</u>					
	NONE					
	Plumbing equipment					-
<u>224750</u>	<u>Pool &amp; fountain equipment</u>					
	NONE					
	Pool & fountain equipment					-
<u>224800</u>	<u>Special systems</u>					
	NONE					
	Special systems					-
<b>SUBTOTAL MECHANICAL - PLUMBING</b>						101,074
<u>23 0000</u>	<b>MECHANICAL - HVAC</b>					
<u>235100</u>	<u>Hydronic &amp; refrigerant piping</u>					
	Opt #1 - Refrigeration & Liquid Lines	932.42	LF	125.00	116,553	
	Pipe Insulation	932.42	LF	11.25	10,490	
	Hydronic & refrigerant piping					127,042
<u>235500</u>	<u>Heat generation</u>					
	NONE					
	Heat generation					-
<u>236500</u>	<u>Refrigeration</u>					
	NONE					
	Refrigeration					-
<u>237500</u>	<u>Heat transfer</u>					
	Opt #1 - 2-Ton Cassette in each Classroom	31.00	EA	3,800.00	117,800	
	Opt #1 - Heat Pump (HP-1) - 10 Ton	1.00	EA	26,500.00	26,500	
	Opt #1 - Heat Pump (HP-2) - 10 Ton	1.00	EA	26,500.00	26,500	
	Opt #1 - Heat Pump (HP-3) - 12 Ton	1.00	EA	31,800.00	31,800	
	Opt #1 - Heat Pump (HP-4) - 14 Ton	1.00	EA	37,100.00	37,100	
	Opt #1 - Heat Pump (HP-5) - 8 Ton	1.00	EA	21,200.00	21,200	
	Opt #1 - Heat Pump (HP-6) - 8 Ton	1.00	EA	21,200.00	21,200	
	RTU 1 - 3-Ton	1.00	EA	8,400.00	8,400	
	RTU 2 - 12-Ton	1.00	EA	33,600.00	33,600	
	Hoisting / Rigging	1.00	LS	10,000.00	10,000	

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000		GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
	NONE					
	Heat transfer					334,100
<u>238500</u>	<u>Air handling</u>					
	Opt #1 - DOAS Unit #1 - 18-Ton	1.00	EA	100,800.00	100,800	
	Opt #1 - DOAS Unit #2 - 25-Ton	1.00	EA	135,000.00	135,000	
	Hoisting / Rigging	1.00	LS	10,000.00	10,000	
	Air handling					245,800
<u>238800</u>	<u>Air distribution</u>					
	12x9 Duct	309.38	LF		-	
	16x10 Duct	81.72	LF		-	
	16x12 Duct	87.96	LF		-	
	16x9 Duct	168.74	LF		-	
	18x12 Duct	55.27	LF		-	
	20x12 Duct	23.74	LF		-	
	28x12 Duct	21.77	LF		-	
	28x14 Duct	16.59	LF		-	
	30x16 Duct at Gymnasium	111.58	LF		-	
	Total Wt	3,289.50	LBS	14.00	46,053	
	Duct Insulation	2,626.70	SF	12.00	31,520	
	Bell Mouth Take-off & Supply Duct Register, Volume Damper, Flex Duct Connection Branch Duct (12"x12" CD-1; 8" Dia. Neck; Balanced to 265 CFM each	27.00	EA	1,000.00	27,000	
	Existing Exhaust Riser Below to DOAS	2.00	EA	-	-	
	New Supply Riser to DOAS	2.00	EA	1,000.00	2,000	
	Sidewall Diffuser at Gymnasium	14.00	EA	600.00	8,400	
	Air distribution					114,973
<u>239500</u>	<u>Controls</u>					
	New Controls, Updating / Rework	52.00	PTS	1,500.00	78,000	
	Controls					78,000
<u>239900</u>	<u>Testing &amp; balancing</u>					
	Commisisoning, Testing & Balancing	1.00	LS	7,500.00	7,500	
	Testing & balancing					7,500
	<b>SUBTOTAL HVAC</b>					907,416
<u>26 0000</u>	<u>ELECTRICAL</u>					
<u>262000</u>	<u>Power generation</u>					
	NONE					
	Power generation					-
<u>263000</u>	<u>Medium voltage distribution</u>					
	NONE					
	Medium voltage distribution					-

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA			8,000	GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
<u>264000</u>	<u>Service &amp; distribution</u>					
	Misc Electrical Demo to Support New Work	1.00	LS	2,500.00	2,500	
	120V GFI duplex outlet at DOAS/CU-1 pad for service	1.00	EA	600.00	600	
	Dedicated electrical circuit with local fused disconnect switch at new rooftop equipment	1.00	EA	1,000.00	1,000	
	Power to DOAS 1	1.00	EA	3,000.00	3,000	
	Power to DOAS 2	1.00	EA	3,000.00	3,000	
	Power to RTU 1	1.00	EA	3,000.00	3,000	
	Power to RTU 2	1.00	EA	3,000.00	3,000	
	Power to Heat Pumps	6.00	EA	2,000.00	12,000	
	Service & distribution					28,100
<u>265000</u>	<u>Lighting</u>					
	NONE					
	Lighting					-
<u>266000</u>	<u>Special systems</u>					
	Fire Alarm Upgrades	1.00	LS	10,000.00	10,000	
	Special systems					10,000
<u>267000</u>	<u>Communication</u>					
	NONE					
	Communication					-
<u>268500</u>	<u>Electric resistance heating</u>					
	NONE					
	Electric resistance heating					-
<u>269000</u>	<u>Controls</u>					
	w/Mechanical					
	Controls					-
<u>269500</u>	<u>Testing</u>					
	Testing, Inspections & Certifications	1	LS	2,500.00	2,500	
	Testing					2,500
	<b>SUBTOTAL ELECTRICAL</b>					40,600

2021 JAN 13 PM 4:15

RESOLUTION  
APPROPRIATING \$6,725,000 FOR

VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND  
AUTHORIZING THE ISSUE OF BONDS AND

NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION

RESOLVED,

1. That the Town of Ledyard appropriate SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) for various school improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School. The appropriation may be spent for design, engineering and construction costs, equipment, materials, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Permanent Municipal Building Committee shall be the School Building Committee for the project. The Town Council is authorized to determine the scope and particulars of the project. The Town Council may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified.

2. That the Town issue bonds or notes or obligations in an amount not to exceed SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) to finance the appropriation for the project. The amount of bonds or notes or obligations authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes or obligations shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes or interim funding obligations from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or obligations for the project or the receipt of grants for the project. The amount of the notes or obligations outstanding at any time shall not exceed SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000). The notes or obligations shall be issued pursuant to Sections 7-378 and 10-289a of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes or obligations that do not mature within the time permitted by said Section 7-378.

4. That the Mayor, the Director of Finance and the Treasurer, or any two of them, of the Town shall sign any bonds or notes or obligations by their manual or facsimile signatures. The Treasurer shall keep a record of the bonds or notes. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes or obligations. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes or obligations; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes or obligations; to provide for the keeping of a record of the bonds or notes or obligations; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes or obligations at public or private sale; to deliver the bonds or notes or obligations; and to perform all other acts which are necessary or appropriate to issue the bonds or notes or obligations.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings, including qualified tax credit bonds, in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes or obligations authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

*Resolution Appropriating \$6,725,000 for Various School Improvement Projects; And Authorizing the Issue of Bonds And Notes in the Same Amount To Finance Said Appropriation*

KJD/rm

Page 1 of 2

Submitted to T. Clerk's Office on: 01/13/2022/rm


6. That the Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes or obligations to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes or obligations.

7. That Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the Town to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Director of Finance, the Treasurer, the Town Council, the Board of Education and the Town.

8. That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

9. That the Mayor, the Director of Finance, the Treasurer, the Board of Education, the Building Committee for the project, and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

Adopted by the Ledyard Town Council on: January 12, 2022



Kevin J. Dombrowski, Chairman

COUNCIL RESOLUTIONS RECEIVED FOR RECORD  
APPROVING BOND RESOLUTIONS AND  
CALLING TOWN MEETING 2021 JAN 13 PM 4:15

RESOLVED,

That the resolution entitled "RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION" is hereby approved and a copy of said resolution shall be attached to and incorporated into these minutes.

FURTHER RESOLVED,

That the Ledyard Town Council recommends that a town meeting, adjourned to referendum, adopt the above resolution entitled "RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION" in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

FURTHER RESOLVED,

That the Chairman of the Town Council is authorized to call a Special Town Meeting to be held virtually on February 9, 2022 at 6:30 p.m. via Zoom Video Conference at: <https://us06web.zoom.us/j/83262756635?pwd=SVBsZUUrYkg5TnY1c0NkdWlkaEc4Zz09> or by audio only telephone +1-646-558-8656; Meeting ID: 832 6275 6635; passcode: 548992 to consider said Resolution.

FURTHER RESOLVED,

That the Town Council, pursuant to Section 9 of Chapter VII of the Town Charter, hereby designates for submission to the voters at referendum on the voting machines to be held on February 22, 2022 between the hours of 12:00 p.m. and 8:00 p.m. at the Town Hall Annex Building, 741 Colonel Ledyard Highway, Ledyard, in the manner provided by said Section action on the aforesaid Resolution to be presented to said Special Town Meeting, and directs the Town Clerk to give notice of such referendum vote.

FURTHER RESOLVED,

That the Chairman of the Town Council cause notice of the time, place and purpose of said Special Town Meeting and Referendum to be posted and published in accordance with the provisions of the Town Charter.

FURTHER RESOLVED,

That the aforesaid Resolution shall be placed upon the ballot under the following heading:

"SHALL THE TOWN OF LEDYARD APPROPRIATE \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?" in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

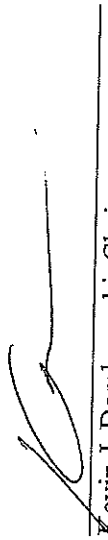
Voters approving the Resolution will vote "Yes" and those opposing the Resolution shall vote "No". Voting will be held at the following polling places:

District One: Town Hall Annex Building  
District Two: Town Hall Annex Building  
District Three: Town Hall Annex Building

Persons qualified to vote in Town Meetings who are not electors shall vote in-person at:

Town Hall Annex Building with District One.  
Absentee ballots will be available from the Town Clerk's office.

Approved by the Ledyard Town Council on: January 12, 2022

  
Kevin J. Dombrowski, Chairman

Council Resolutions Approving Bond Resolutions and  
Calling Town Meeting - February 9, 2022  
Referendum - February 22, 2022

Page 1 of 1

KJD/rm

Submitted to T. Clerk's Office on: 01/13/2022





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1954

**Agenda Date:** 8/23/2023

**Agenda #:** 3.

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## FINANCIAL BUSINESS REQUEST (FBR)

### **Motion/Request:**

MOTION to grant a Bid Waiver to Utility Financial Solutions, LLC (UFS) 185 Sunset Meadow Court, Michigan, in the amount of 13,000 to conduct a Water Services Study regarding Financial Projection, Cost of Services and Rate Design.

### **Background:**

In considering whether a merger between Groton Utilities and Ledyard would provide any benefit to the customers Groton Utilities suggested that both the Ledyard Water Pollution Control Authority (WPCA) and Groton Utilities (GU) conduct a Cost-of-Service Study. This work would begin with a Financial Study and a Projection specific to the Revenue Requirements for the WPCA's Water and Sewer Systems. The WPCA would be required to pay for the cost of an external consultant to (Utility Financial Solutions, LLC) for the Study.

This work would require a signification time commitment from the Town's Finance Department to support the Cost-of-Service Study.

Once the Study has been completed Groton Utilities would work with the WPCA to develop a Rate Structure and Rate Track to meet the revenue requirements for both the long and short-term.

The rate structure was not intended to make the WPCA profitable, however, the rate structure could make the water operations more cost effective, which would stave off future rate increases.

The WPCA has requested a Bid Waiver to Utility Financial Solutions, LLC., because this company was currently doing the same type of review for Groton Utilities and was intimately familiar with both the Groton Utilities and the Ledyard WPCA business models for providing water to customers.

The reason for doing this Cost of Services Study was: (1) To determine if the WPCA was adequately charging for the cost of water service; and (2) To help in determining whether a merger between Groton Utilities and Ledyard would provide any benefit to the customers and provide data to help the town of Ledyard determine if a merger makes any sense.

Attached is a cost of services proposal from Utility Financial Solutions, LLC for both water and sewer utilities.

At this time the WPCA was only looking to conduct the study for water service at a cost of \$13,000 (page 3 of the attachment).

**Department Comment/Recommendation:**

(type text here)

**Finance Director Comment/Recommendation:**

(type text here)

**Mayor Comment/Recommendation:**

(type text here)



May 2, 2023

Aaron Brooks, General Manager  
Groton Utilities  
295 Meridian Street  
Groton, CT 06340

Utility Financial Solutions, LLC (UFS) is pleased to submit a proposal to provide water and wastewater cost of service studies for Ledyard WPCA on behalf of Groton Utilities. Our proposal is based on years of experience navigating complex financial challenges for municipal utilities around the United States.

**We approach challenges strategically**, partnering with your team to understand your goals before using innovative processes and in-depth research to determine the best solution to suit your needs. We stay on top of industry trends and anticipate challenges to help you solve existing problems and prepare your utility for long-term success. Our methodology and educational components have earned us a reputation as the preferred provider of rate studies in the United States.

**Our project team members** are experts in their respective fields and instruct for leading utility groups including the American Public Power Association, Southern Gas Association, and the National Association of Regulatory Utility Commissioners. Our specialized team of accountants, engineers, and economists have years of industry-specific experience to help ensure that you reach your goals. Your team lead will be Mark Beauchamp. A recognized industry leader in utility finance, Mark started UFS in 2001 and brings decades of experience to the team, having conducted thousands of cost of service studies.

**For your project**, UFS will complete a cost of service and rate design study, as well as develop educational materials to communicate with members of your governing body and community. The goal of these efforts is to:

- Earn positive engagement from members of government
- Obtain rate approval
- Ultimately create long-term financial stability for your utility

We appreciate the opportunity to submit this proposal and look forward to discussing it with you. If you have questions or need additional information, please contact me at (616) 403-5450.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Beauchamp", with a stylized flourish at the end.

Mark Beauchamp, CPA, MBA, CMA  
President, Utility Financial Solutions, LLC



## Detailed Breakout of Scope of Services

### Completion of Cost of Service and Financial Projection– Summary of deliverables for each utility

- Cost of Service Analysis
  - a. Cost of service identifying cost to serve each class of customers
  - b. Minimum system analysis to identify cost to recover in customer charges
  - c. Development of component costs to determine how customers use water/wastewater
    - i. Base Costs
    - ii. Extra-capacity
  - d. Distribution/collection breakdown of costs
    - i. Customer charge
    - ii. Distribution/collection charges
- Financial Projection and long term rate track
  - a. Development of five-year financial projection
  - b. Identification of long term rate adjustments
  - c. Identification of projected debt coverage ratios
  - d. Minimum cash reserve for the utility to maintain
  - e. Identification of target operating income
- Rate Design for one year
  - a. Impact of rate designs at various usage levels within each class
  - b. Movement of rate toward cost of service
- Detailed report for Management in PDF format
  - a. Identifying process and result of study
- Presentation
  - a. Present the findings and recommendations to Management and governing body via WebEx – one presentation included

### Financial Projection Summary of Deliverables

- Assessment of Key Financial Targets:
  - a. Days Cash on Hand
  - b. Rate of Return
  - c. Debt Coverage Ratio
  - d. Age of System
  - e. General adequacy of infrastructure re-investment
  - f. General Rate Design observations
  - g. General observations on debt vs NBV
  - h. Other general financial observations
    - i. Separated enterprise funds
    - ii. Where applicable, observations about transfer to the City
    - iii. Cash VS Utility Basis observations



## Proposed Professional Services Agreement

Prices, terms, and conditions are good for a period of 90 days from this proposal date of May 2, 2023. Payment will be made through submission of invoice which itemizes the work performed.

### Fees for Services Provided:

**Water Financial Projection, Cost of Service, Rate Design \$13,000**

(\*Onsite meetings will be separately charged at \$3,000)

#### Anticipated Meetings (Online platform):

- Project kickoff
- Data collection summary
- Financial review summary
- Draft report to management
- Final report to management

#### Hourly Rates (travel is discounted at 50%)

Mark Beauchamp	\$ 330.00
Dawn Lund	\$ 290.00
Dan Kasbohm	\$ 255.00
Mike Johnson	\$ 255.00
Chris Lund	\$ 255.00
Joan Bakenhus	\$ 155.00
Jillian Jurczyk	\$ 175.00
Robert Blank	\$ 120.00

#### Deliverables in pdf:

- 1) Long-term financial projection and rate track
- 2) Cost of service analysis
- 3) Minimum cash reserve determination
- 4) Debt service ratio
- 5) Target operating income (rate of return)
- 6) One-year rate design & revenue proof

#### Onsite Meetings

Any requested and approved onsite presentation will be billed at hourly rates with a 50% discount on related travel time. Out of pocket travel expenses are billed at cost. All costs incurred from schedule changes initiated by client after booking will be considered out of pocket.

#### Out of Scope Pricing

Out of scope items and work hours will be billed at the hourly rates listed on this page.

We look forward to exceeding your expectations. Please sign, date, and return to [clund@ufswest.com](mailto:clund@ufswest.com) at your earliest convenience.

Sincerely,

Mark Beauchamp, CPA, MBA, CMA  
President, Utility Financial Solutions, LLC

Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Groton Utilities





## Proposed Professional Services Agreement

Prices, terms, and conditions are good for a period of 90 days from this proposal date of April 12, 2023. Payment will be made through submission of invoice which itemizes the work performed.

### Fees for Services Provided:

#### Water and Wastewater Financial Projection, Cost of Service, Rate Design

**\$26,000**

(\*Onsite meetings will be separately charged at \$3,000)

#### Anticipated Meetings (Online platform):

- Project kickoff
- Data collection summary
- Financial review summary
- Draft report to management
- Final report to management

#### Deliverables in pdf for each utility:

- 1) Long-term financial projection and rate track
- 2) Cost of service analysis
- 3) Minimum cash reserve determination
- 4) Debt service ratio
- 5) Target operating income (rate of return)
- 6) One-year rate design & revenue proof

#### Hourly Rates (travel is discounted at 50%)

Mark Beauchamp	\$ 330.00
Dawn Lund	\$ 290.00
Dan Kasbohm	\$ 255.00
Mike Johnson	\$ 255.00
Chris Lund	\$ 255.00
Joan Bakenhus	\$ 155.00
Jillian Jurczyk	\$ 175.00
Robert Blank	\$ 120.00

#### Onsite Meetings

Any requested and approved onsite presentation will be billed at hourly rates with a 50% discount on related travel time. Out of pocket travel expenses are billed at cost. All costs incurred from schedule changes initiated by client after booking will be considered out of pocket.

#### Out of Scope Pricing

Out of scope items and work hours will be billed at the hourly rates listed on this page.

We look forward to exceeding your expectations. Please sign, date, and return to [clund@ufswweb.com](mailto:clund@ufswweb.com) at your earliest convenience.

Sincerely,

Mark Beauchamp, CPA, MBA, CMA  
President, Utility Financial Solutions, LLC

Date:

Accepted By:

Groton Utilities

**Ledyard WPCA Cost of Service Study  
General Request for Information**

Item	Responsible Party
• Electronic trial balance (2020, 2021, 2022)	CUSI / Ledyard Finance
• Audited balance sheet, income statement, cash flow (2020, 2021, 2022)	CUSI / Ledyard Finance
• Fixed asset detail for FYE 6/2022	Ledyard Finance
• Copy of O&M and Capital Budget FY2023 and FY2024	Ledyard Finance
• Anticipated Capital Projects FY2024 - FY2029 (or longer if available)	Ledyard Finance
• Copies of all Outstanding Debt Amortization Schedules	Ledyard Finance
• Anticipated debt issuances (debt issues "in the works")	Ledyard Finance
• Current rate schedule and rate schedules applicable to FY2022 billings	CUSI
• Contribution to City/PILOT basis if any	Ledyard Finance
• FY 2022 Revenues by Class (spreadsheet provided at kickoff)	CUSI
• Monthly Billing data for FY 2022 by Class (spreadsheet provided at kickoff)	CUSI
• Water Plant Information (spreadsheet provided at kickoff)	Groton Utilities
• Minimum System Information (spreadsheet provided at kickoff)	Groton Utilities
• Meter Cost Information (spreadsheet provided at kickoff)	CUSI / Groton Utilities

## Roxanne Maher

---

**From:** catalyst05@comcast.net  
**Sent:** Thursday, August 03, 2023 8:31 PM  
**To:** Roxanne Maher  
**Subject:** RE: Water Survey and cost analysis  
**Attachments:** Ledyard WPCA - Cost of Service Quote & General Information Request.pdf

Hi Roxanne – Please find attached the quote for determining cost of services for both water and sewer utilities. We are only looking at present for water service at a cost of \$13,000 (page 3 of the attachment). The reason for a bid waiver for this company is that the company is doing the same type of review for Groton Utilities and is intimately familiar with their and our business models for providing water to customers. The reason for doing this work is first to determine if we are adequately charging for the cost of water service and two to help in determining whether a merger between Groton Utilities and Ledyard would provide any benefit to the customers and provide data to help the town of Ledyard determine if a merger makes any sense.

Thanks!

---

**From:** Roxanne Maher <council@ledyardct.org>  
**Sent:** Thursday, August 3, 2023 12:12 PM  
**To:** Ed Lynch <catalyst05@comcast.net>  
**Cc:** William Saums <WSaums@ledyardct.org>; Ian Stammel <asst.finance.director@ledyardct.org>; Roxanne Maher <council@ledyardct.org>; Christina Hostetler <mayor.clerk@ledyardct.org>; Roxanne Maher <council@ledyardct.org>; Timothy Ryan <tryan@ledyardct.org>  
**Subject:** RE: Water Survey and cost analysis

Good Afternoon Ed:

I will be working to put the Finance Cmt's August 16, 2023 Agenda together Early next week (Monday).

Please let me know if the WPCA will be looking for the Finance Cmt to Consider a Bid Waiver to GU for the Water Cost of Service Study at their August 16, 2023 meeting.

If yes, Please provide the WPCA request for a bid waiver along the appropriate attachments to be included as backup information.

Should you have any questions, please do not hesitate to call me.

I will be out of the Office on Tuesday, (8/7/2023).

Thank you,



Roxanne

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
[council@ledyardct.org](mailto:council@ledyardct.org)*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

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**From:** William Saums <[WSaums@ledyardct.org](mailto:WSaums@ledyardct.org)>  
**Sent:** Wednesday, August 02, 2023 1:28 PM  
**To:** water pollution control authority <[wpca.ledyard@ledyardct.org](mailto:wpca.ledyard@ledyardct.org)>; Ian Stammel  
<[asst.finance.director@ledyardct.org](mailto:asst.finance.director@ledyardct.org)>; Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: Water Survey and cost analysis

Hi Ed,

Adding Roxanne.

Ian is right, you will need a bid waiver, and she can help you with that. Bid waivers are required for anything over \$15,000, which is close to the cost if you do only half of the COSS.

Can you send her a copy of the latest proposal from GU? The reason for the waiver is GUJ is a sole source provider, and has access to all the history, billing info, etc.

Using a third party would still require heavy involvement from GU staff to familiarize the third party with WPCA practices, billing, infrastructure, and customer data, which would add substantial cost to the third party's fees.

-Bill

---

**From:** water pollution control authority <[wpca.ledyard@ledyardct.org](mailto:wpca.ledyard@ledyardct.org)>  
**Sent:** Wednesday, August 2, 2023 12:50 PM  
**To:** Ian Stammel <[asst.finance.director@ledyardct.org](mailto:asst.finance.director@ledyardct.org)>; William Saums <[WSaums@ledyardct.org](mailto:WSaums@ledyardct.org)>  
**Subject:** Re: Water Survey and cost analysis

Thanks Ian - that is correct. Bill - do you think we can justify a single quote. Not sure who else is qualified?

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**From:** Ian Stammel <[asst.finance.director@ledyardct.org](mailto:asst.finance.director@ledyardct.org)>  
**Sent:** Wednesday, August 2, 2023 11:41 AM  
**To:** water pollution control authority <[wpc.ledyard@ledyardct.org](mailto:wpc.ledyard@ledyardct.org)>  
**Subject:** Re: Water Survey and cost analysis

Hi Ed,

It just occurred to me that if the WPCA is moving forward with this and it is going to cost over \$5,000.00, you will be required to get three quotes or go to council to get a waiver on the three quotes.

*Ian Stammel*



Assistant Finance Director, Town of Ledyard  
741 Colonel Ledyard Hwy.  
Ledyard, CT 06339  
(860) 464-3258  
[www.ledyardct.org](http://www.ledyardct.org)

**\*NOTICE\*** Effective June 11, 2018 Town Hall hours  
will be: 7:30AM-4:45PM Mon-Thursday  
**CLOSED FRIDAYS**

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**From:** water pollution control authority <[wpc.ledyard@ledyardct.org](mailto:wpc.ledyard@ledyardct.org)>  
**Sent:** Tuesday, August 1, 2023 8:15 PM  
**To:** Ian Stammel <[asst.finance.director@ledyardct.org](mailto:asst.finance.director@ledyardct.org)>  
**Subject:** Water Survey and cost analysis

Hi Ian - in last week's meeting the commissioners decided it was worth doing the water cost of service study IF monies could be found to pay for it. It was also recognized that the effort would involve a considerable amount of effort on the financial group. Tina from GU offered to compile all the data required to do the study (at least the part that GU deals with). The commissioners asked me to ask you if there maybe any monies from last year's budget (2022-2023) that could help pay for this. We are looking for \$13,000.

GU stated that it would help in any decision to purchase the WPCA for the purpose of lowering cost to the customers. Right now, only water would be considered for the review.

Thanks!

Ed Lynch, WPCA  
Mobile 646-732-9224



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 23-1990

**Agenda Date:** 8/23/2023

**Agenda #:** 4.

## RESOLUITON

### **Motion/Request:**

MOTION to adopt the proposed “*Resolution Adopting The Hazard Mitigation And Climate Adaptation Plan Update, 2023-2028*” as presented in the draft dated August 2, 2023.

### **Background:**

SCCOG Hazard Mitigation and Climate Adaptation Five-Year Plan was recently approved by FEMA.

This Plan was developed with input from Southeastern Connecticut Council of Government Member Municipalities along with Consultant, Resilient Land & Water, LLC.

This is the fourth iteration of this Plan for Southeastern Connecticut.

The adoption of the Plan will enable SCCOG Member Municipalities to apply for and receive “Pre-disaster” funds from FEMA, from the following programs:

- Hazard Mitigation Grant Program
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance

The Plan should also act as a guide for planning and funding for other projects either undertaken with municipal funds or other grants. Most recently, there have been many other grant opportunities for Resilience/Hazard Mitigation Projects.

To finalize this effort, Municipalities must adopt the Resolution as provided.

Below are links to Municipal Plan Annexes and Adoption Resolutions:

- [Find your municipal “annexes” of the HMCAP here <https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=](https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=)
- 
- [Regional Plan <https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=](https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=)  
with [Appendices <https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=](https://us-west-2.protection.sophos.com/?d=sharepoint.com&u=)
- 

### **Resolution:**

DRAFT: 8/2/2023

RESOLUTION  
ADOPTING THE HAZARD MITIGATION  
AND CLIMATE ADAPTATION PLAN UPDATE, 2023-2028

CERTIFICATE OF ADOPTION  
TOWN OF LEDYARD - TOWN COUNCIL

WHEREAS, the Town of Ledyard has historically experienced severe damage from natural hazards and it continues to be vulnerable to the effects of those natural hazards profiled in the plan (e.g. flooding, extreme heat, droughts, severe storms such as thunderstorms and winter storms, dam failures, wildfires, and earthquakes) resulting in loss of property and life, economic hardship, and threats to public health and safety; and

WHEREAS, the Ledyard Town Council approved the previous versions of the Hazard Mitigation Plan in 2005, 2012, and 2018; and

WHEREAS, Southeastern Connecticut Council of Governments, of whom the Town of Ledyard is a member, has determined that climate change is affecting the frequency and severity of some hazards and therefore elected to expand the Hazard Mitigation Plan Update to become a Hazard Mitigation and Climate Adaptation Plan Update; and

WHEREAS, committee meetings were held and public input was sought in 2022 regarding the development and review of the Hazard Mitigation and Climate Adaptation Plan Update; and

WHEREAS, the Plan specifically addresses hazard mitigation and climate adaptation strategies and Plan maintenance procedures for the Town of Ledyard; and

WHEREAS, the Plan recommends several hazard mitigation actions that will provide mitigation for specific natural hazards that impact the Town of Ledyard, with the effect of protecting people and property from loss associated with those hazards while adapting to the effects of climate change; and

WHEREAS, Southeastern Connecticut Council of Governments has developed and received conditional approval from the Federal Emergency Management Agency (FEMA) for its Hazard Mitigation and Climate Adaptation Plan Update under the requirements of 44 CFR 201.6; and

WHEREAS, adoption of this Plan will make the Town of Ledyard eligible for funding to alleviate the impacts of future hazards;

**NOW THEREFORE BE IT RESOLVED:**

1. The Plan is hereby adopted as an official plan of the Town of Ledyard;
2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them;
3. Future revisions and Plan maintenance required by 44 CFR 201.6 and FEMA are hereby adopted as a part of this Resolution for a period of five (5) years from the date of this Resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the Town Council.

Adopted by the Town Council of Ledyard, Connecticut on: \_\_\_\_\_

\_\_\_\_\_  
Fred Allyn, III, Mayor

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

\*\*\*\*\*

**IN WITNESS WHEREOF**, the undersigned has affixed his/her signature and the corporate seal of the Town of Ledyard this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

Patricia A. Riley, Town Clerk

**Mayor Comment/Recommendation:**

(type text here)

**From:** Sam Alexander

**Sent:** Wednesday, August 2, 2023 9:44 AM

**To:** Glenn Pianka - Bozrah First Selectman <[firstselectman@bozrahct.org](mailto:firstselectman@bozrahct.org)>; [selectman@colchesterct.gov](mailto:selectman@colchesterct.gov); [kseery@eltownhall.com](mailto:kseery@eltownhall.com); [mayor@cityofgroton.com](mailto:mayor@cityofgroton.com); [JBurt@groton-ct.gov](mailto:JBurt@groton-ct.gov); 'Charles Grant, First Selectman' <[franklin@99main.com](mailto:franklin@99main.com)>; [firstselectman@griswold-ct.org](mailto:firstselectman@griswold-ct.org); [tsharkey65@gmail.com](mailto:tsharkey65@gmail.com); [firstselectman@lebanonct.gov](mailto:firstselectman@lebanonct.gov); [mayor@ledyardct.org](mailto:mayor@ledyardct.org); [tsparkman@lisbonct.com](mailto:tsparkman@lisbonct.com); [rmcdaniel@montville-ct.org](mailto:rmcdaniel@montville-ct.org); [mpassero@ci.new-london.ct.us](mailto:mpassero@ci.new-london.ct.us); [rcarlson@northstoningtonct.gov](mailto:rcarlson@northstoningtonct.gov); [jsalomone@cityofnorwich.org](mailto:jsalomone@cityofnorwich.org); [jmelendez@groton-ct.gov](mailto:jmelendez@groton-ct.gov); [pnystrom@cityofnorwich.org](mailto:pnystrom@cityofnorwich.org); [allyngauthier@preston-ct.org](mailto:allyngauthier@preston-ct.org); [firstselectman@franklinct.com](mailto:firstselectman@franklinct.com); [ed.chmielewski@salemct.gov](mailto:ed.chmielewski@salemct.gov); [dchesebrough@stonington-ct.gov](mailto:dchesebrough@stonington-ct.gov); [firstselectman@ctsprague.org](mailto:firstselectman@ctsprague.org); [borowarden@att.net](mailto:borowarden@att.net); [rbrule@waterfordct.org](mailto:rbrule@waterfordct.org); [townmanager@windhamct.com](mailto:townmanager@windhamct.com); [mayordevivo@windhamct.com](mailto:mayordevivo@windhamct.com)

**Subject:** Adoption of SCCOG Hazard Mitigation and Climate Adaptation Plan

**Importance:** High

To: SCCOG Chief Elected Officials and Managers  
Other Municipal Hazard Mitigation Contacts  
Executive Assistants

We are pleased to announce that our latest 5-year *Hazard Mitigation Planning effort*, the SCCOG **2022 Hazard Mitigation and Climate Adaptation Plan**, was approved by FEMA late last week. We are grateful to you and your staff for your help in developing this plan, along with our consultant, Resilient Land & Water, LLC. This is the fourth iteration of this plan for southeastern Connecticut.

There is one remaining step for each municipality, and that is to **adopt this plan through your Board of Selectmen, Town or City Council, or Board of Burgesses**. There is an **adoption resolution (see below) that each municipality must use**, and which will be familiar to those who have done this in years' past.

Links to Municipal Plan Annexes and Adoption Resolutions:

- [Find your municipal "annexes" of the HMCAP here.](#)
  - [Regional Plan](#) with [Appendices](#).
- [Find your Adoption Resolution here.](#)

As a refresher, once adopted, this plan enables your municipality to apply for and receive "pre-disaster" funds from FEMA, from the following programs:

- Hazard Mitigation Grant Program
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance

It should also act as a guide for planning and funding other projects either undertaken with municipal funds or other grants. Especially lately, there are many other grant opportunities for resilience/hazard mitigation projects.

We also plan to reach out to you individually over the following days and weeks. It is important that resolutions be passed, in order to finalize this effort. Should you have any questions, please contact both myself and our project consultant, David Murphy ([dmurphy@resilientlandandwater.com](mailto:dmurphy@resilientlandandwater.com)).

Samuel Alexander, AICP

Planner III  
Southeastern Connecticut Council of Governments  
5 Connecticut Avenue, Norwich, CT 06360  
O: 860.889.2324 | E: [salexander@seccog.org](mailto:salexander@seccog.org)





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1844

**Agenda Date:** 8/23/2023

**Agenda #:** 5.

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## LAND USE

### **Subject/Application:**

MOTION to recommend the Town sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

In addition, set a Hybrid (In-Person & Video Conference) Public Hearing date on September 27, 2023 at 6:00 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS -7-163e to receive comments and recommendations regarding the sale of the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000).

Also, set a Hybrid (In-Person & Video Conference) Special Town Meeting on September 27, 2023 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to consider, discuss and vote upon the following:

*"Shall the Town of Ledyard sell the town-owned residential property located at 332 Colonel Ledyard Highway to Leonard D. Sherman for Two Hundred and Eighty Thousand Dollars (\$280,000)?"*.

### **Background:**

**August 14, 2023:** The Town received an Offer from Mr. Leonard D. Sherman of 98 Fairy Dell Road, Clinton, to Purchase 332 Colonel Ledyard Highway for \$280,000. (See attached Purchase and Sales Agreement).

In accordance with Connecticut General Statutes 7-163e a Public Hearing was required for the sale or transfer of town-own property.

Also, in accordance with Chapter VII; Section 9 of the Town Charter a Special Town Meeting was required at which the Townspeople would be asked to vote on the sale of 332 Colonel Ledyard Highway.

**Planning & Zoning Commission- August 10, 2023:** Conduct an 8-24 Review of 332 Colonel Ledyard Highway in preparation to sell the residential property and voted favorably to sell the property.

**Land Use/Planning/Public Works Committee- August 7, 2023:** Requested the Planning & Zoning Commission conduct an 8-24 Review of 332 Colonel Ledyard Highway in preparation to sell the residential property.

**Town Council July 26, 2023 Meeting:** Authorized the Mayor to enter into a Real Estate Listing Agreement for the sale of the house located at 332 Colonel Ledyard Highway.

In preparation for the sale of 332 Colonel Ledyard Highway it has been requested that the Planning & Zoning Commission conduct an 8-24 Review.

**Public Hearing - January 10, 2018:** To Lease the residential property located at 332 Colonel Ledyard Highway. In June 2017 the Town acquired the residential property thru a foreclosure for back taxes owed.

Because there was a title issue regarding the boundary line the Town did not have a clear, saleable marketable title at that time. Therefore, the town has been leasing the house for about \$15,600 in rent per year, until they could get the title issue resolved, at which time the town planned to dispose of/sell the house (Town Council Meeting January 10, 2023). The site plan and survey that was conducted by Attorney Rob Aveena and Surveyor Eric Seitz has been completed, and the boundary lines have been corrected (restored to their original boundaries), so that the detached garage was now within the property boundary lines of 332 Colonel Ledyard Highway, and therefore, the property was ready to be sold.

**Additional Background:** In 2006 the Founders Preserve property was subdivided into a 36-lot subdivision and the property lines were changed by the Developer at that time to accommodate the proposed Founders Preserve Subdivision, which included the property located at 332 Colonel Ledyard Highway.

Around 2015 the town foreclosed on the property for back taxes owed, and in 2020 the Townspeople voted to convey the parcel to Avalonia Land Conservancy. However, with the new boundary lines the Developer made for the Subdivision, the Founders Preserve property was essentially landlocked.

Since 2020 the town has been working to correct (or restore) the boundary lines to their original lines. By correcting the boundary lines the street address of the former Founders Preserve would now become (revert back to) 334 Colonel Ledyard Highway and the adjacent property would revert back to 332 Colonel Ledyard Highway. In addition, with restoring the property lines back to the original boundary lines the detached garage associated with the house was now within the property boundary lines of 332 Colonel Ledyard Highway.

**Land Use Director/Town Planner:**  
(type text here)



**Eastern Connecticut Association of REALTORS®  
PURCHASE AND SALE AGREEMENT**

Page 1 of 4

Buyer: Leonard D ShermanAddress: 98 Fairy Dell Rd. Clinton, CT 06413Seller: Town of LedyardAddress: 332 Colonel Ledyard Hwy. Ledyard, CT 06339Seller agrees to sell, and Buyer agrees to purchase certain real property known as 332 Colonel Ledyard HwyLedyard, CT, more fullydescribed in the land records, town of Ledyard, CT in Vol 559 Page 54.**1. PURCHASE PRICE**..... \$ 280,000.00

Payable as follows:

- A. By initial deposit with this Agreement, subject to collection ..... \$ 1,000.00 A.
- B. By additional deposit on or before \_\_\_\_\_, ..... \$ \_\_\_\_\_ B.
- C. By proceeds from institutional financing ..... \$ 224,000.00 C.
- D. By proceeds from Seller financing (see attached Addendum) at closing..... \$ \_\_\_\_\_ D.
- E. By cashier's or certified bank check, wire transfer or attorney trustee check at closing..... \$ 55,000.00 E.

**2. FINANCING: (Check as applicable)**

- A. ☐ Cash transaction. There is no mortgage contingency.
- B. ☐ Buyer's ability to close is contingent upon the sale of Buyer's property. See attached Contingency For Sale Of Buyer's Property addendum.
- C. ☒ Mortgage financed transaction: *(Check all that apply)*
- Mortgage Type: ☒ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Renovation Type: \_\_\_\_\_ ☐ Other \_\_\_\_\_
- Mortgage Terms: Initial interest rate not to exceed: PR % Amortized term: 30 Points: \_\_\_\_\_
- ☒ Fixed ☐ Variable ☐ CHFA ☐ Down Payment Assistance (DAP)

**Mortgage Contingency:** Buyer agrees to apply for a mortgage within 2 calendar days of Seller's acceptance. If Buyer fails to make formal application by said date, Buyer shall be in default of this Agreement. Mortgage commitment shall be obtained on or before 9.28.2023 [Mortgage Commitment Date]. It is further agreed that if, after diligent effort, Buyer is unable to obtain the mortgage commitment, then all deposits shall be returned to Buyer, provided Seller has received written notice from Buyer with proof of inability on or before the Mortgage Commitment Date, whereupon this Agreement shall be null and void. In the event Seller has not received said notice, then this mortgage contingency shall be deemed satisfied. Buyer grants permission to the lending institution to provide status of his/her loan to the agents involved in this transaction. For renovation loan financing, this Agreement is contingent on mortgage commitment and the Buyer's acceptance of additional required improvements as determined by the lender on or before the Mortgage Commitment Date.

**3. APPRAISAL CONTINGENCY: (Check only one)**

- A. ☐ This Agreement is not subject to an appraisal contingency.
- B. ☐ VA Addendum.
- C. ☐ FHA Addendum.
- D. ☒ Buyer shall obtain an appraisal report from a Connecticut Certified Residential Appraiser on or before 9.15.2023 [Appraisal Report Receipt Date]. If the appraisal report provides an appraised value less than the purchase price, the Buyer may terminate this Agreement by giving Seller a copy of the appraisal report and written notice within five (5) days of the Appraisal Report Receipt Date, unless the Appraisal is received sooner, in which case the written notice must be given to Seller within five (5) days of Buyer's receipt of the appraisal report. If Buyer fails to provide Seller with such notice, the parties shall be bound to perform their obligations under this Agreement. If Buyer terminates this agreement as provided herein, the deposits shall be returned to Buyer.

**4. SELLER CREDIT FOR BUYER CLOSING EXPENSES:** Seller agrees to credit Buyer at closing up to \$ 0 toward Buyer's closing costs, pre-paid expenses, discount points, and any other costs allowable by the lender. If Buyer's lender restricts the allowable Seller credit, then Seller's actual and total credit shall be limited to the allowable amount.

**5. CLOSING:** Seller shall deliver to Buyer a good and sufficient Warranty (or Warranty) Deed, conveying marketable title on or before 10.3.2023 [Closing Date].

**6. ADJUSTMENTS:** Unless otherwise stated in this Agreement, all adjustments of taxes, water, sewer, interest, condominium fees, rents, fuel, etc., will be made on the day of closing in accordance with the Residential Real Estate Closing Customs as promulgated by the Bar Association (if any), as amended, of the County in which the property is located.

Buyer's Initials [ DS ] [ ] [ ]

Seller's Initials [ ] [ ] [ ]



**Eastern Connecticut Association of REALTORS®  
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**7. COMMISSION:** The real estate agency/agencies in this transaction is/are Keller Williams Coastal & RE/MAX Realty Group. Unless otherwise provided for within this Agreement, Seller agrees to pay the real estate commission, as per the Listing Agreement, at the time of closing.

**8. COUNTERPARTS AND ELECTRONIC SIGNATURES:** This Agreement may be executed in one or more counterparts, and counterparts may be exchanged by electronic transmission including fax, e-mail or any technology having digital, magnetic, wireless, optical, electromagnetic or similar capabilities. Either party has the right to withdraw consent to have a record of this Agreement provided or made available to them in electronic form, but that does not permit that party to withdraw consent to the Agreement itself once it has been signed. A party's agreement to use an electronic record applies only to this particular real estate transaction and not to all real estate transactions. Each party will promptly inform the other in writing of any change in e-mail address, cell or fax number. Contacts for the real estate agencies in this transaction are:

Buyer's Agent: Jessica L Gardner Seller's Agent: Carol Christiansen  
 Fax number: \_\_\_\_\_ Fax number: \_\_\_\_\_  
 E-mail address: YourRealtorJessG@gmail.com E-mail address: cchristiansen@sbcglobal.net  
 Cell Phone number: (401) 932-4326 Cell Phone number: (860) 464-0443

**9. ENCUMBRANCES:** The Certificate of Title, if desired, shall be provided by and at Buyer's expense. Unless otherwise noted the property will be conveyed free and clear of liens and subject to all provisions of any ordinance, municipal regulation, public or private law agreements, restrictions and easements of record, and facts disclosed by personal inspection of the property or an accurate survey, provided they do not render the property unmarketable pursuant to the Standards of Title as applied by the Connecticut Bar Association.

A sewer assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.  
 A water assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.  
 A gas assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.

**10. FIXTURES AND PERSONAL PROPERTY:** *(Check only one)*

- A. ☐ See Property Inclusion/Exclusion Addendum attached hereto and incorporated herein.  
 B. ☒ **FIXTURES:** Unless otherwise agreed in writing the premises to be conveyed shall include all fixtures including but not limited to screens, storm doors, storm windows, satellite dish, wall to wall carpeting, blinds, curtain rods and fixtures, awnings, shades, automatic water heaters, built-ins (dishwasher, oven/range, microwave, etc.), garage door opener(s) and remote control(s), plumbing, lighting, heating and air conditioning (excluding portable and leased equipment), and plants and shrubbery, all as now located on the property. Fixtures specifically excluded from the sale *(Not applicable unless filled in)*: All appliances to convey.

**PERSONAL PROPERTY:** Unless otherwise agreed in writing the premises to be conveyed shall exclude personal property. Personal property specifically included in the sale with no value assigned to the purchase price or consideration paid by Buyer. *(Not applicable unless filled in)*: \_\_\_\_\_

**11. LEASED ITEMS:** The following leased items are located on the Property: *(Check as applicable)*

	To be removed by Seller	To be transferred to Buyer	Lease Company Name
Propane Tank(s)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Security system/equipment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Solar Panels (see addendum)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Leased Items	<input type="checkbox"/>	<input type="checkbox"/>	_____

**12. SELLER DISCLOSURES, NOTIFICATIONS AND OTHER SELLER CREDITS TO BUYER** *(Initial as Applicable)*

A. [Signature] [ ] [ ] *(Buyer Initials)* Buyer acknowledges receipt of a copy of the Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards from Seller. This disclosure is not for properties built on or after 1978.

B. [Signature] [ ] [ ] *(Buyer Initials)* Buyer acknowledges receipt of a copy of the Residential Property Condition Disclosure Report from Seller. In the event Seller has not furnished Buyer with the Residential Property Condition Disclosure Report when required by CGS Sec.20-327b and prior to Buyer's Execution of this Agreement, Seller shall credit Buyer \$500 at closing.

C. Smoke and Carbon Monoxide Detectors: In the event that Seller fails to comply with P.A. 13-272, Seller shall credit Buyer with the sum of \$250 at closing.

D. Pursuant to Section 22a-134f of the Connecticut General Statutes, Buyer is notified that the Department of Energy and Environmental Protection [DEEP] is required to furnish lists to the Town Clerk's office of hazardous waste facilities located within a town. Buyer should refer to these lists, the DEEP, the Environmental Protection Agency, the National Response Center, the Department of Defense, and third-party providers for information on environmental questions concerning the Property and the lands surrounding the Property.

E. Pursuant to PA 07-214, Buyer is notified that lists of properties on which hunting or shooting sports are conducted may be available from the Town Clerk's office of the towns where said properties are located. Buyer should refer to these lists for information.

Buyer's Initials [Signature] [ ] [ ] Seller's Initials [ ] [ ] [ ] [ ]



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**13. EXAMINATION OF PREMISES:** Buyer represents that Buyer has examined said property, including fixtures and personal property that convey, and is satisfied with the physical condition thereof, subject to any additional provisions and/or any inspections/tests made a part of this Agreement. Buyer further agrees neither Seller nor Seller's agent have made any representations nor promises, other than those expressly stated herein, upon which Buyer has relied in making the Agreement. The property and improvements are to be conveyed in their present condition, subject to reasonable wear and use, as they are on the date of this Agreement. The grounds shall be maintained by Seller until the day of closing.


**14. INSPECTIONS AND TESTS:** Check the appropriate boxes in Section 14.C for all inspections/tests that Buyer elects to have performed on the property. Buyer shall obtain the written reports from such inspections/tests on or before 8.31.2023 [Inspection Report Receipt Date]. Only deficiencies identified in the inspections/test reports received on or before Inspection Report Receipt Date are eligible for remedy in Section 15. The inspections and/or tests shall be performed by a professional engineer, licensed home inspector, qualified inspection, or recognized testing service, selected and paid for by Buyer, except as checked in Section D.

**If the Property is "target housing" under federal law (meaning with some exceptions, housing built before 1978), Seller must permit Buyer a 10-day period (unless the parties mutually agree in writing to a different time period) to conduct a risk assessment or inspection of the property for the presence of lead-based paint and lead-based paint hazards before Buyer is obligated under this Contract. Buyer may waive this right of inspection in writing.**

Buyer initial *as appropriate*:

A. [ ] [ ] [ ] For "target housing" only, Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and lead based paint hazards in the property.

B. [ ] [ ] [ ] Buyer elects to perform no inspections/tests.

C. [  ] [ ] [ ] Buyer elects to perform the inspections/tests checked below.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Lead Based Paint                 | <input type="checkbox"/> Asbestos   | <input type="checkbox"/> Radon in Air                     |
| <input checked="" type="checkbox"/> Structural/Mechanical | <input type="checkbox"/> Water Quality  | <input checked="" type="checkbox"/> Well Water System     |
| <input type="checkbox"/> Wood Destroying Organism         | <input type="checkbox"/> Chimney  | <input checked="" type="checkbox"/> On-Site Sewage System |
| <input type="checkbox"/> Swimming Pool                    | <input checked="" type="checkbox"/> Other: <u>Inspections for informational purposes only</u> |   |

D. When checked, Seller shall be responsible for:

- ☒ Providing access and working utilities for inspections, including fuel oil or gas for heating equipment.
- ☒ The cost of exposing cover(s), refilling excavation of On-Site Sewage System.
- ☒ The cost of pumping/disposal of on-site sewage waste at the time of On-Site Sewage System inspection.

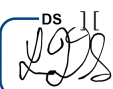
**15. REMEDIES FOR INSPECTION:** The remedies in Section 15.A and 15.B apply only to the findings in the inspections/tests reports that are: checked in Section 14.C, received on or before the Inspection Report Receipt Date, and have been declared unacceptable by Buyer.

A. **Remedy for Unacceptable Inspection/Test Results:** If Buyer deems the results of any inspection/test to be unacceptable, Buyer may request that Seller remedy the unacceptable condition by giving Seller written notice within five (5) calendar days of the Inspection Report Receipt Date unless the written report is received sooner, in which case the written notice must be within five (5) days of Buyer's receipt of said report. The written notice shall itemize the requested remedy and shall include a copy of the inspection/test report. Seller agrees to provide a written response to Buyer within five (5) calendar days of receipt of a written notice of unacceptable conditions by Buyer. If Buyer and Seller cannot agree on a remedy for the unacceptable condition(s) within five (5) calendar days of Seller's written response to Buyer, either party shall have the option to terminate this Agreement by giving written notice to the other party, in which case the deposits shall be returned to Buyer; or

B. **Termination and Release of Deposit:** If, for any reason, Buyer is not satisfied with the results of an inspection/test, Buyer may terminate this Agreement by giving Seller written notice within five (5) calendar days of the Inspection Report Receipt Date unless the written report is received sooner, in which case the written notice must be within five (5) calendar days of Buyer's receipt of said report. If Buyer fails to provide Seller with such notice, the parties shall be bound to perform their obligations under this Agreement. If Buyer terminates this Agreement as provided herein, the deposits shall be returned to Buyer.

**16. FINAL WALK-THROUGH BY BUYER:** Buyer has the right to inspect repairs and make a final walk-through examination of the premises prior to the closing to verify that Seller has; 1) satisfied all remedies as required by this Agreement, 2) replaced or remedied any removed fixtures as agreed, if applicable, 3) met all contractual obligations, and is conveying the property in the same condition as it was at the signing of this agreement or as negotiated in the remedy for repairs. If Buyer fails to conduct this walk-through examination, Seller's repair and maintenance obligations will be deemed satisfied and Buyer shall be deemed to have accepted the premises in its current condition. Seller will provide access and working utilities for Buyer's final walk-through examination.

**17. OCCUPANCY:** On the date and time of closing, Seller shall deliver full possession and occupancy of said premises to Buyer, free from all occupants and possessions, and broom clean, except as otherwise specifically provided herein.

Buyer's Initials [  ] [ ] [ ]

Seller's Initials [ ] [ ] [ ] [ ]





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**18. ASSIGNMENT and SURVIVORSHIP:** This Agreement may be assigned by either party without written consent of the other, but shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto. However, if this Agreement contains a provision for Seller financing, this Agreement may not be assigned without Seller's written consent.

**19. RISK OF LOSS:** Risk of loss by fire, theft, or other casualty until delivery of the deed shall be upon the Seller. In the event of loss or damage that cannot be repaired by the time of closing so the property is in substantially the same condition as on the date of this Agreement, Buyer shall have the choice of:

A. Receiving the benefit and proceeds of Seller's insurance coverage and taking title, or

B. Rescinding this Agreement and any monies paid under this Agreement shall be returned to Buyer and all parties shall be relieved of further liability.

**20. DEPOSIT:** The deposit funds specified in Section 1 shall be made at the stated time(s) and applied towards Buyer's down payment and/or closing costs. All deposits shall be made payable to the Listing Broker or RE/MAX Realty Group (hereinafter referred to as Escrow Agent), and shall be placed into a pooled, interest-bearing account as set forth in CGS Sec. 8-265f, with the interest payable to Connecticut Housing Finance Authority. At the time of closing, the Escrow Agent shall pay the deposit funds to the Seller. Except as herein authorized, the Escrow Agent shall not pay the deposit funds to anyone without the written consent of all parties to this Agreement or by court order. In the event any deposit funds payable pursuant to this Agreement are not so paid by Buyer, Seller may give written notice of such failure to Buyer at the address specified in this Agreement by certified mail, and if such notice is given and a period of five (5) calendar days thereafter elapses without Buyer having corrected such failure, Seller may (1) declare Buyer to be in default and (2) terminate this Agreement and the Seller shall be relieved of all obligations hereunder. The prevailing party in any legal action arising out of a dispute over the deposit shall be awarded reasonable attorneys' fees.

**21. DEFAULT:** On default by either party, without the other party being in default, the party who is not in default shall have the right of proceeding with any remedy at law or in equity, or

A. Buyer Default: Seller retaining the deposit money as liquidated damages.

B. Seller Default: Buyer reclaiming the deposit money, plus an amount equal to the deposit money as liquidated damages.

**22. ADDITIONAL PROVISIONS:** Escalation Addendum.

Sale is strictly AS-IS, seller will not make any repairs. Inspections are for informational purposes only.

Sale is subject to legislative body of approval and town meeting, anticipated to take 30-45 days.

Actual acreage being conveyed is 1.044 acres. The property card has not been updated to reflect this change.

The remaining acreage is being deeded to Avalonia Land Trust.

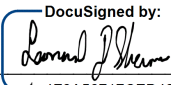
Home must appraise at or above purchase price.

**23. ENTIRE AGREEMENT:** This Agreement and attached addenda (if any), represents the entire Agreement between the parties. It shall not be changed orally but only by a written instrument which is signed by all parties. The effective date of this Agreement shall be the date on which all signatures, and initials, have been affixed hereto.

**Notice:** When signed by all parties this Agreement is intended to be legally binding. If not fully understood seek the advice of an attorney prior to signing. When the context requires herein, the masculine shall include the feminine, and the singular shall include the plural.

**Notice:** This Agreement shall be interpreted pursuant to the Residential Real Estate Closing Customs as promulgated by the Bar Association (if any), as amended, of the County in which the property is located.

**Notice:** For the purpose of providing notices under this Agreement, the term Buyer shall mean the Buyer, the Buyer's agent, or the Buyer's attorney and the term Seller shall mean the Seller, the Seller's agent, or the Seller's attorney.

DocuSigned by:  Buyer : _____ Signature _____ Date _____		8/10/2023   10:39 AM PDT Seller : _____ Signature _____ Date _____	
Buyer : _____ Signature _____ Date _____		Seller : _____ Signature _____ Date _____	
Buyer : _____ Signature _____ Date _____		Seller : _____ Signature _____ Date _____	



Eastern Connecticut Association of REALTORS®  
**ESCALATION ADDENDUM**



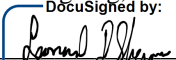
to the Purchase and Sale Agreement dated 8.6.2023 between Leonard D Sherman Buyer(s)  
 and Town of Ledyard Seller(s), for the Property located at 332 Colonel Ledyard Hwy  
Ledyard, CT.

1. Should there be any other written offers submitted on the Property simultaneous to the presentation of this offer and equal to or greater than the Buyer's offering price of \$ 280,000.00, Buyer hereby agrees to pay \$ 3,000.00 more than the net purchase price (net is defined as the purchase price less any monetary concessions) of any other offer up to a maximum purchase price of \$ 290,000.00 (escalated purchase price) with all other terms and conditions of the Buyer's offer remaining the same, except as follows: \_\_\_\_\_.

2. If the appraised value is determined to be less than the escalated purchase price (appraisal gap or "gap"): (Check one)

- ☒ Buyer does not agree to pay any amount above appraised value regardless of escalated purchase price.  
☐ Buyer agrees to pay ANY difference between appraised value and escalated purchase price and provide proof of funds for the gap.  
☐ Buyer agrees to pay a maximum of \$ \_\_\_\_\_ above appraised value, not to exceed escalated purchase price, and will provide proof of funds for the gap.

3. Buyer has made this offer of their own volition and agrees to hold agents and Broker harmless regarding this negotiation. Having read and understood the foregoing, I/we the undersigned, hereby acknowledge the same to be a part of the Purchase and Sales Agreement.

DocuSigned by:  
 Buyer Signature:  Date: 8/10/2023 | 10:39 AM PDT

4F8A56717CED428...  
 Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**The following terms to be completed by the Seller or Seller's Authorized Agent upon acceptance of this Escalation Addendum:**

- A. The Purchase and Sales Agreement and this Addendum shall be modified with the following Purchase Price: \$ \_\_\_\_\_.
- B. The terms of the other bona fide offer from \_\_\_\_\_ (Brokerage), with a Purchase Price of \$ \_\_\_\_\_, and a Seller concession(s) \$ \_\_\_\_\_ yielding Net Purchase Price \$ \_\_\_\_\_ was received on \_\_\_\_\_.
- C. Seller hereby agrees to provide Buyer or Buyer's representative with a copy of the other bona fide offer prior to amending this Purchase and Sales Agreement to reflect the higher sales price. All offers shall be compared using the net purchase price. If Seller receives multiple offers with escalation clauses, this could result in the price escalating to the Buyer's maximum purchase price.
- D. The parties agree to: (check one)  
☐ Execute a new Purchase and Sales Agreement with all agreed upon changes from section 1 and 2 of this Addendum.  
☐ Modify the Purchase and Sales Agreement and initial all agreed upon changes from section 1 and 2 of this Addendum.

When signed by all parties this agreement is intended to be legally binding. If not fully understood seek the advice of an attorney prior to signing. Whenever a term herein references a gender, it is intended to apply to all genders and individuals not conforming to gender(s), and the singular shall include the plural.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
**450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



**RESIDENTIAL PROPERTY CONDITION REPORT**

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

**Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:**

**A. SUBJECT PROPERTY**

- 1) Name of seller(s): TOWN OF LEDYARD
- 2) Street address, municipality, zip code: 332 COLONEL LEDYARD HWY.  
LEDYARD, CT. 06339

YES NO UNK N/A

**B. GENERAL INFORMATION**

- |  |  |
|--|--|
| <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> UNK<br><input type="checkbox"/> N/A | 3) What year was the structure built? <u>1947</u><br>4) How long have you occupied the property? <u>Ø</u> If not applicable, indicate with N/A.<br>5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain:<br><br>6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain:<br><br>7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: |
|--|--|

Seller Initials JBG Buyer Initials DS Revised 10/2021



YES	NO	UNK	N/A		
-----	----	-----	-----	--	--

## B. GENERAL INFORMATION (Continued)

- |  |  |
|--|--|
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain:</p>  |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain:</p>  |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain:</p> <p style="margin-top: 20px;"><b>Note:</b> Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.</p> |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>11) Is the property located in a special tax district? If yes, explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain:</p>  |

Property Address: 332 Col. Leno Hwy.

Seller Initials JS

Buyer Initials DS

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YES	NO	UNK	N/A	<b>C. LEASED EQUIPMENT</b>
-----	----	-----	-----	----------------------------

- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:
- |   |   |
|---|---|
| <input type="checkbox"/> Propane fuel tank      | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater           | <input type="checkbox"/> Solar devices          |
| <input type="checkbox"/> Security alarm system  | <input type="checkbox"/> Major appliances       |
| <input type="checkbox"/> Fire alarm system      | <input type="checkbox"/> Other _____            |
| <input type="checkbox"/> Satellite dish antenna |   |

YES	NO	UNK	N/A	<b>D. MECHANICAL/ UTILITY SYSTEMS</b>
-----	----	-----	-----	---------------------------------------

- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 16) Fuel types? OIL Are you aware of any heating system problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 17) Hot water heater type? OFF BOILER Age: 13 Are you aware of any hot water problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 18) Is there an underground storage tank? If yes, list the age of tank N/A and location: Basement - East Wall (NOT WST) INSTALLED IN 2010
- ☐ YES   ☐ NO   ☐ UNK   ☒ N/A
- 19) Are you aware of any problems with the underground storage tank? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☐ No
- If yes, what was the date of removal \_\_\_\_\_ and what was the name and address of the person or business who removed such underground storage tank? \_\_\_\_\_
- Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.
- ☐ YES   ☐ NO   ☐ UNK   ☒ N/A
- 21) Air conditioning type: ☐ Central; ☐ Window; Other \_\_\_\_\_
- Are you aware of any air conditioning problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 22) Plumbing system problems? If yes, explain:

Property Address: 332 Col. LEO. Hwy.

Seller Initials JDG

Buyer Initials [Signature]

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☐ ☒ ☐ ☐ 23) Electrical system problems? If yes, explain:

☐ ☐ ☐ ☒ 24) Electronic security system problems? If yes, explain:

☒ ☐ ☐ ☐ 25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors\_\_\_\_\_ and whether there have been problems with such detectors:

☐ ☐ ☐ ☒ 26) Fire sprinkler system problems? If yes, explain:

YES NO UNK N/A

### E. WATER SYSTEM

☐ ☒ ☐ ☐ 27) Domestic water system type: ☐ Public; ☒ Private well; Other\_\_\_\_\_

28) If public water:

☐ ☐ ☐ ☒ a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered?\_\_\_\_\_ Provide the amount of the expense/fee\_\_\_\_\_ and explain:

☐ ☐ ☐ ☒ b) Are there unpaid water charges? If yes, state amount unpaid:\_\_\_\_\_

29) If private well:

☐ ☐ ☒ ☐ Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing:\_\_\_\_\_

☐ ☒ ☐ ☐ If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain:

YES NO UNK N/A

### F. SEWAGE DISPOSAL SYSTEM

☐ ☒ ☐ ☐ 30) Sewage disposal system type: ☐ Public; ☒ Septic; ☐ Cesspool; Other:\_\_\_\_\_

Property Address: 332 Col. Leo Hwy.

Seller Initials DS

Buyer Initials DS

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31) If public sewer:

☐ ☐ ☐ ☒

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? \_\_\_\_\_

☐ ☐ ☐ ☒

b) If it is a flat amount, state amount \_\_\_\_\_ and due dates: \_\_\_\_\_

☐ ☐ ☐ ☒

c) Are there any unpaid sewer charges? If yes, state the amount: \_\_\_\_\_

32) If private:

☐ ☐ ☐ ☐

a) Name of service company: AL County SEPTIC

☐ ☐ ☐ ☐

b) Date last pumped: FEB. 2018 Frequency of pumping during ownership: 1x

☐ ☒ ☐ ☐

c) For any sewage system, are there problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**G. ASBESTOS/ LEAD**

☐ ☐ ☒ ☐

33) Are asbestos insulation or building materials present? If yes, location: \_\_\_\_\_

☐ ☐ ☒ ☐

34) Is lead paint present? If yes, location: \_\_\_\_\_

☐ ☐ ☒ ☐

35) Is lead plumbing present? If yes, location: \_\_\_\_\_

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS**

☒ ☐ ☐ ☐

36) Is the foundation made of concrete? If no, explain: \_\_\_\_\_

☐ ☒ ☐ ☐

37) Foundation/slab problems or settling? If yes, explain: \_\_\_\_\_

☐ ☐ ☒ ☐

38) Basement water seepage/dampness? If yes, explain amount, frequency and location: \_\_\_\_\_

☐ ☐ ☒ ☐

39) Sump pump problems? If yes, explain: \_\_\_\_\_

Property Address: 332 Con. LEO. Hwy

Seller Initials AG

Buyer Initials DS

Page 5 of 8

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- ☐ ☒ ☐ ☐ 40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:
- ☐ ☒ ☐ ☐ 41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:
- ☐ ☒ ☐ ☐ 42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:
- ☐ ☒ ☐ ☐ 43) Roof type: ASPHALT SHINGLE; Age: 20+ yrs
- ☐ ☒ ☐ ☐ 44) Roof leaks? If yes, explain:
- ☐ ☒ ☐ ☐ 45) Exterior siding problems? If yes, explain:
- ☐ ☐ ☒ ☐ 46) Chimney, fireplace, wood or coal stove problems? If yes, explain:
- ☐ ☒ ☐ ☐ 47) Patio/deck problems? If yes, explain:

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

- ☐ ☒ ☐ ☐ 48) If patio/deck is constructed of wood, is the wood treated or untreated? TREATED
- ☐ ☒ ☐ ☐ 49) Driveway problems? If yes, explain:
- ☐ ☐ ☒ ☐ 50) Water drainage problems? If yes, explain:
- ☐ ☐ ☒ ☐ 51) Interior floor, wall and/or ceiling problems? If yes, explain:
- ☐ ☐ ☒ ☐ 52) Fire and/or smoke damage? If yes, explain:
- ☐ ☐ ☒ ☐ 53) Termite, insect, rodent or pest infestation problems? If yes, explain:

Property Address: 332 Col. L. H. Hwy.

Seller Initials: TC

Buyer Initials: DS

Page 6 of 8

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- ☐ ☐ ☒ ☐ 54) Rot or water damage problems? If yes, explain:
- ☐ ☐ ☒ ☐ 55) Is the structure(s) insulated? If yes, type: \_\_\_\_\_; location:
- ☐ ☒ ☐ ☐ 56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: \_\_\_\_\_
- ☐ ☒ ☐ ☐ 57) Is there a radon control system in place? If yes, explain:
- ☐ ☒ ☐ ☐ 58) Has a radon control system been in place in the previous 12 months? If yes, explain:

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: \_\_\_\_\_

*Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: [www.ct.gov/dcp](http://www.ct.gov/dcp)*

### IMPORTANT INFORMATION

#### (A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

#### (B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

#### (C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

#### (D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

#### (E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

#### (F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

Property Address: 332 Cor. Lgo. Hwy.

Seller Initials MC

Buyer Initials DS

Page 7 of 8

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**(G) Concrete Foundation**

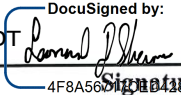
Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

**(H) Dam**

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.


**(I) Buyer's Certification**

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date 8/10/2023 | 10:39 AM PDT Buyer  Buyer Leonard D Sherman  
Signature Print Name  
Date \_\_\_\_\_ Buyer \_\_\_\_\_ Signature \_\_\_\_\_ Buyer \_\_\_\_\_ Print Name

**(J) Seller's Certification**

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 8/3/23 Seller  Seller FRED B. ALLEN III  
Signature Print Name  
Date \_\_\_\_\_ Seller \_\_\_\_\_ Signature \_\_\_\_\_ Seller \_\_\_\_\_ Print Name

Property Address: \_\_\_\_\_

Seller Initials \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 8 of 8

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# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

Property Address: 332 Colonel Ledyard Hwy, Ledyard, CT 06339

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interests in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (Initial)

JB 9

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JB 9

(b) Records and reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home**.

(e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and or lead-based hazards; or


☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

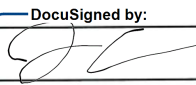
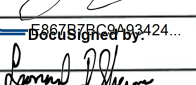
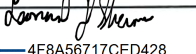
## Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

AuthenticSign  
Seller  Date 08/04/23  
Agent \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

DocuSigned by:  
Seller  8/10/2023 11:21 AM MDT  
Agent  8/10/2023 10:39 AM PDT  
Purchaser  Date \_\_\_\_\_  
4F8A56717CED428...



## Mold and Mold-Forming Condition Disclosure

Date: 8/3/23

Seller(s): TOWN OF LEDYARD

Property Address: 332 COLONEL LEDYARD HWY, LEDYARD, CT.

Seller(s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

☒ Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

☐ Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs) \_\_\_\_\_

Please provide details- attach additional sheets if necessary

☐ Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details)

Please provide details- attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Seller's Signature

Seller's Signature

Print Name

Print Name

Date

Date

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at <http://www.state.ct.us/dph>.

DocuSigned by:

Buyer's/Tenant's Signature

Buyer's/Tenant's Signature

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08/02; 07/03; 04/07; 02/11

RE/MAX Realty Group, 1641 Route 12 Gales Ferry, CT 06335  
Phone: (860)460-6808

Fax: (860)460-6183

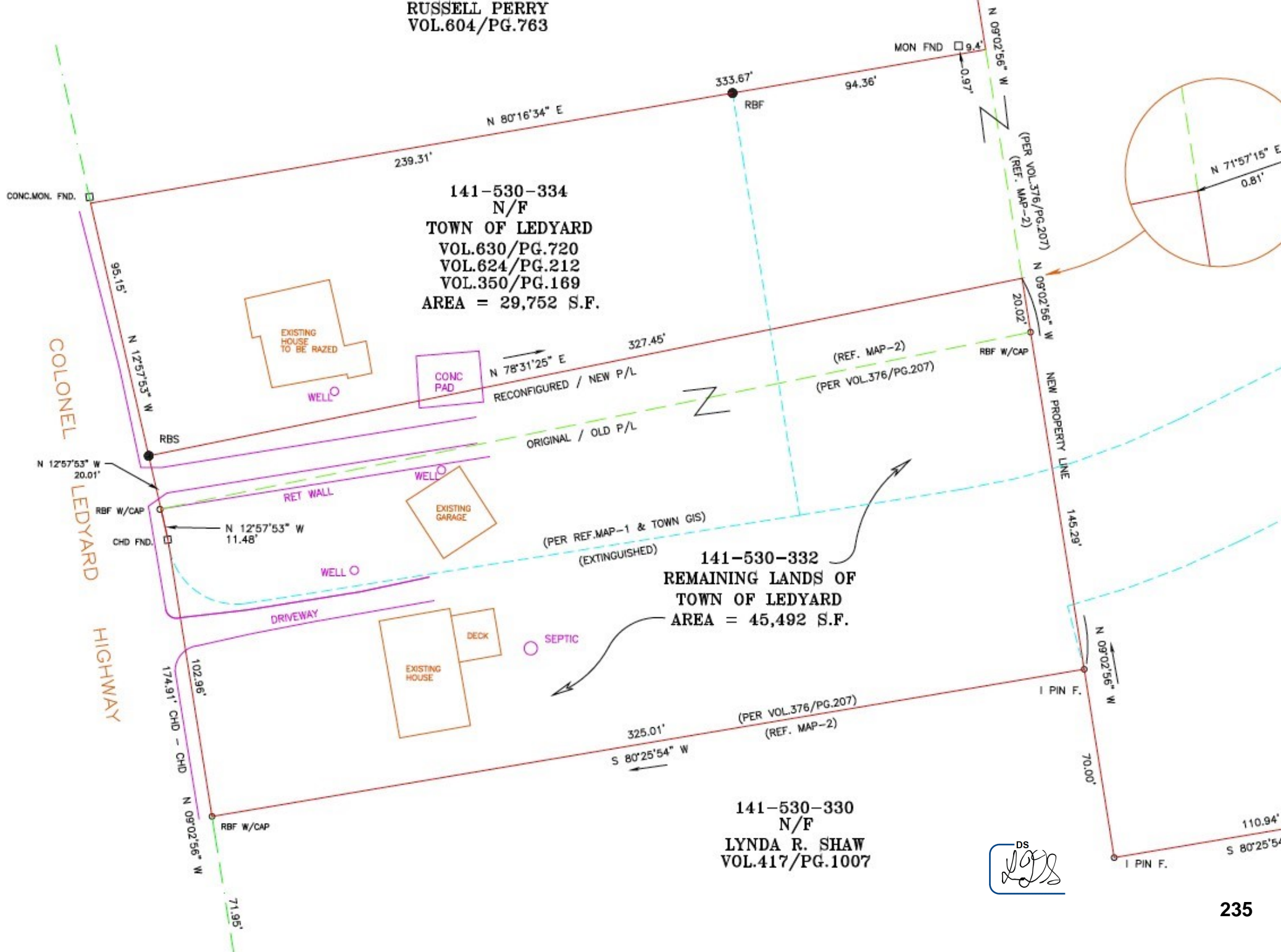
Carol Christiansen

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Misc forms

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N/F  
RUSSELL PERRY  
VOL.604/PG.763







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

*Juliet Hodge J. Burdick, Director*

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

July 3, 2023

Kevin Dombrowski, Chairman  
Ledyard Town Council  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**RE: C.G.S. 8-24 Review** for land transfer to Avalonia

Dear Chairman Dombrowski,

The Ledyard Planning & Zoning Commission, at its June 29, 2023 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 two (2) town-owned properties located at 334 Colonel Ledyard Highway (Vol.604 Pg 763 29,752 +/- SF) and 538R Colonel Ledyard Highway (Vol. 99 Pg 139 3.32 +/- Acres) to the Avalonia Land Conservancy to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy's care.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

*Juliet Hodge*

Director of Land Use & Planning

C: Fred Allyn III, Mayor  
File



**EXCLUSIVE LISTING CONTRACT**

Town of Ledyard, the SELLER(S),  
 give RE/MAX Realty Group, the BROKER,  
 located at 1641 Route 12 Gales Ferry CT 06335,  
 the right to sell the SELLER(S)' real property located at 332 Colonel Ledyard Highway  
Ledyard Connecticut, (VOL. 559, PAGE 54) for \$ 255,000.00

**CONTRACT:** This Contract will be in effect on: ☒ the date it is signed by all parties OR ☐ \_\_\_\_\_ and expires at midnight on 12/31/2023.

**1. TYPE OF LISTING CONTRACT:** *(check one)*

☒ **Exclusive Right to Sell Listing:** Seller is obligated to pay a commission if Broker, Seller or anyone else finds a Buyer ready, willing, and able to Purchase /Exchange/Lease/Option or otherwise transfer the listed property either for the listed price or for any other price accepted by the Seller.

☐ **Exclusive Agency Listing:** Seller retains the right to sell the property themselves without obligation to Broker. Seller is not obligated to pay a commission to Broker unless Broker has been the procuring cause of sale/lease, in which case the provisions of Section 3 of this Contract shall apply.

**2. BROKER COMMISSION:** During the term of this Contract, whenever a ready, willing and able buyer is procured to Purchase /Exchange/ Lease/Option or otherwise transfer the property for the price as shown in this Contract or for any other price or upon such terms as may be agreed to by Seller, Seller will owe Broker a commission equal to 5 percent of the sale price, of which 2.5 percent shall be paid to buyer broker, if applicable. Payment of the commission is earned by Broker when a buyer has been procured. Payment to Broker shall be made no later than the time of closing. Seller further agrees that Broker shall be entitled to a commission if the property is sold by Broker, Seller, or anyone within 30 days after the expiration of this Contract or any extension hereof, to any person to whom Broker has shown the property. However, in the event that Seller lists said property with another Broker within the days shown above, and if Seller actually pays a commission to such Broker, then Seller shall not be obligated to Broker for any commission. If a sale is not consummated because of Seller's refusal to perform, then the full commission shall be due and payable upon such refusal. **Notice: The amount or rate of broker compensation is not fixed by law. It is set by each Broker individually and may be negotiable between you and Broker.**

**3. SELLER WARRANTIES:** *(check all that apply)*

Seller represents the Property is subject to the following liens: ☐ **First Mortgage** ☐ **Home Equity** ☐ **Tax Liens** ☐ **Other Liens**

Seller represents and warrants to Broker that the payoff of all mortgages, liens, commissions, and Seller's other closing expenses do not exceed the listing price or any subsequent changes to the listing price of Seller's property. Further, Seller agrees not to execute a Purchase & Sale Agreement with a price insufficient to provide clear title unless Seller notifies Broker as to the deficiency. In the event Seller is in a deficiency situation, unless the Purchase and Sale Agreement is made subject to a lender short sale, Seller guarantees to pay the amount creating the deficiency out of Seller's other resources at time of closing.

**4. MARKETING OF THE PROPERTY:** *(check all that apply)*

a. ☒ **ACTIVE Listing:** Broker shall use reasonable efforts to market and sell the listed property to the public, including listing in SmartMLS, Inc. Seller is aware and gives consent for SmartMLS, Inc. to transmit listing information for website display to REALTOR.com, a service of the National Association of REALTORS®, and to those members who display SmartMLS, Inc. property information on their individual web sites in accordance with the SmartMLS, Inc. Internet Data Exchange [IDX] policy, EXCEPT: *(check as applicable)*

☒ **Seller name** ☒ **Seller address** ☒ **Seller phone number** ☐ **Property Address**

☐ **Exclude Listing from IDX websites** (see Data Input form for list)

b. ☐ **DELAYED Listing:** The marketing of the Property shall be delayed until \_\_\_\_\_ [Go Active Date], at which time the Listing will be activated in the SmartMLS, Inc. database. Seller expressly waives their right to have offer(s) presented to them by the Broker because the Property is not available for sale prior to the stated Go Active Date. Prior to the Go Active Date, the Broker cannot receive and present any offer(s) to the Seller for purchase of the Property. Seller and Broker agree that the Property cannot be marketed prior to the Go Active Date. Marketing includes but is not limited to: (1) showing of the Property to prospective purchasers; (2) holding a public or broker open house/caravan; (3) displaying the Property on any internet site; (4) sharing the Listing on social media or in any restricted group created on any social media platform; (5) placement of a "For Sale" sign on the Property; and (6) advertising the Property in any written publication.

c. ☐ **COMING SOON Listing:** The *Smart MLS Coming Soon Listing Addendum* is attached to this Agreement. A "Coming Soon" listing will automatically become an "Active" listing in the Smart MLS upon expiration of a pre-active marketing period that may not exceed fourteen (14) days from the listing date. During the pre-active marketing period, the property may be fully marketed as a "Coming Soon" listing, but may neither be shown to prospective buyers nor have offers presented to the Seller. The "Go Active" date cannot be shortened.

d. ☐ **WITHHOLD Listing:** The *Seller/Lessor Instruction to Withhold Listing From SmartMLS Addendum* is attached to this Agreement. **Broker will not submit the Property to the MLS.** After 30 days, Seller may choose to market the property in SmartMLS, Inc. Seller acknowledges being fully informed by the Broker of the benefits of using SmartMLS, Inc. for the sale of Seller's property.

Seller's Initials |    |    |    |

Authorized Agent's Initials |    |    |    |



**5. LISTING CONTENT:** Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Seller Listing Content"), or otherwise obtained or produced by Broker or Broker's agent in connection with this Contract (the "Broker Listing Content"), and any changes to the Seller Listing Content or Broker Listing Content, may be filed with one or more multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. Seller hereby grants to Broker a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display, and reproduce the Seller Listing Content, to prepare derivative works of the Seller Listing Content, and to distribute the Seller Listing Content or any derivative works thereof. Seller represents and warrants to Broker that the Seller Listing Content, and the license granted to Broker for the Seller's Listing Content, does not violate or infringe upon the rights, including any copyright rights, of any person or entity. Seller acknowledges and agrees that all Broker Listing Content is owned exclusively by Broker, and Seller has no right, title, or interest in or to any Broker Listing Content.

**6. DISCLOSURE OF MATERIAL DEFECTS:** Seller agrees to furnish Broker with the following disclosure reports and shall inform Broker of all material defects regarding the listed property. Seller agrees to hold Broker harmless in connection with any damages (including court costs and attorney's fees, if applicable), which Broker may suffer due to any information which Seller withheld from Broker or supplied to Broker incorrectly. Seller agrees to furnish Broker with the following disclosure reports: *(Check all that apply)*

- ☒ **Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards for target housing built before 1978.**
- ☒ **Connecticut Residential Property Condition Disclosure Report.** Seller acknowledges that if Seller does not furnish Buyer with the Residential Property Condition Disclosure Report when required by C.G.S. § 20-327b prior to the Buyer's execution of a Purchase & Sale Agreement, Seller will be liable for a \$500 credit to Buyer at closing.
- ☐ **Residential Foundation Condition Report** (applicable ONLY to properties or additions with concrete foundation construction between 1983 - 2015 as required by C.G.S. § 20-327b).
- ☒ **Other: mold disclosure**

**7. PERMITS:** Seller acknowledges that: (Check one)

- ☒ Seller has no knowledge of any structural modifications or improvements on this property that were performed without obtaining building permits or certificates of occupancy, if applicable.
- ☐ Seller is aware of open permits and/or unpermitted improvements and agrees to obtain/close permits and/or certificate of occupancy, if applicable, prior to closing.
- ☐ Seller is aware and is not willing to close permits and/or obtain permits or certificate of occupancy, if applicable, prior to sale. Broker has the right to disclose any material facts related to permits.

**8. SIGNS (check one):** Broker ☒ **may** ☐ **may not** place marketing sign(s) on the Property during the term of this Exclusive Listing Contract. Broker is not responsible for any damages to sprinkler systems, invisible fences, or any other underground objects if not advised of their location. Special instructions for sign placement \_\_\_\_\_

**9. ENTRY AND CONTROL:** Seller and Broker agree that Seller shall at all times have control over the property, its maintenance and preparation for showing to prospective buyers. Other Brokers or their agents may enter the Property at reasonable times for the purpose of showing it to prospective buyers in accordance with any additional showing instructions, as noted below. Seller acknowledges that the Broker has a duty under state regulations and the Code Of Ethics to cooperate with other brokers to show the property.

**(Check one)** Broker ☒ **may** or ☐ **may not** install a lockbox on the listed property.

Additional showing instructions: \_\_\_\_\_

**10. AUDIO & VIDEO SURVEILLANCE:** Seller acknowledges that the use of audio and video equipment to record or eavesdrop is governed by both Federal and State law (C.G.S. §53a-187, 189a, §52- 570d). These and other laws provide for criminal and civil remedies for violations. Seller further agrees to indemnify and hold Listing Broker, its agent(s), its successors and assigns, harmless from all suits, claims, demands or damages related to or arising from the Seller's use of electronic, mechanical or other device to record audio, video or both at the Property. Seller is advised to consult an attorney prior to the use of any surveillance equipment at the Property.

Surveillance Equipment in use *(Check all that apply)*:

- ☐ **Audio:** Seller understands that advance consent of the parties who are being audio recorded, video recorded with audio recording, or live streamed with audio is required.
- ☐ **Video:** Seller agrees to prominently post signage.
- ☒ **None:** Seller has no surveillance equipment in use.

**11. DUAL AGENCY:** Seller acknowledges and agrees that Broker may also become a Buyer's agent for the property. In that event, Broker would become a dual agent, representing both Seller and the Buyer. If this situation should arise, Broker will present a dual agency and/or a designated agency consent agreement for the buyer's and Seller's signature at that time.

Seller's Initials [     ] [     ] [     ]

Authorized Agent's Initials [     ] [     ] [     ]

**12. OFFERS:** Seller acknowledges that:

- a. Until closing, Broker shall present to Seller all offers whether written, verbal, counter, or back-up, unless Seller has waived this requirement in writing.
- b. Buyer representatives may participate in the presentation of any offer to the Seller as checked below:  
*(Seller check one)* Broker, if asked, ☐ shall ☒ shall not allow cooperating Broker or their representatives to participate in the presentation of their offer to purchase.
- c. In response to inquiries about the existence of other offers from Buyers or Cooperating Brokers:  
*(Seller check one)* Brokers, if asked, ☒ shall or ☐ shall not disclose the existence of other offers.

**13. MARKETING AFTER EXECUTION OF PURCHASE AND SALE AGREEMENT:** When Seller has signed a Purchase & Sale Agreement on the property, Broker will change the listing status in SmartMLS, Inc. to "Under Contract (UC)" and Broker may cease marketing for back-up offers until closing unless directed otherwise in writing by Seller, in which case the listing status in SmartMLS, Inc. will be changed to "Under Contract Continue to Show (UC-CTS)".

**14. PROPERTY INSURANCE:** Seller represents to Broker that Seller has hazard/liability insurance on the property that will cover Broker, other REALTORS®, inspectors, appraisers, potential buyers and anyone else requiring access as part of the real estate process, for any injury and/or damages caused while on the property, and Seller hereby indemnifies and holds Broker harmless for any such injury and/or damages and related costs, fees and expenses.

**15. LIQUIDATED DAMAGES UPON DEFAULT BY A BUYER:** In the event a Buyer defaults on the Buyer's obligations under a purchase and sale agreement and forfeits deposit monies to Seller as liquidated damages, whether by agreement of the Buyer or otherwise, Broker and Seller shall share equally in the liquidated damages for that transaction providing Broker's share may not exceed what the commission obligation would have been had that transaction closed. Broker and Seller agree any such monies received are for liquidated damages and not commission.

**16. ADDITIONAL AGREEMENTS:** *(if applicable):* P & S language to include: Sale is strictly "as is", seller will do no repairs  
Inspections are for Buyers informational purposes only. Subject to legislative body approval & town meeting (30-45 days)

**17. COUNTERPARTS AND ELECTRONIC SIGNATURES:** This Contract may be executed in one or more counterparts, and counterparts may be exchanged by electronic transmission, including by email, each of which will be deemed an original, but all of which together constitute one and the same instrument. The parties agree that they may use an electronic record, including fax or e-mail, or any technology having digital, magnetic, wireless, optical, electromagnetic or similar capabilities, to make and keep this Contract. Either party has the right to withdraw consent to have a record of this Contract provided or made available to them in electronic form, but that does not permit that party to withdraw consent to the Agreement itself once it has been signed. A party's agreement to use an electronic record applies only to this particular real estate transaction and not to all real estate transactions. Each party will promptly inform the other of any change in writing.

Seller authorized contacts:

☒ E-mail: mayor@ledyardet.org☐ E-mail: \_\_\_\_\_☒ Cell: 860-608-9521☐ Cell: \_\_\_\_\_

Broker authorized contacts:

☒ E-mail: clchristiansen@sbcglobal.net☒ Cell: 860-460-6808

List Agent authorized contacts:

☒ E-mail: clchristiansen@sbcglobal.net☒ Cell: 860-460-6808

**18. CONTRACT ENFORCEMENT AND SURVIVABILITY:** Broker may enforce this Contract against Seller, or against Seller's heirs, administrators, executors and assigns. In the event it is necessary for Broker to take legal action against Seller to enforce any part of this Contract and changes and extensions thereto, Seller agrees to pay Broker's reasonable attorney's fees and court costs if Broker prevails, in addition to any other award or negotiated settlement.

**19. TERMINATION:** If Broker discovers that Seller is unable to perform Seller's duties under this Contract, then Broker has the right to terminate this Contract by providing written notice to Seller.

**NOTICE:** This contract is subject to the Connecticut General statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. § 46a-814c).

**NOTICE:** Seller has certain obligations under Title X of the residential lead-based paint hazard reduction act of 1992.

**NOTICE:** The Real Estate Broker may be entitled to certain lien rights pursuant to C.G.S. § 20-325a.

**NOTICE:** For the purpose of providing notices under this Agreement, the term Buyer shall mean the Buyer(s), the Buyer's agent, or the Buyer's attorney and the term Seller shall mean the Seller(s), the Seller's agent, or the Seller's attorney.

When signed by all parties this agreement is intended to be legally binding. If not fully understood seek the advice of an attorney prior to signing. When the context requires herein, the masculine shall include the feminine, and the singular shall include the plural.

By signing below the parties hereby acknowledge receipt of a copy of this listing Contract.

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Fred B. Allyn III

Seller Address: 741 Col. Ledyard Hwy Ledyard CT 06339

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller Address: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller Address: \_\_\_\_\_

Agent for Broker: \_\_\_\_\_ Date: \_\_\_\_\_

Broker Address: Carol L Christiansen 1641 Route 12 Gales Ferry CT 06335



Chairman Linda C. Davis

## TOWN OF LEDYARD

CONNECTICUT  
TOWN COUNCIL

### 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 29<sup>th</sup> 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.

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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



Chairman Linda C. Davis

# TOWN OF LEDYARD

CONNECTICUT  
TOWN COUNCIL

## MINUTES

### LEDARD TOWN COUNCIL - REGULAR MEETING

WEDNESDAY, JANUARY 10, 2018, 7:00 PM; COUNCIL CHAMBERS - ANNEX BUILDING

- I. CALL TO ORDER - Chairman Davis called the regular meeting to order at 7:00 p.m.
- II. PLEDGE OF ALLEGIANCE –
- III. ROLL CALL

Attendee Name	Title	Status
Linda Davis	Town Councilor	Present
Kevin Dombrowski	Town Councilor	Present
Steve Eichelberg	Town Councilor	Present
Andra Ingalls	Town Councilor	Present
Thomas Malone	Town Councilor	Present
John Marshall	Town Councilor	Present
Mary McGrattan	Town Councilor	Present
Tony Sabilia	Town Councilor	Present
William Saums	Town Councilor	Present

#### IV. RESIDENTS AND PROPERTY OWNERS

Mr. Larry Helfrich, 26 Cliff Road, Ledyard, Stonegate Village, stated during the Town Council’s December 13, 2017 meeting, at which Ordinance #146 *An Ordinance Amending an Town of Ledyard Waste Management and Recycling Ordinance*” was a topic of discussion, that he brought up the fact that Garden Home Residents took a beating when the Town, thru the Planning & Zoning Commission, settled with Garden Homes to avoid a suit. He noted the Garden Homes Residents were treated unfairly for the following reasons: (1) The Town was involved in a suit with Garden Homes, who was planning to build duplex homes in the development; (2) In response to a request for input the Stonegate Village Residents stated that duplex homes were not negotiable. The lease of the current residents called for single-family homes noting that the residents had invested a lot of money in their homes; (3) Garden Homes built duplex homes, which they discontinued because it was not a profitable venture for them. Mr. Helfrich went on to state as a result of the duplex homes, the value of the single-family homes in Stonegate Village have gone down, noting that they also took a beating because of the housing recession. Mr. Helfrich stated the problem with mobile manufactured homes was that they were for retired people such as himself or for people of low income, noting that they could least afford any increase. He went on to state Ordinance #146 *An Ordinance Amending an Town of Ledyard Waste Management and Recycling Ordinance*”, which was discontinuing the trash pick-up for mobile manufactured home parks, was hurting the people who could least afford it. He asked the Town Council to get rid of this provision, noting that the Senior Citizens and low-income people have enough going on with inflation. He thanked the Town Council for their attention to this matter.

Mr. John Krawczyk stated his family owns two Mobile Home Parks in Gales Ferry, those being the Rocky Knoll Mobile Home Park at 932 Long Cove Road and LedgeWood Mobile Home Park at 967 Long Cove Road. He stated that he attended the Town Council’s December 13, 2017 meeting at which a number of residents addressed Ordinance #146 *An Ordinance Amending an Town of Ledyard Waste Management and Recycling Ordinance*”. He stated he did not know if that evening was going to be an exercise of residents venting or what was going to happen as a result. He stated he was present this evening to thank the Town Council for at least reconsidering Ordinance #146 *An Ordinance Amending an Town of*

*Ledyard Waste Management and Recycling Ordinance*”, which was discontinuing the trash pick-up for mobile manufactured home parks and for taking a vote on whether or not to move forward with implementing the Ordinance. He stated should the Town Council decide to postpone the Ordinance that he would be willing to volunteer to participate in Work Groups to discuss the subject. He thanked the Town Council for their reconsideration of Ordinance #146 this evening.

Mr. Nathan Weiss, 23 Bittersweet Drive, Gales Ferry, owner of a mobile home park on Long Cove Road that was comprised of three lots, apologized for not being able to attend the December 13, 2017 Town Council meeting at which a number of people spoke about Ordinance #146 *An Ordinance Amending an Town of Ledyard Waste Management and Recycling Ordinance*”. He stated he operates in fifteen towns, noting that reading the notices of fifteen newspapers everyday was not practical. He thanked the Town Council for hearing the concerns that were raised at their December 13, 2017 meeting regarding Ordinance #146. He stated he hoped that their action to defer the implementation of the Ordinance was not just to wait for a legal opinion and that the Town Council was moving toward some type of action. He noted that he contacted the *Connecticut Commission on Human Rights and Organizations*, stating that they have an interest in the provisions contained in Ordinance #146, which would discontinue trash pick-up for mobile manufactured home parks. He stated that the census indicated that there was a disproportionate burden being put on senior citizens and disabled people and that they were willing to draw-up a complaint and have folks such as Mr. Helfrich sign the complaint. He suggested that everyone work together to find a solution for the town, noting that he was available to discuss this issue or any other cost cutting measures or proposals the town was considering in an effort to help close the budget revenue gap.

Mr. Steve Delaporta, 10 Maple Corners Road, Gales Ferry, addressed Ordinance #146 *An Ordinance Amending an Town of Ledyard Waste Management and Recycling Ordinance*”, noting that he attended the Town Council’s December 13, 2017 meeting. He thanked the Town Council not only for their reconsideration to implement the Ordinance, but also for what they do for the town. He stated that the Town Council had a hard job and that they do a great job.

V. COMMITTEES/COMMISSIONS/BOARDS – None.

VI. COMMENTS OF TOWN COUNCILORS

Councilor Marshall addressed the subject of change, noting that he spent most of his adult life fighting change. However, he stated recently he has learned to accept change, noting the changes in his industry. He stated companies, that to a degree, did not attempt to make changes such as Oldsmobile, Pan Am, Consolidated Freight, US Steel, Montgomery Ward and Kodak have either gone out of business or were in financial trouble. He stated Municipalities are similar to businesses in that they have expenses, revenues, bosses (taxpayers) employees, insurance, and therefore, they are going to have to make changes. He stated some of the upcoming changes are going to sting, however, the town needs to make changes to survive financially. He stated because he was working out of state he missed a few meetings and so he was now able to comment on these budget and services issues the town has been facing. He noted that Captain Kirk stated it best *“The needs of the many outweigh the needs of the few”*. He stated although he did not like having to make some of the changes the town was facing that they have to do it.

Chairman Davis stated the Ledyard Farmers Market would be meeting on January 17, 2018 at 6:00 p.m. at the Bill Library Community Room in Ledyard Center, and she noted that they were looking for a new Market Master. She stated it was disappointing that the “Pie Lady” has left the group. She stated there was a lot of potential to have a good Farmers Market in Ledyard and that she believed the residents would support it.

VII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the following:  
Special Meeting Minutes of December 13, 2017  
Public Hearing Minutes of December 13, 2017

VOTE: 9 – 0 Approved and so declared

## IX. COMMUNICATIONS

Chairman Davis stated a Communications List has been provided and can be found on “*Openledyard.com*”. She asked the Administration Committee to draft an Ordinance regarding the Authorization Process for the Town to Apply for Grant Funding Programs. She stated because some grant programs require matching funds/local funding, that Departments should be obtaining approval from the Town Council before submitting a Grant Application/Request.

Councilor McGrattan questioned who was applying for grant funding. Councilor Saums noted as an example that huge chevron “*Curve Ahead*” signs have been installed on scenic roads such as Rose Hill Road and Lambtown Road that were obtained thru a grant program. He stated there were 46 new signs on Lambtown Road between Colonel Ledyard Highway and Route 117. Councilor Ingalls stated that there were 37 new signs on Rose Hill Road. Councilor Saums explained that the State makes grant money available for things such as road markings for safety on roads where the speed limit was 25mph or less. He stated the Town applies for the grant program to put the signs up and it does not cost the town anything. However, he stated now they have 47 signs in less than a one-mile span to maintain when they get knocked down, run over or need to be replaced, noting that they then become a cost to the Town. He stated the Town should have a mechanism in place for the General Government and for the Board of Education to obtain Town Council approval to apply for Grant Funding so that the town was aware of the total cost of the ownership. He stated by obtaining Town Council authorization that the town would have some control, noting that some things start out as “free” and then end up costing the town money.

Councilor Malone noted his experience in serving on the Board of Education and he explained, as an example, that the Board of Education could obtain grant funding to buy 20 smart boards, at no cost to the Town. However, he stated in five years the smart boards would become unusable unless they spent \$20,000 - \$30,000 for the software upgrades. He stated by having a mechanism in place requiring Town Council approval to apply for grant programs that it would allow the town to consider the real cost to the town before moving ahead with something that was not really “free”.

### COMMUNICATIONS LISTING FOR JANUARY 10, 2018

#### INCOMING CORRESPONDENCE

1. Mr. Delaporta ltr dated 12/13/2017 re: 146 “*An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance*” that was adopted on October 11, 2017
2. Public Works Director/Town Council E-mail Thread dated 1/8/2018- 1/10/2018 re: Implementation of #146 “*An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance*” that was adopted on October 11, 2017.
3. Planning & Zoning memo dated 12/18/2017 re: Review Lease 322 Colonel Ledyard Highway
4. Mayor ltr dated 12/18/2017 re: Support Grant Application Atkinson Property
5. Planning & Zoning memo dated 12/18/2017 re: Support Grant Application Atkinson Property
6. Mayor ltr dated 12/20/2017 re: Out of Town 12/26/2017 – 1/3/2018
7. SCRRRA Tipping Fees ltr dated 12/15/2017 re: Tipping Fees for 2019
8. Mrs. Weiner ltr dated 1/3/2018 re: Resign from Housing Authority
9. DTC Appointment Application dated 1/2/2018 re: Rodriguez to Parks & Recreation Commission
10. Housing Authority ltr dated 1/8/2018 re: Snow plowing Housing Facility

## OUT GOING CORRESPONDENCE

1. Admin Asst ltr dated 12/15/2017 re: Action Ltr Town Council Meeting s of December 14, 2017
2. Admin Asst Memo to T. Clerk dated 12/14/2017 re: Town Council & Sub-Committees 2018 Meeting Schedules
3. LtC ltr to Mayor and BOE dated 12/15/2017 re: Budget Letter of Directive Fiscal Year 2018/2019
4. LTC ltr to Kulo dated 12/15/2017 re: Reappointed to Planning & Zoning Commission
5. LTC ltr to Woody dated 12/15/2017 re: Reappointed to Planning & Zoning Commission
6. LTC ltr to Bolduc dated 12/15/2017 re: Reappointed to Library Commission
7. LTC ltr to Candler dated 12/15/2017 re: Reappointed to Library Commission
8. LTC ltr to Candler dated 12/15/2017 re: Reappointed to Library Commission
9. LTC ltr to Grenger dated 12/15/2017 re: Reappointed to Library Commission
10. LTC ltr to Warren dated 12/15/2017 re: Reappointed to Library Commission
11. Finance Cmt memo to Mayor and BOE dated 12/14/2017 re: Preliminary Budget Schedule
12. Finance Cmt memo to Department Heads dated 12/14/2017 re: Preliminary Budget Work Session Schedule
13. LTC ltr to DeBrodt dated 12/15/2017 re: Reappointed to Inland Wetlands and Watercourses
14. LTC ltr to Ribe dated 12/15/2017 re: Reappointed to Inland Wetlands and Watercourses
15. LTC ltr to Washington dated 12/15/2017 re: Reappointed to Inland Wetlands and Watercourses
16. LTC ltr to Dougherty dated 12/15/2017 re: Reappointed to Senior Citizens Commission
17. LTC ltr to Holmes dated 12/15/2017 re: Reappointed to Senior Citizens Commission
18. LTC ltr to Rodriguez dated 12/15/2017 re: Reappointed to Senior Citizens Commission
19. LTC ltr to Sokolski dated 12/15/2017 re: Reappointed to Senior Citizens Commission
20. LTC ltr to English dated 12/15/2017 re: Reappointed to Parks & Recreation Commission
21. LTC ltr to Khors dated 12/15/2017 re: Reappointed to Parks & Recreation Commission
22. LTC ltr to Leandri dated 12/15/2017 re: Reappointed to Parks & Recreation Commission
23. LTC ltr to Lozier dated 12/15/2017 re: Reappointed to SCRRRA
24. LTC ltr to SCRRRA dated 12/15/2017 re: Reappointed Lozier as Town Representative on SCRRRA
25. LTC ltr to Panoski dated 12/15/2017 re: Reappointed to Pension Board
26. LTC ltr to Thorne dated 12/15/2017 re: Reappointed to Pension Board
27. Mr. Stern e-mail dated 12/14/2017 re: State Budget FY 17/18 – Library Services

## NOTICE OF AGENDA

1. Charter Revision Cancellation 12/21/2017; 1/4/2018
2. Permanent Municipal Building Cmt Agenda 12/18/2017; 1/8/2018
3. Ledyard Town Center Cmt Cancellation 1/2/2018
4. Historic Commission Agenda 11/20/2017
5. Social Services Cancellation 12/26/2017
6. WPCA Agenda 12/26/2017
7. Ledyard Pride & Beautification Cancellation 1/2/2018
8. Inland Wetland and WaterCourses Agenda 1/2/2018
9. Planning & Zoning Agenda 1/11/2018
10. Conservation Commission Agenda 1/9/2018
11. Parks & Recreation Agenda 1/9/2018
12. LUPPW Cmt Sp. Agenda 1/2/2018
13. Finance Agenda 1/3/2018

14. Sp. Joint Finance Cmt GG & BOE 1/4/2018
15. Admin Agenda 1/10/2018
16. Town Council Public Hearing 1/10/2018
17. Town Council Agenda 1/10/2018

#### MINUTES

1. Permanent Municipal Building Cmt Minutes 12/18/2017
2. Inland Wetland and Watercourses Minutes 11/4/2017
3. Ledyard Town Center Cmt Sp. Minutes 12/11/2017
4. Historic Commission Minutes 11/20/2017
5. Library Minutes 11/20/2017
6. WPCA Minutes 11/21/2017
7. Planning & Zoning Minutes 12/14/2017
8. Conservation Commission Minutes 12/12/2017
9. Parks & Recreation Minutes 12/12/2017
10. LUPPW Organizational Minutes 12/7/2017; Sp. Minutes 12/7/2017
11. Sp. Finance Minutes 11/16/2017; Minutes 11/21/2017
12. Finance Cmt Organizational Minutes 12/6/2017; Reg Minutes 12/6/2017
13. Admin Cmt Organizational Minutes 12/12/2017; Sp. Minutes 12/12/2017
14. Town Council Sp. Minutes 12/13/2017; Reg Minutes 12/13/2017
15. Town Council Public Hearing Minutes 12/13/2017

#### X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

##### Administration Committee

Councilor Eichelberg stated the Administration Committee met earlier this evening and in addition to the appointments on tonight's agenda the Committee addressed the following: (1) Ordinance Update Initiative – Councilor Eichelberg noted that the Committee reviewed another ten Ordinances that were assigned to Councilor Marshall. He asked the Councilors who have not yet submitted their recommendations to provide marked-up copies of the Ordinances showing the proposed changes and not just summaries of the changes; (2) Proposed “*Ordinance providing for Archery Hunting on Certain Town Owned Lands*” Councilor Eichelberg invited Councilor Saums to attend their February 13, 2018 meeting to address some questions regarding the proposal; (3) Began reviewing the following Ordinances: (a) Ordinance #138 “*An Ordinance Establishing a Municipal Building Committee for the Town of Ledyard*” relative to membership requirements; and (b) Ordinance #75 “*An Ordinance Amending An Ordinance Prohibiting the Placing of Obstructions or the Drainage of Water on Town Roads*”; and (4) Deferred action on the following Policies as the Finance Committee has not completed their review: (a) “*Fund Balance Reserve Policy for the Town of Ledyard*”; (b) “*Debt Policy for the Town of Ledyard*”; and (c) “*Investment Policy for the Town of Ledyard*”.

Chairman Davis noted the last item on tonight's agenda was to discuss the Ordinance Update Initiative. She stated because it would be very expensive to have public hearings for all of the town's Ordinance as they were being updated; and that it would be too difficult to expect to discuss 100 Ordinances at one public hearing that she thought that the Town Council could discuss changes to the Ordinances as they were being worked on to see if anyone had any questions regarding the proposed changes or recommendations.

Councilor Eichelberg explained that most of the changes to the Ordinances that the Administration Committee has already worked on were references to state statutes numbers that needed to be updated or changing the dollar amount of imposed fines, cleaning up verbiage, or the Ordinance was superseded by a more recent ordinance, etc. He stated the Committee has not come across any Ordinances that needed an overhaul yet.

#### Finance Committee

Councilor Saums stated the Finance Committee met on January 3, 2018 and he noted in addition to the items on tonight's agenda that the Committee also discussed the following: (1) Nathan Lester House Roof which was leaking and needed to be replaced. He stated because the house had been vacant that the leaks were recently discovered when the new tenants moved in at the end of November. He stated that they have tarps and a kiddie pool in the attic to catch the water that was coming in. He stated to date the Historic District Commission has obtained one quote that was about \$10,000 - \$12,000 to replace the roof and he noted that they were in the process of obtaining two more quotes for the project. He stated the Finance Committee was hopeful that they could identify funding to replace the Nathan Lester House roof, within the existing Capital Needs budget, that the Town Council approved at their December 13, 2017 meeting; (2) Pension Funding Policy relative to extending the amortization of the unfunded liability from 10 years to 12 years – Councilor Saums explained because of changes to the Mortality Tables and changes to the Internal Revenue Services (IRS) Rules that the town's contribution rate for this year (17/18) increased by \$129,000 over the amount that was initially budgeted. He stated that he would be attending the Pension Board's January 19, 2018 meeting to discuss the Town's option to extend the amortization of the unfunded liability.

#### Land Use/Planning/Public Works Committee

Councilor Dombrowski stated the Land Use/Planning/Public Works Committee met on January 2, 2018. He stated in addition to the items on tonight's agenda the Committee forwarded the proposed "*Ordinance providing for Archery Hunting on Certain Town Owned Lands*" to the Administration Committee for their review.

#### Charter Revision Commission

Chairman Davis noted that because the Town would not be voting on the proposed Charter changes until the November 6, 2018 election that she wanted to wait as long as possible to receive the Charter Report to allow for additional changes to be made, should the need arise. She went on to state that today the subject of appointing alternate members to the Board of Assessment Appeals came up noting that in accordance with the governing state statute the town can appoint an alternate member for each regular member of the Board. Therefore, she stated that she has referred this subject to the Charter Revision Commission.

#### Permanent Municipal Building Committee

Councilor Marshall noted that the PMBC met on January 8, 2018 and he reported on the following: (1) Schools Consolidation/Improvement Project(s) (Middle School and Gallup Hill School) - The projects were moving along well, noting that they were ahead of schedule and under budget. The block work has been completed for both schools, and the sheet rocking, taping and painting was on-going; (a) Gallup Hill School – Playscape has been installed, the installation of windows was nearly complete. The standing water problem was being addressed. Instead of using white cedar for the enclosure the PMBC decided to use red cedar. Although the red cedar was a little more expensive, Councilor Marshall stated it required less maintenance and would last longer; (b) Middle School – Some Safety Glass was being replaced due to a slight distortion around the edges; (2) Police Headquarters Facility – There is a high humidity issue in the basement/locker room area and adjacent rooms. The Architect's solution was to dry out the air more and the cost to correct the humidity problem was going to be \$14,000. Councilor Marshall stated in researching the humidity problem that he thought it could be a design issue; and therefore, the town should not be responsible for the cost to correct the issue noting that the Architect designed, built and guaranteed the Police Headquarters Facility. However, he noted that the PMBC has been told that the town would be responsible for the cost to correct the problem; (3) PMBC Annual Election of Officers: The PMBC voted to continue with their current slate of Officers as follows: Chairman Steve Juskiewicz, Vice-Chairman Pete McIntyre, Recording Secretary Jerry Tyminski. Councilor Marshall stated that these gentlemen have been doing a fine job!



Nursing Board

Councilor McGrattan stated the Nursing Board met on January 9, 2018. She noted at each meeting one of the School Nurses provides a report. She stated the following data was provided on the Gales Ferry School and Juliet W. Long elementary schools that has a combined enrollment of 587 students:

Gales Ferry School

5 Pre-K Classes  
3 Kindergarten Classes  
3 First Grade Classes  
3 Second Grade Classes

Juliet W. Long

3 Third Grade Classes  
3 Fourth Grade Classes  
3 Fifth Grade Classes  
4 Sixth Grade Classes

Since September 2017 the Schools had 68 students transfer into the District and 40 students transfer out of the District, which does not include all the new students that began Pre-K and Kindergarten in August.

- 13 Students – Epi Pen for food or bee sting allergy.
- 1 Student – Catherization and feedings by the Nurse. Also, Nursing Assessments done during diaper changes.
- 1 Student – Diabetic that requires Acu Checks at a minimum of twice daily, and as needed throughout the day.
- 1 Student – Increased risk of hypo hyperthermia due to neuropathy disorder and needs to be monitored during colder weather.
- Average Visits to the Nurses Office between both schools were over 100 per day.
- Vision and Hearing screenings were completed in October by the School Health Aids and rescreened by the Nurse.
- Scoliosis screening for fifth grade girls will be completed.

Board of Education

Councilor Ingalls stated the Board of Education met on December 20, 2017 and addressed the following: (1) Elected Officers – Chairman Anthony Favry, Vice-Chairman Stephanie Calhoun; Chairman of Finance Mike Brawner; Facilities Chairman Kate DiPalma-Herb, Policy Chairman Gordon Strickland, Negotiations Chairman Jesse James; (2) Impact Aid Funding – As a result of the Assistant to the Superintendent Pam Najarian’s work the Board of Education has secured \$160,000 more in their Impact Aid Funding than what they anticipated for Impact Aid revenues.

Water Pollution Control Authority

Councilor Saums stated the WPCA met on December 26, 2017 and addressed the following: (1) Wastewater Treatment Plant Improvement/Upgrade Project - Councilor Saums stated the WPCA has been having some problems with the completion of the \$1.3 million project. He stated that the cost overruns were about \$157,000 and the WPCA has done some negotiation with RH White. He stated it was his opinion that none of the problems were caused by RH White, noting that the problems were caused by turn-over within the Project Management of Fuss & O’Neil Engineers. He stated because they had several Project Managers that there were things that were completely missed in the hand-off and transitions. They had problems with the screen and retractor arm noting that the equipment did not fit, did not work and had to be retrofitted. A lot of work was done by the WPCA Sewer Plant employees, noting that they ran manual processes because they had problems with control panels and the SCADA Systems (Supervisory Control And Data Acquisition). He stated that he thought almost all the problems they have had with the Wastewater Facility Upgrade Project was due to the design and project management oversight gaps. He stated in fairness to Fuss & O’Neil the Plant was old and it had been retrofitted once and he commented that it was not easy to retrofit old systems and make new things fit, noting that they had a transformer the did not fit in the building and they had to cut new doors in at the WPCA’s expense. He explained that the WPCA had about \$75,000 that they can contribute toward the cost overruns for the project, and that they would be submitting a request to the Town Council to transfer some of the Sewer Plant funding that was owed by the Water Division.

Parks & Recreation Commission

Chairman Davis stated Parks & Recreation was working on the Fiscal Year 2018/2019 Budget and that they plan to bring their budget in 12% under the current year, noting that the Mayor has asked Departments to reduce their budgets by 10%. Chairman Davis went on to announce that the Parks & Recreation Commission has one vacancy, noting that Maze Stephan effectively resigned stating that she did not want to continue to serve on the Commission when her term ended on December 29, 2017.

XI. MAYOR’S REPORT

Chairman Davis noted that although Mayor Allyn, III could not be present this evening he provided the following report: (1) Winter Operations Budget –After the January 4, 2018 Snowstorm/Blizzard the Winter Operations Budget has been expended by 65%. The timing of the storms has been a factor noting that they have occurred during nights, weekends and holidays. The good news was that there were no car accidents probably because all residents chose to stay off the roads; (2) Fiscal Year 2017/2018 Spending freeze continued to be in place. This will remain in place until the Town knows what the State was doing with Municipal Revenues to the towns; (3) Southeastern Connecticut Council of Governments (SCOG) Meeting – December 20, 2017 – Mayor Allyn was nominated to serve as the Co-Chair for Southeastern Area Transit (SEAT) Board of Directors. Mayor Allyn reminded the Board that Ledyard was the only town to pull out of SEAT last year and should this happen again, that he would resign from the SEAT Board; (4) Streetlight Conversion (LED) Project - TANKO was awaiting construction approval from Eversource, which was expected next month. Once this occurs, the work to convert all the streetlights to LED fixtures would take 4-6 weeks; (5) Tipping Fees Fiscal Year 2018/2019 – Southeastern Connecticut Regional Resource Recovery Authority (SCRRA) Fees for next year will remain at \$58 per ton; (6) Town Hall Septic System - Septic issues at Town Hall and Annex were causing back-ups in lower level of the Town Hall. An independent inspection found that the lines were frozen in the ground, which should not happen (design / installation issue?). The line from Town Hall was still frozen. This was very disappointing as the remedy may require tearing up new asphalt parking lot.

Questions to the Mayor - None.

XII. OLD BUSINESS – None.

XIII. NEW BUSINESS

CONSENT CALENDAR

- \*1. MOTION to reappoint the following members to the Building Code of Appeals for a five (5) year term ending October 14, 2022:

Mr. Ernest A. Maynard, Jr, (U) 746 Shewville Road, Ledyard  
Mr. Stanley Juber (R) 13 Iron Street, Ledyard  
Mr. Gabriel B. Stern (D) 1065 Long Cove Road, Gales Ferry  
Mr. Wayne Chiapperini (R) 150 Library Street, Mystic  
Mr. Hubert G. Sokolski (R) 14 Mary Belle Circle, Gales Ferry

- \*2. MOTION to approve two refunds in the amount of \$6,083.95 that exceeds \$1,200.00 in accordance with Tax Collector departmental procedures.

Moved by Councilor Eichelberg, seconded by Councilor Dombrowski  
VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0  
MOVER: Steve Eichelberg, Town Councilor  
SECONDER: Kevin Dombrowski Town Councilor  
AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Malone, Marshall, Sabilia, Saums

General Items:

3. MOTION to approve the request for funds necessary to implement the written proposal between the Town of Ledyard and the School Health Aides Union Local 1303-210 AFSCME; July 1,2017 – June 30, 2020.

Moved by Councilor Saums, seconded by Councilor Malone

Discussion: Administrator of Human Resources Don Steinhoff stated there were six members of the School Health Aides Union earning \$15.21 to \$17.03 per hour. He stated the agreed upon increase was 1.95% for each of the contract years noting that there was no retro payment. He stated the School Health Aides Union took a 1% increase for each year of the three-year contract. He stated there is one Health Aide assigned to each school to assist the School Nurse throughout the day.

Councilor Saums stated with their last contract the School Health Aides was the first contract that was negotiated during which the Town asked for a 1% increase and the Union agreed. However, he stated the Town did not get a 1% increase from any of the subsequent Union Agreements. Therefore, he stated the School Health Aides felt that they had already been paid less than their share. He went on to state at one point the Town and the Union declared an impasse noting that the negotiations became contentious. He concluded by stating that he recommended the Town Council approve the request.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0

MOVER: Bill Saums, Town Councilor

SECONDER: Tom Malone, Town Councilor

AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Malone, Marshall, Sabilia, Saums

4. MOTION to delay the implementation of Ordinance #146 “*An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance*” that was adopted on October 11, 2017.

*“In addition, refer Ordinance #146 “An Ordinance Amending a Town of Ledyard Waste Management and Recycling Ordinance” back to the Land Use/Planning/Public Works Committee until the Town received clarification.*

Moved by Chairman Davis, seconded by Councilor Dombrowski

Discussion: Chairman Davis stated at the Town Council’s December 13, 2017 meeting that she expressed concerns that the Town had not received a response from the Town Attorney or the State Attorney General regarding their request for an opinion regarding the Connecticut General Statutes sec. 21-82(a)(12). She stated the state statute was not clear; and therefore, it would be wise to delay the implementation of Ordinance #146 until they were comfortable.

Councilor Dombrowski recommended Ordinance #146 “*An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance*” be referred to the Land Use/Planning/Public Works Committee until the Town received clarification.

Chairman Davis asked that the Town Council agree to the following “*friendly amendment*” to include the following language in the Motion: “*In addition, refer Ordinance #146 “An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance” back to the Land Use/Planning/Public Works Committee until the Town received clarification.*” The Town Council agreed to the additional language as a “*friendly amendment*”.

Councilor Saums stated when the Finance Committee began discussing this Ordinance he stated that it would hurt people who could least afford it, those being residents who live in mobile homes and manufactured mobile homes, as was pointed out this evening.

He went on to state that he wanted to clarify some things that have been said noting that at least one of the commercial park operators said that the owners would have to pass along these costs to the tenants. Councilor Saums stated that the mobile home park owners do not have to pass along the cost for trash pick-up to the tenants. He stated the Town Council's intent in their approval of Ordinance #146 was that Ledyard does not pick-up trash for commercial entities. He stated owners of mobile home parks were commercial entities and other towns do not pick-up trash from mobile home properties or apartment houses that are owned by commercial entities and it does do not collect trash for any other commercial enterprise in town. He stated it was his opinion that the mobile home operators have benefited from a windfall during the many years the town has collected trash from privately owned residential properties. He stated that he knows that mobile home park owners would most likely pass the cost of trash pick-up onto the tenants. He stated that he was appalled that the Town Council was considering discontinuing the pick-up of trash at mobile home parks, however, he stated he voted for the Ordinance because the Town Council had a series of public meetings at which the subject was discussed, and at which no one came to the meetings and spoke. He stated the Town Council also held a public hearing, and he posted on Facebook that the Town Council had scheduled a public hearing on the proposed ordinance and that he asked for those who were not able to attend the public hearing to write to them. However, he stated no one appeared at any of the publicly posted meetings, no one sent comments to the Town Council, and no one attended the public hearing. He stated after the Ordinance was approved that most of the people the Town Council heard from were commercial property owners not the owners of mobile homes. He stated that he thought the Town could find a better long-term solution. He stated he has asked one of the commercial property owners to put as much energy into helping the town look at options such as "*Pay As You Throw*" as he has put into opposing Ordinance #146; and he noted that the commercial property owner has agreed.

Councilor Saums continued to address the "*Pay As You Throw*" (PAYT) program and he explained that it would put the onus of trash on the people who use it most. He stated the people who have the least trash would pay the least. He stated, "*Pay As You Throw*" would help the town reduce their tonnage in total. He asked that people pay close attention to "*Pay As You Throw*" noting that a Public Information Session would be scheduled to see what the program has done for other towns. He stated if Ledyard decided to implement a "*Pay As You Throw*" program, he thought that they would all save money and resolve the trash issue long-term.

Councilor Malone stated Ordinance #146 "*An Ordinance Amending A Town of Ledyard Waste Management and Recycling Ordinance*" was an off-shoot symptom of "*What was the Town doing in the business of trash collection?*" and he questioned whether this was what town government was supposed to do. He stated although the Finance Committee has not yet looked at the details of the "*Pay As You Throw*" program that he supported Councilor Saums' comments, noting that they have been working on this issue for at least eighteen months. He stated, as Councilor Saums' noted, that while the Finance Committee was working on the Ordinance at public meetings, at which the public was invited to attend and give their opinion, that no one came. However, he stated now that it was time to write the check, the Town Council was being the bad guy for approving Ordinance #146. He stated all the other towns in Connecticut and Rhode Island follow the state statute in the same fashion. He thanked Chairman Davis for reminding them that the Town has not received a legal opinion regarding this matter. However, he stated once they do receive a legal opinion that he would like to see the Town Council close out this issue for better or worse.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0

MOVER: Linda Davis, Chairman

SECONDER: Kevin Dombrowski, Town Councilor

AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Malone, Marshall, Sabilia, Saums

5. MOTION to appoint Mr. Charles Duzy (U) 4 Harvard Terrace, Gales Ferry to the Housing Authority for five (5) year term ending March 31, 2020 filling a vacancy left by Mrs. Weiner.

Moved by Councilor McGrattan, seconded by Councilor Saums

Discussion: Councilor McGrattan stated the Housing Authority was a five member Board. She stated because they sometimes have difficulty obtaining a quorum at their meetings that it was important that Mrs. Weiner's vacancy be filled as soon as possible. She stated that Mr. Duzy would be an asset to the Housing Authority.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0  
MOVER: Mary McGrattan, Town Councilor  
SECONDER: Bill Saums, Town Councilor  
AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Malone, Marshall, Sabilia, Saums

6. MOTION to appoint the following to the Municipal Building Committee as Board of Education Representatives in accordance with Ordinance #138 *“An Ordinance Establishing a Municipal Building Committee for the Town of Ledyard”*.

Ms. Kate DiPalma-Herb (D) 19 Meadow Drive, Gales Ferry

Mr. Robert Guerrera (R) 19 Parkwood Drive, Gales Ferry.

Moved by Councilor Ingalls, seconded by Councilor Saums

Discussion: None.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0  
MOVER: Andra Ingalls, Town Councilor  
SECONDER: Bill Saums, Town Councilor  
AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall, Malone, Sabilia, Saums

Finance Committee

7. MOTION to authorize the Mayor sign the *“House Lease”* for 332 Colonel Ledyard Highway, a single-family home, for \$1,300 per month.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums stated in accordance with CGS 07-163e a Public Hearing was held earlier this evening regarding the proposed lease for 332 Colonel Ledyard Highway at which two residents spoke in-favor of the lease. He provided some background stating that the Town acquired 332 Colonel Ledyard Highway thru a foreclosure. The property was formerly known as the *“Founders Preserve Subdivision”* and included 46 ± acres. He stated the subdivision was approved during the peak of the real estate market, however, it failed when the market collapsed. He stated the property located at 332 Colonel Ledyard Highway was the house that sits on the Road. However, there was a small title issue regarding the boundary line and because the Town currently does not have a clear, saleable marketable title at this time that the thought was that the Town could 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. 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.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0

MOVER: Bill Saums, Town Councilor

SECONDER: Andra Ingalls, Town Councilor

AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall, Malone, Sabilia, Saums

8. MOTION to approve the Town Council Department Fiscal Year 2018/2019 Budget in the amount of \$201,009 to be included in the General Government's proposed budget, as contained in the draft dated December 27, 2017.

Moved by Councilor Saums, seconded by Councilor

Discussion: Councilor Saums explained that as the Town begins the annual budget process each department is required to submit a proposed budget to the Mayor to be included in the proposed General Government budget. He stated the Town Council Department's proposed Fiscal Year 2018/2019 Budget was in the amount of \$201,009, noting that per the Mayor's directive the proposed Town Council Department's budget has been decreased by 10% from the previous Fiscal Year (2017/2018).

Chairman Davis addressed comments that were made last year during the annual budget process noting that a resident divided the \$200,000 budget by the nine-member Town Council and made statements that each Councilor received \$22,000 for their service. She provided clarification stating that the proposed \$201,009 budget provided for town expenses such as the Annual Audit Fee, Legal Fees, and other operating costs. She stated although the members of the Town Council are elected that they are volunteers and do not receive any money for their service to the Town.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0

MOVER: Bill Saums, Town Councilor

SECONDER: Andra Ingalls, Town Councilor

AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall, Malone, Sabilia, Saums

9. MOTION to recommend the Town Council approve the Town Council Department Capital Improvement Projects (CIP) Fiscal Year 2018/2019 Budget to be included in the General Government's proposed budget, as contained in the draft dated December 27, 2017.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums explained that each year Departments submit their Capital Improvement Projects to the Planning Department to be included in the Capital Improvement Plan (CIP) as part of the annual budget process. He stated for the upcoming Fiscal Year 2018/2019 that the Town Council was not requesting any funding be allocated to their Laptop Replacement Plan, due to reductions in State Municipal Aid. He stated that this was the second consecutive year that funding has not been allocated for the Laptop Replacement Plan. He stated that currently the Town Council Laptop Replacement CIP Account has an available balance of \$2,001.15. He noted that most Town Councilors use their own laptop computers.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0  
MOVER: Bill Saums, Town Councilor  
SECONDER: Andra Ingalls, Town Councilor  
AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall,  
Malone, Sabilia, Saums

Land Use/Planning/Public Works Committee

10. MOTION to authorize the Mayor to engage in negotiations for the sale of following town-owned properties that were acquired thru tax foreclosure:

- 1007 Shewville Road, Ledyard  $\pm$  .43 acre
- 5 Spout Run, Ledyard  $\pm$  3 acres
- 69 Inchcliffe Drive, Gales Ferry  $\pm$  .1 acre

Moved by Councilor Dombrowski, seconded by Councilor Saums

Discussion: Councilor Dombrowski stated the Town obtained these three parcels thru tax foreclosures. He stated that an abutting property owner may be interested in purchasing the parcels. Therefore, he stated this action would authorize the Mayor to negotiate the sale of these properties, noting that it was not fiscally responsible for the town to own these types of parcels. He stated the lot located at 5 Spout Run was previously owned by the Home Owners Association.

Councilor Marshall suggested it may be prudent to split the properties between the adjoining property owners and give them land. He stated this would be a win-win noting that the property owners would slightly increase their lots and the town would be able to collect taxes for the property. He stated the adjoining property owners were already enjoying the benefit of having the piece of land between them, and therefore, he questioned why they would purchase a .10 of an acre of land.

Councilor Saums explained because it was town-owned property that they did not have the right to give it away. Councilor Dombrowski explained that the Town had to move forward in this fashion to allow the Mayor to negotiate the sale of these town-owned parcels.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0  
MOVER: Kevin Dombrowski, Town Councilor  
SECONDER: Bill Saums, Town Councilor  
AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall,  
Malone, Sabilia, Saums

11. MOTION to authorize the Mayor to engage in a one-year Marketing Agreement with Londregan Commercial Real Estate to sell the Ledyard Center School, located at 740 Colonel Ledyard Highway, Ledyard.

Moved by Councilor Dombrowski, seconded by Councilor Ingalls

Discussion: Councilor Dombrowski explained that the process to sell the Ledyard Center School would be similar to the recent sale of the Gales Ferry Landing (formerly known as Gales Ferry School). He stated if the Town could sell the property “as is” that it would save the Town \$1.3 million to demolish the facility, which was included in the Bond Resolution for the Schools Consolidation/Improvement Project(s) (Middle School and Gallup Hill School).

Chairman Davis explained that there were a number of steps required that would need to be followed to sell town-owned property, noting that it would require a Town Meeting.



Councilor Ingalls requested clarification regarding the “*Resolution Amending A Resolution Appropriating \$65,835,000 for the Design and Construction of Additions and Renovations to the Ledyard Middle School and Gallup Hill School; And Demolition of Ledyard Center School; And Authorizing the Issue of Bonds and Notes in the Same Amount to finance Said Appropriation*” that was approved by the townspeople at the January 20, 2015 Referendum. She stated the Resolution included \$1,300,000 to demolish the Ledyard Center School and she questioned, based on the Resolution, whether the Town was required to demolish the building. Councilor Saums stated the Resolution authorized the Town to spend the money to demolish the building, explaining that it does not require the town to demolish the building.

Councilor Saums went on to state in attending the January 6, 2018 CCM Municipal Budget Work Shop he learned that the Town was not required to spend the entire budget that was voted on by the taxpayers. He stated the Annual Budget Referendum authorizes the Town to spend the budget presented. However, he stated it does not state that they must spend the entire approved budget. Councilor Marshall stated in speaking to Department Heads that some think that they need to spend their entire budget in order to get the same amount of funding in the following budget year, noting that there was almost a spending frenzy at the end of the fiscal year for departments to spend their budgets. Councilor Saums stated although it may happen in some Departments that not all Department Heads feel that they have to spend their entire budgets. He stated as the Finance Committee works to prepare the annual budget, which begins in March of each year, that the Committee reviews all department budgets line by line looking at how much has been spent year-to-date based on seven months of financial data. He commended the Departments that do not think that they have to spend their entire budget, and he stated that the Finance Committee has tried to minimize the budget tactic to spend their entire budget each year.

Councilor Marshall continued by addressing the demolition of the Ledyard Center School noting at some point it was going to become more expensive to demolish the building. Therefore, he stated the Town could only keep the building on the market for one year.

VOTE: 9 – 0 Approved and so declared

RESULT: ADOPTED 9 – 0

MOVER: Kevin Dombrowski, Town Councilor

SECONDER: Bill Saums, Town Councilor

AYES: Davis, Dombrowski, Eichelberg, Ingalls, McGrattan, Marshall, Malone, Sabilia, Saums

### General Items

#### 12. Discuss work session items – Ordinance Updates.

Councilor Eichelberg provided an overview of the initiative to update the Town’s Ordinances noting that the Administration Committee was assigned the oversight of the project. He reviewed the process as follows:

- Each Councilor was assigned ten Ordinances to review.
- The task was to mark-up the Ordinances with recommended changes.
- The Administration Committee has worked their way thru 30 Ordinances to date. Most of the changes they have done thus far were to clean-up language and update things such as state statute numbers or fines.

Councilor Eichelberg noted the following as examples of the Administration Committee's work to date:

- Ordinance #25 *"An Ordinance Pertaining to the Operation of Vehicles on Off-Street Property Owned by the Town of Ledyard and Establishing Penalties for Violations Thereof"*.

Councilor Eichelberg stated in reviewing Ordinance #25 that there were no significant changes, other than the fact that it referenced *"Constables"*. He stated the Town employs *Police Officers* not *Constables*. Therefore, the Committee made that change, and they also added a reference to the *Police Chief of the Town of Ledyard*, since they now have a Police Chief.

Councilor McGrattan stated when the Ordinances involved other departments that they sent the Ordinances to those departments and requested their input, noting that the Departments for which the ordinances apply know most about the subject matter.

- Ordinance #19 *"An Ordinance Providing Penalties for Violation of the Connecticut State Building Code"*

Councilor Eichelberg stated Ordinance #19 was updated to correct a couple of minor grammar changes. Also, instead of calling out things that the state statute already calls out the Administration Committee simply referenced the state statute.

- Ordinance #72 *"An Ordinance Regarding Audit-Oriented Business"*

Councilor Eichelberg stated for Ordinance #72 they changed the definition of "Inspector" to simply mean *"An official that the Town Council or Mayor delegates"*.

Councilor Eichelberg stated that these were examples of the kinds of changes that were being made to the Ordinances this far.

Councilor McGrattan noted that the Administration Committee was also taking fines out of the Ordinances and instead referenced the state statute, explaining that some of the fines contained in the state statutes change almost every year.

Chairman Davis stated several of the Ordinances she was reviewing involved the issue of enforcement and fines. She noted Ordinance #38 as follows:

- Ordinance #38 *"Ordinance Prohibiting Parking on Town Roads During Winter Storms and Providing Penalties for Violation Thereof"*

Chairman Davis stated the Ordinance states what they were not supposed to do; however, it does not state what was supposed to be done if there was a violation. Therefore, she questioned if there was a violation who should be contacted....the Mayor, Police, Public Works, etc.? Councilor Eichelberg stated at Chairman Davis' request the Administration Committee began looking at Ordinance #38 this evening. Chairman Davis stated that she has also asked Public Works Director Steve Masalin to review the Ordinance and provide comments.

Councilor Dombrowski stated he was working on Ordinances #1 - #10 and he stated that the first two Ordinances could not be updated until the Town Council has completed their work on all the Town Ordinances. (Ordinance #1 *"An Ordinance Repealing Certain Ordinances"*; and Ordinances #2 *"An Ordinance Renumbering Certain Ordinances"*). He also noted that many of the Ordinances have been repealed and superseded by more recent Ordinances.

Chairman Davis thanked the Administration Committee for the update this evening and asked that they keep the Town Council informed as they move thru this process.

Chairman Davis assigned the following Ordinances:

Councilor Sabilia - Ordinances #81 - #90

Councilor Ingalls – Ordinance #91 - #101

#### IX. ADJOURNMENT

VOTE: Councilor Eichelberg moved to adjourn, seconded by Councilor Malone.  
9- 0 Approved and so declared. The meeting adjourned at 8:02 p.m.

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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 Regular Town Council  
Meeting held on January 10, 2018.

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Linda C. Davis, Chairman



# 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.

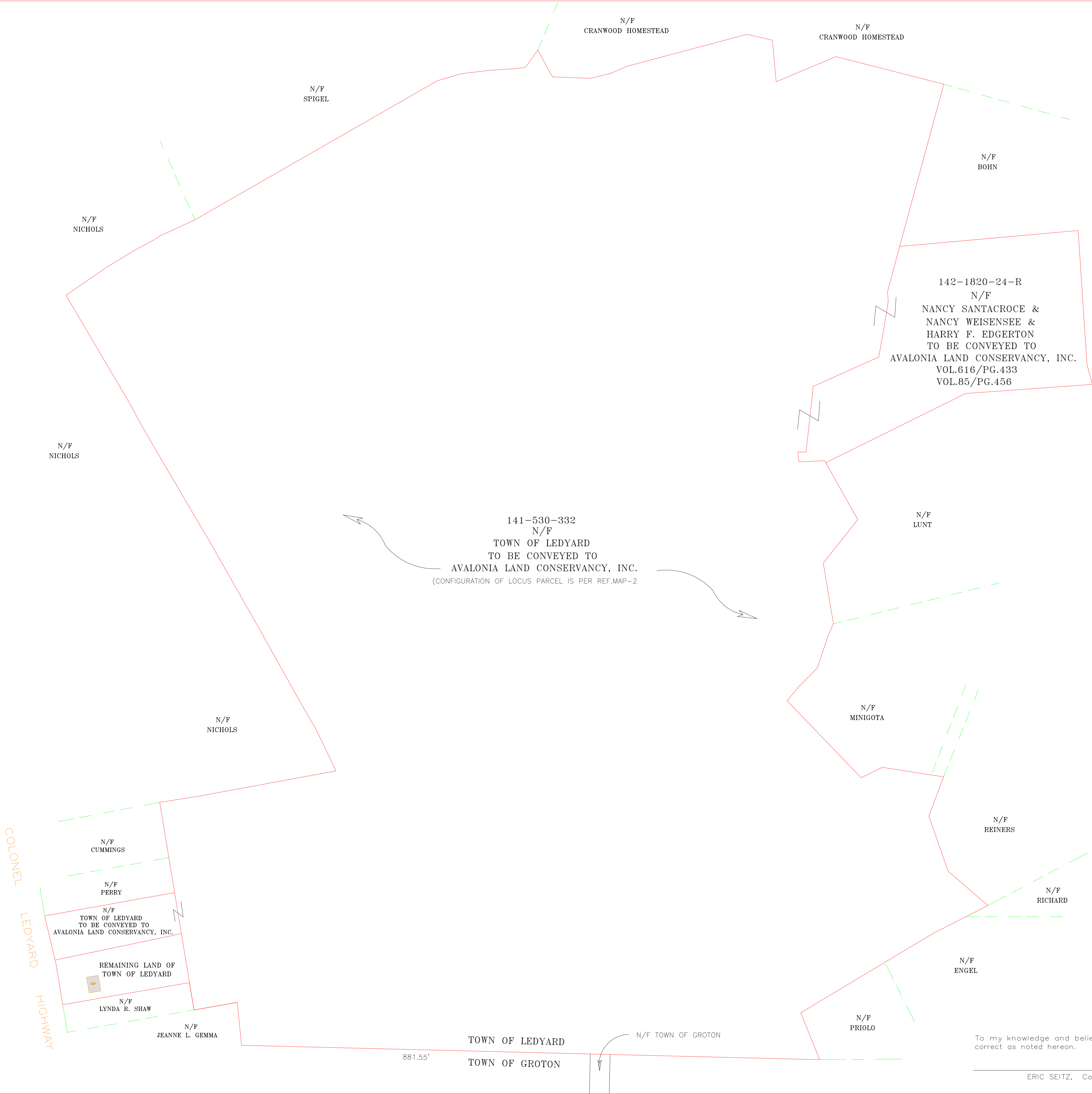
In preparation to sell the town-owned residential property located at 332 Colonel Ledyard Highway, the Land Use/Planning/Public Works Committee respectfully requests the Planning & Zoning Commission conduct an 8-24 Review.

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



NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20, and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
  - Survey Type: GENERAL LOCATION SURVEY
  - This survey conforms to a Class "D" horizontal accuracy
2. Not valid without a live signature and embossed seal.

REFERENCE MAP:

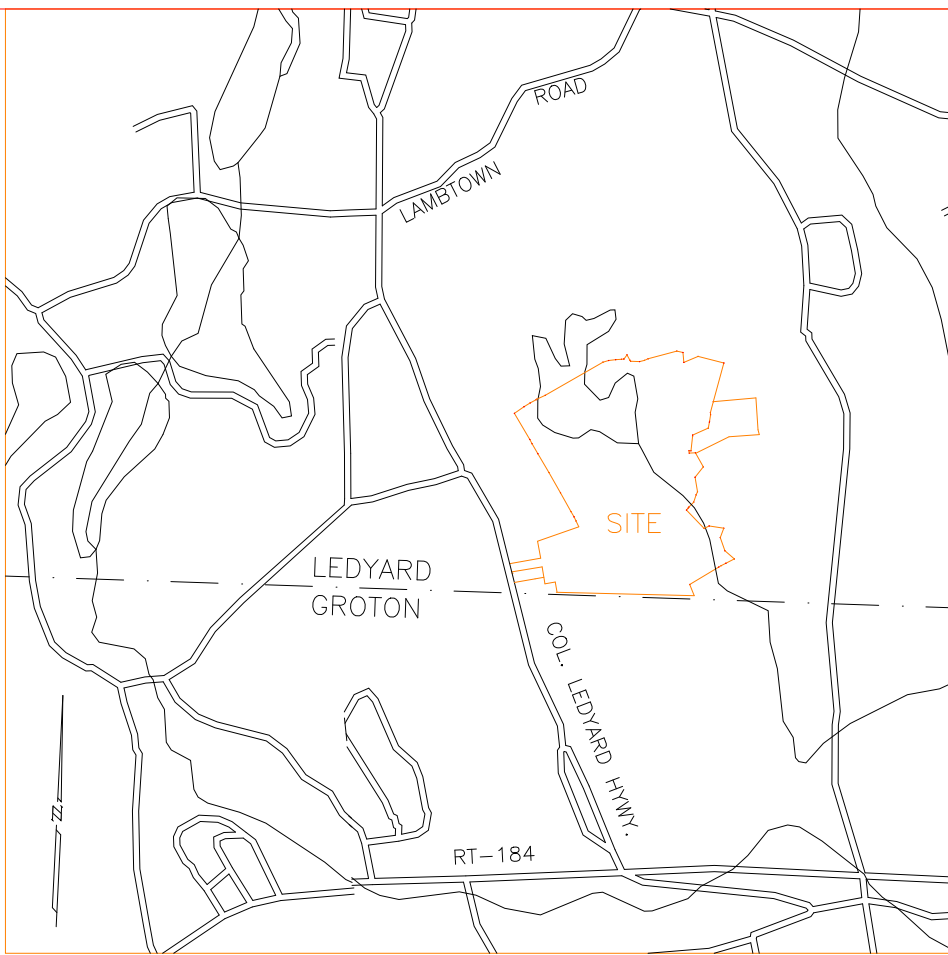
1. "RECORD SUBDIVISION MAP LAND NOW OR FORMERLY 332 CLH, LLC. FOUNDERS PRESERVE COLONEL LEDYARD HIGHWAY LEDYARD, CONNECTICUT DATE: JULY 28, 2008 SCALE: 1"=100'
2. "BOUNDARY SURVEY PREPARED FOR MAURICE ROCHELEAU COLONEL LEDYARD HIGHWAY AND PAINT MILL DRIVE LEDYARD-CONNECTICUT SCALE 1"=100' MARCH 2001 BY SUSAN CAMP

To my knowledge and belief, this map is substantially correct as noted hereon.

ERIC SEITZ, Conn. L.S. #18856

GENERAL LOCATION SURVEY  
PREPARED FOR  
AVALONIA LAND CONSERVANCY, INC.  
332 COLONEL LEDYARD HIGHWAY  
LEDYARD CONNECTICUT  
SCALE 1"= 120' MARCH 2023  
SHEET 2 OF 2





LOCATION PLAN

141-530-332  
N/F  
TOWN OF LEDYARD  
TO BE CONVEYED TO  
AVALONIA LAND CONSERVANCY, INC.  
AREA = 93.14 S.F. + -

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20, and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;  
- Survey Type: RE-SURVEY  
- This survey conforms to a Class "A-2" horizontal accuracy
- Not valid without a live signature and embossed seal.
- REF.DEED VOL.559/PG.54  
Locus parcel lies within zoning district R-60.

REFERENCE MAP:

- "RECORD SUBDIVISION MAP LAND NOW OR FORMERLY 332 CLH, LLC, FOUNDERS PRESERVE COLONEL LEDYARD HIGHWAY LEDYARD, CONNECTICUT DATE: JULY 28, 2008 SCALE: 1"=100'
- "BOUNDARY SURVEY PREPARED FOR MAURICE ROCHELEAU COLONEL LEDYARD HIGHWAY AND PAINT MILL DRIVE LEDYARD-CONNECTICUT SCALE 1"=100' MARCH 2001 BY SUSAN CAMP

PERIMETER SURVEY  
PREPARED FOR  
AVALONIA LAND CONSERVANCY, INC.

332 COLONEL LEDYARD HIGHWAY  
LEDYARD CONNECTICUT  
SCALE 1"= 30' MARCH 2023

SHEET 1 OF 2  
REV 5 22 23

N/F  
NICHOLS

N/F  
CUMMINGS

141-530-336  
N/F  
RUSSELL PERRY  
VOL.604/PG.763

141-530-334  
N/F  
TOWN OF LEDYARD  
TO BE CONVEYED TO  
AVALONIA LAND CONSERVANCY, INC.  
VOL.630/PG.720  
VOL.624/PG.212  
VOL.350/PG.169  
AREA = 29,752 S.F.

NOT AN APPROVED BUILDING LOT

141-530-332  
REMAINING LANDS OF  
TOWN OF LEDYARD  
AREA = 45,492 S.F.

141-530-330  
N/F  
LYNDA R. SHAW  
VOL.417/PG.1007

To my knowledge and belief, this map is substantially correct as noted hereon.

ERIC SEITZ, Conn. L.S. #18856

30 0 30 60 90 Feet

PER REF.MAP-2



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 22-017

**Agenda Date:** 8/23/2023

**Agenda #:** 6.

## LAND USE

### **Subject/Application:**

MOTION to approve to update the Appendix to the “*Resolution Establishing Administrative Control of Town Owned or Town Leased Properties*” titled “*List of Real Properties Owned or Leased by the Town of Ledyard*” as presented in the draft dated August 7, 2023.

### **Background:**

The LUPPW Committee is working to review and research the 191 Town-Owned / Town Leased properties on the *Assignment of Administrative Control List* to ensure the Administrative Control was with the appropriate body and to make adjustments as needed.

The *Assignment of Administrative Control* has not been updated since 2017.

There were some new properties that the town has acquired through subdivision that should be added to the List and some properties that should come off the list, which may have been conveyed to Avalonia Land Conservancy or sold such as the Ledyard Center School and the Gales Ferry School; as well as the merging of property lines such as 737 & 741 Colonel Ledyard Highway that took place in 2015 (former Ledyard Center Fire Department, where the new Police Station was built), noting that the property was combined with the Town Hall property; or the War Monument and the Bill Library.

### **Land Use Director/Town Planner:**

The Town has contracted with Claus Georges, CGIS Mapping, LLC, who has completed their review of the forty-six maps and was making good progress. It was anticipated that the GIS update work should work would be completed sometime this summer. .

### **Meeting Action Detail:**

#### **Land Use/Planning/Public Works Committee Meeting 08/07/2023**

**File #:** [22418](#) Version: 1

**Type:** Land Use

**Title:** MOTION to approve to update the Appendix to the “*Resolution Establishing Administrative Control of Town Owned or Town Leased Properties*” titled “*List of Real Properties Owned or*



*Leased by the Town of Ledyard*” as presented in the draft dated August 7, 2023.

Action: Recommend to Approve

Minute Note:

Councilor Paul noted the Land Use/Planning/Public Works Committee has been working to update the Assignment of Town-Owned and Town-Leased Property List for quite some time. He stated the most recent spreadsheet was the culmination of the LUPPW Committee’s work to-date.

Councilor Rodriguez noted that Administrative Assistant Roxanne Maher reached out to the Assessor’s Office for their assistance to provide some additional information regarding eight properties. She noted the Assessor’s Office provided the following information which has been included in the spreadsheet provided this evening:

- 224 Avery Hill Road  
**Assessor Note:** 224 Avery Hill Road was privately owned by Marlene Ross. The Town does not own the 8.751 acre residentially (1010) zoned parcel. The property owner Marlene Ross provided a Trail Easement that was recorded on 11/7/2017.
- ✓ The LUPPW Committee noted the Town’s interest on the spreadsheet indicated 224 Avery Hill Road parcel was a “Easement”. The Committee noted as part of the Tri-Town Trail Association’s work that they have obtained easements from private property owners to gain public access points to the Trail (Bluff Point to Preston Plains Park). The Committee agreed although they wanted to keep the Easement on the List that they would not Assign the parcel to a town department.
- 712R Colonel Ledyard Highway  
**Assessor Note:** 712R was not on Vision or GIS Mapping System.
- ✓ The LUPPW Committee noted the spreadsheet was updated to indicate that this parcel was reconfigured in 2015 to accommodate building the new Police Facility.
- 13 Royal Oaks Drive  
**Assessor Note:** There was no information regarding 13 Royal Oaks Drive on either Vision or GIS about this property. Although the property can be seen on the GIS map, there was no further information.
- ✓ The LUPPW Committee noted that the parcel did not have an Account Number, and therefore, there was an “Auto Number” assigned to property listed on the spreadsheet.
- 16 Whalehead Road  
**Assessor Note:** 16 Whalehead Road was privately owned by Paul & Michel Hilliard and should not be part of this Report. The information provided in the system was for 16R Whalehead Road (see property listed below).
- ✓ The LUPPW Committee agreed to remove 15 Whalehead Road from the List.
- 16R Whalehead Road  
**Assessor Note:** 16R Whalehead Road is the Chapman Cemetery. The Account # 400912.

The LUPPW Committee agreed to add the Account # 400912 to the List on the spreadsheet.

- 14 Windward Lane  
**Assessor Note:** 14 Windward Lane was privately owned by Shawn Towne; and should not be part of this Report.
  - ✓ The LUPPW Committee agreed to remove 14 Windward Lane property from the List.
  
  - 14A Windward Lane  
**Assessor Note:** This parcel was the access strip to Meadow Lane (needed to be updated on GIS)
  
  - 20 Windward Lane  
**Assessor Note:** 20 Windward Lane, 5.227 acres, was privately owned by John & Priscilla Bauman; and was not owned by the Town. The Property owners provided a Recreation and/or Conservation Easement for Tri-Town Trail on the property.
  - ✓ The LUPPW Committee noted the spreadsheet indicated that 20 Windward Lane was a “Easement”. The Tri-Town Trail Association has obtained easements from private property owners to gain public access points along to the Trail (Bluff Point to Preston Plains Park). The Committee agreed although they wanted to keep the Easement on the List that they would not Assign the parcel to a town department.
- Administrative Assistant Roxanne Maher explained in 2020 Tri-Town Trail Association Members Mr. and Mrs. Parkinson requested that the Tri-Town Trail Association be placed under the tutelage of the Parks & Recreation Commission. However, she noted in a letter dated March 18, 2020 LUPPW Committee recommended the Tri-Trail Association (Bluff Point to Preston Plains Park) work with the Town’s Land Use Departments.
- MOTION to recommend the Town Council approve to update Appendix to the “*Resolution Establishing Administrative Control of Town Owned or Town Leased Properties*” titled “*List of Real Properties Owned or Leased by the Town of Ledyard*” as presented in the draft dated August 7, 2023.  
Moved by Councilor Rodriguez, seconded by Councilor Marshall  
Discussion: (See above)
- VOTE: 3 - 0 Approved and so declared

Action: Recommend to Approve

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### **Land Use/Planning/Public Works Committee Meeting 06/05/2023**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: Continued

Minute Note:

Councilor Rodriguez questioned whether Conservation Commission Chairman Michael Marelli has seen the latest draft of the Assignment List of the Town-Owned or Town-Leased properties. Mr. Marelli stated that he has not seen the latest draft noting that his list ended at Spout Run. Administrative Assistant Roxanne Maher stated that she would send Mr. Marelli the most recent draft of the List, noting that this has been a work in-process, explaining that List has been being updated after each of the LUPPW Committee's meetings.

The Group (LUPPW Committee, Director of Parks, Recreation, & Senior Citizens Scott Johnson Jr., Land Use Director and Conservation Commission Michael Marelli) reviewed the List of properties and made the following updates:

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
	TOWN OF LEDYARD	728	COLONEL LEDYARD HWY			728					TOWN GREEN	Parks & Recreation Commission			Parks & Recreation Commission
116780	TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant	Conservation Commission			Recommend Mayor Sell
165025	TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Drainage	Mayor			Public Works
403290	TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/Demolished	Parks & Recreation Commission			WPCA
403300	TOWN OF LEDYARD	169	GALLUP HILL RD	101	810	169	14.64	9033	Public Sch M94	R40	J.A. Clark Field	Parks & Recreation Commission			Parks & Recreation Commission
403400	TOWN OF LEDYARD	54	INCHCLIFFE DR	106	1080	54	6.67	1330	Subdv Open	R40	Open Space	Parks & Recreation Commission			This is in a Sub division- Not sure it is assigned to Parks & Recreation
	TOWN OF LEDYARD	91	VINEGAR HILL RD												
404075	TOWN OF LEDYARD	13	WINTHROP RD	91	2720	13	0.79	903V	Municipal M00	R20	Donahue Property	Conservation Commission			Parks & Recreation Commission
Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
	TOWN OF LEDYARD	728	COLONEL LEDYARD HWY			728					TOWN GREEN	Parks & Recreation Commission			Parks & Recreation Commission
116780	TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant	Conservation Commission			Recommend Mayor Sell
165025	TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Drainage	Mayor			Public Works
403290	TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/Demolished	Parks & Recreation Commission			WPCA
403300	TOWN OF LEDYARD	169	GALLUP HILL RD	101	810	169	14.64	9033	Public Sch M94	R40	J.A. Clark Field	Parks & Recreation Commission			Parks & Recreation Commission

403400	TOWN OF LEDYARD	54	INCHCLIFFE DR	106	1080	54	6.67	1330	Subdv Open	R40	Open Space	Parks & Recreation Commission			This is in a Sub division- Not sure it is assigned to Parks & Recreation
107214	GRAHAM (Town Lease)	600	LANTERN HILL PARK	74	1210	600	Total Acreage 1.91 Town is Leasing .80 Acre	109V	Multi HSES M00	R60	Park	Parks & Recreation Commission			

Administrative Assistant Roxanne Maher noted that she would update the List to include the changes agreed on this evening and send a draft dated June 5, 2023 to everyone to review.

Councilor Paul stated that the LUPPW Committee would continue their work on the “*List of Assignment of Administrative Control of Town-Owned and Town-Leased Property*” at their July 3, 2023 meeting.

Action: Continued

### Land Use/Planning/Public Works Committee Meeting 05/01/2023

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: Continued

#### Minute Note:

The LUPPW Committee reviewed the oversight assignment changes they made at their March 6, 2023 and April 3, 2023 meetings. The Committee agreed that they did not have any additional changes at this time. They noted with this year’s update exercise that a number of properties were being assigned to the Conservation Commission. Therefore, they agreed before finalizing the List to forward to the Town Council for action, that they would like to obtain input from the Conservation Commission to make sure the additional assignments were in-keeping with their work.

Director of Land Use Juliet Hodge questioned what “*Administrative Control*” involved, noting that some properties were listed as “*Mayor to Sell*” stating that the Mayor could not just sell property, explaining that it may be part of a Conservation or Open Space Subdivision. She also stated that other parcels may be required as be part of a “Subdivision” in which case those properties should be under the Administrative Control of the Planning & Zoning Commission. She went on to state that some properties could have a catch basin/drainage on it, and therefore, should be assigned to a Commission. She stated that she would review the GIS System to verify that the types of properties she mentioned were being assigned to the appropriate department/commission.

The LUPPW Committee explained that the note “*Mayor to Sell*” was only a note and not a change in the

administrative assignment of the property. The suggestion/notes were pertaining to small slivers of land, which an adjacent property owner may be interested in buying, putting the property back on the tax rolls and removing it from the town's responsibility. Councilor Paul stated that the List of Administrative Control could be updated anytime should something change.

Administrative Assistant Roxanne Maher explained the "Assignment of Administrative Control of Town-Owned and Town-Leased Property" was an Appendix to the "Resolution Establishing Administrative Control of Town-Owned or Town-Leased Properties". She noted that she would send the LUPPW Committee and Ms. Hodge the Resolution which defined "administrative control" as follows:

*"Having the authority to grant permissions for temporary use of the property by groups or individuals; and having the authority to make minor improvements or enhancements to the property which will not change the overall character or use of the property; and having the responsibility to maintain the property in such a way that its present uses may be continued; and having the responsibility to protect the Town from civil or criminal liability in connection with the property".*

The Resolution also stated:

*"...the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capitally improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require".*

Councilor Paul stated that he would send a memo to Conservation Commission Chairman Michael Marelli to request their input regarding the updated oversight assignments pertaining to the Conservation Commission. He stated that the LUPPW Committee would defer action on the "Assignment of Administrative Control of Town-Owned and Town-Leased Property" to their June 6, 2023 meeting.

Action: Continued

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### **Land Use/Planning/Public Works Committee Meeting 04/03/2023**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the "Assignment of Administrative Control".

Action: Continued

Minute Note:

The LUPPW Committee reviewed the List of Properties that have come into the town's inventory since the "List Assignment of Administrative Control of Town-Owned and Town-Leased Property" was last updated in 2017 and also made some adjustments to the assignment of properties that were previously on the list

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Descript	Admin Control	Status of previously unlisted Property	Other Info	Recommend for Admin control
104943	I TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
81756	I TOWN OF LEDYARD	151	AVERY HILL RD	24	1790	151	2.43	903V	Municipal M00	R40	Not shown on Town GIS	Further investigation needed	Holmberg Property for Water		WPCA
123672	I TOWN OF LEDYARD	40	BITTERSWEET DR	25	200	40	3.64	903V	Municipal M00	R40	Open Space with Right of Way	Mayor/Public Works	DELETE FROM LIST		Conservation Commission
	I TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	0258/0018	3/21/1996			Public Works
	I TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40				477/0004	Conservation Commission
	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40				373/805	Conservation Commission
	I TOWN OF LEDYARD	9	CHRISWOOD TRCE	126	480	9	4.88	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40				196/702	Conservation Commission
	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40				143/223	Conservation Commission
	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40				143/223	Conservation Commission
	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40				248/046	Conservation Commission
	G TOWN OF PRESTON	1094	COLONEL LEDYARD HWY	3	530	1094	0.71	903V	Municipal M00	R60			DELETE FROM LIST	273/1003	
	I TOWN OF LEDYARD	93	INDIANTOWN RD												Mayor- Sell
107507	I TOWN OF LEDYARD	99	INDIANTOWN RD	45	1090	99	0.55	903V	Municipal M00	R60	Vacant	Mayor			Mayor
403660	I TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R20	Walkway to Playground	Mayor/Public Works			WPCA
32249	I TOWN OF LEDYARD	41A	PHEASANT RUN DR	109	1910	41	0.34	903V	Municipal M00	R20	Open Space / Wetlands	Conservation Commission	Pheasant Run Homeowner's Assoc.?		Conservation Commission
	G GROTON TOWN OF	328R	PUMPKIN HILL RD	143	1960	328R	1.1	903V	Municipal M00	R60			DELETE FROM LIST	106/950	
550	I TOWN OF LEDYARD	1479	ROUTE 12	120	2120	1479	19.91	903V	Municipal M00	R40			Vacant Lot		Mayor
Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Descript	Admin Control	Status of previously unlisted Property	Other Info	Recommend for Admin control
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD			Vacant Lot		Conservation Commission

		13	ROYAL OAKS DR				0.12				Boat Launch, Has no account or lot Number Auto Id # is 6039	Parks & Recreation Commission		Water ?	Parks & Recreation Commission
164303	TOWN OF LEDYARD	38	SABLE DR	97	2145	38	2.97	903V	Municipal M00	R40	Open Space		Vacant Lot		Conservation Commission
403805	TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32	0.19	903V	Municipal M00	R60	Future Road Right of Way	Conservation Commission			Mayor
164080	TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	Conservation Commission / WPCA			WPCA
403812	TOWN OF LEDYARD	990	SHEWVILLE RD	7	2210	990	9.65	903V	Municipal M00	R60	White Hall Park	Conservation Commission			Conservation Commission
	TOWN OF LEDYARD	12	VAN TASSEL DRIVE						Municipal M00		Senior Citizens Center				Senior Citizens Commission
	TOWN OF LEDYARD	152	VINEGAR HILL ROAD						Municipal M00		Nathan Lester House				Historic District Commission

Councilor Rodriguez addressed the Clark Farm Property, located at 1025 Colonel Ledyard Highway (101.80 acres) under the Administrative Control of the Town Council and she stated that a number of Committees had ideas for the use of the property, which included Clark Farm property.

Chairman Dombrowski stated that he has also heard from a number of people who thought the development of the Clark Farm would be a good business opportunity; and that some wanted to restrict the property to only agricultural use or maintain it as open space. He stated that he would also prefer that the property remain as agricultural use or open space. However, he explained stated the Clark Farm was the only large enough piece where they could build a new High School should the need arise in the future ( 20 - 30 years). He stated if they restricted the Clark Farm or used it for business opportunities that the town would then have to try to find 40 acres of land to buy to build a new High School.

Councilor Paul suggested, and the Committee agreed take a look at the entire List of Town-Owned and Town -Leased Properties at their May 1, 2023 meeting to be sure they have not missed anything before making a recommendation to the Town Council to update the Assignments.

Action: Continued

### Land Use/Planning/Public Works Committee Meeting 03/06/2023

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the "Assignment of Administrative Control".



## Minute Note:

The LUPPW Committee reviewed the List of Properties that have come into the town's inventory since the "List Assignment of Administrative Control of Town-Owned and Town-Leased Property" was last updated in 2017 as follows:

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Descript	Admin Control	Status of previously unlisted Property	Other Info	Recommend for Admin control
67395	TOWN OF LEDYARD	37R2	Long Pond Road	73	1369	37R2	0.43	903V	Municipal MOO	R60	Open Space	Conservation Commission	Tax Collector Foreclosed	Landlocked	Conservation Commission
107250	TOWN OF LEDYARD	1007	Shewville Road	7	2210	1007	0.43	903V	Municipal MOO	R60	Open Space	Conservation Commission	Tax Collector Foreclosed	560/79 Near White Hall Park	Conservation Commission
164454	TOWN OF LEDYARD	69	Inchcliffe Drive	106	1080	69	0.18	903V	Municipal MOO	R40	Sub Division Open Space	Mayor	Tax Collector Foreclosed	Pie shaped Try to sell property	Mayor
147320	TOWN OF LEDYARD	5	Spout Run	29	2310	5	3	903V	Municipal MOO	R40	Open space	Conservation Commission	Tax Collector Foreclosed	560/783	Conservation Commission
106680	TOWN OF LEDYARD	332	Colonel Ledyard Highway	141	530	332	44.81	903V	Municipal MOO	R60	House	10/28/2020 Sp. T. Mtg Convey 334 to Avalonia	Tax Collector Foreclosed	Will restore Boundary Line to original/sell portion of property with house	Avalonia Land Conservancy can come off List
103211	TOWN OF LEDYARD	423	Colonel Ledyard Highway	128	530	423	33.9	903V	Municipal MOO	R60	Open Space	Conservation Commission		588/866	Conservation Commission
66800	TOWN OF LEDYARD	81	Vinegar Hill Road	94	2540	81	102.25	903V	Municipal MOO	R60	Open Space	Conservation Commission		Near Lester House Will Tie into Great Oak & Other Trails	Conservation Commission
165025	TOWN OF LEDYARD	2 F	Flat Brook Court	120	1340	2	0.22	903V	Municipal MOO	R40	Open Space	Mayor	Recommend to Sell		Mayor
31509	TOWN OF LEDYARD	9	CHIDLEY WAY	69	2300	9	3.71	903V	Municipal MOO	R40	Subdivision Open Space	Conservation Commission		476/412	Conservation Commission
403025	TOWN OF LEDYARD	391	COLONEL LEDYARD HWY	128	530	391	0.11	903V	Municipal MOO	R60	Future Road WIDENING?	Public Works		45/413	Public Works
	TOWN OF LEDYARD	712R	COLONEL LEDYARD HWY	67	530	712A	0.12	1320	UNBUILDABLE	LCVD	Reconfigured Part of 712	Public Works		484/136	Public Works
403150	TOWN OF LEDYARD	10	DECATUR TR	75	610	10	0.21	903V	Municipal MOO	R20	Open Space	Public Works			Public Works
163742	TOWN OF LEDYARD	11	DEER LN	100	620	11	0.17	903V	Municipal MOO	R40	Public Road Right of Way	Public Works			Public Works
156505	TOWN OF LEDYARD	271	HALEY RD	128	890	271	13.31	903V	Municipal MOO	R60	Open Space/Wet	Conservation Commission	Vacant Lot		Conservation Commission
126192	TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal MOO	R40	Open Space/Wet	Conservation Commission		523/74	Conservation Commission
60184	TOWN OF LEDYARD	78B	IRON ST	54	1110	78B	0.74	903V	Municipal MOO	R40	78B - 86A -41R are linked to each other	Conservation Commission	Vacant Lot	421/001 Combined 2.5 acres	Conservation Commission
60185	TOWN OF LEDYARD	86A	IRON ST	68	1110	86A	0.86	903V	Municipal MOO	R40	78B - 86A -41R are linked to each other	Conservation Commission	Vacant Lot	141/343 Combined 2.5 acres	Conservation Commission
126200	TOWN OF LEDYARD	41R	IRON ST	53	1110	41	0.92	903V	Municipal MOO	R40	78B - 86A -41R are linked to each other	Conservation Commission	Vacant Lot	Combined 2.5 acres	Conservation Commission
32257	TOWN OF LEDYARD	26	LAUREL LEAF DR	92	1250	26	0.51	1330	Open Space Sub Division	R20	Deeded to Town	Conservation Commission	Vacant Lot		Conservation Commission

158818	TOWN OF LEDYARD	800	LONG COVE ROAD	109	1340	800R	25.11	903V	Municipal M00	R60	Open Space	Historic District Commission	Former Trailer Park		Historic District Commission
34581	TOWN OF LEDYARD	9	LUCIENNE WAY	99	600	9	13.40	1300	Vacant M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
81755	TOWN OF LEDYARD	12R	ORCHARD DR	24	1790	12R	1.50	903V	Municipal M00	R40	Easement to Water Tower	Mayor/ Public Works WPCA	Vacant Lot Easement to Water Tower		Mayor/ Public Works WPCA
32261	TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Open Subdivision	R20	Open Space	Mayor Sell	Vacant Lot Open Subdivision		Mayor Sell

Conservation Commission Chairman Michael Marelli noted a 3.32-acre property listed as 538R Colonel Ledyard Highway, which was located behind the Outback Stables, was not included on the Administrative Control of Town-Owned/Town-Leased Properties List. He requested this property be added to the list and that it be assigned to the Conservation Commission noting that this property would allow them to link the trails from Burton Park. He stated in speaking with Land Use Director Juliet Hodge that the paperwork/mylars to transfer the open space property had not yet been filed. He stated that the Conservation Commission has been working with Avalonia Land Conservancy on a number of trails.

Councilor Paul suggested, and the Committee agreed to stop at this point and to continue their discussion regarding the assignment of town-own or town leased properties at their April 3, 2023 meeting.

Action: Continued

### Land Use/Planning/Public Works Committee Meeting 02/06/2023

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

#### Minute Note:

Councilor Rodriguez stated that she would contact Land Use Director Juliet Hodge to check on the status of the completion of the Geographic Information System (GIS ) Update; so the LUPPW Committee could continue their work to update the List of Town-Owned and Town-Leased Properties.

Chairman Dombrowski stated that he would like to see the List of Town-Owned and Town-Leased Properties be updated relatively soon, noting that this item has been on the Agenda for quite some time. He explained that the Geographic Information System (GIS) was about mapping and that the GIS was not needed to update the list of properties and the assignment or reassignment of the administrative oversight/control. He went on to explain that this exercise involved reviewing the List of Properties and taking the properties that were no longer in the town’s inventory off the list; and adding to the list any new properties that have come into the town’s inventory since the list was last updated in 2017. He also

noted that the LUPPW Committee should conduct a cursory review to make sure the Departments that were assigned the administrative oversight to the properties was still appropriate or whether any assignments should be updated/changed.

Administrative Assistant Roxanne Maher noted that Tax Assessor Adrianna Hedwall could provide the LUPPW Committee with a list of the properties that have come into the town's inventory since 2017.

Chairman Dombrowski urged the LUPPW Committee to move forward with updating the List of the assignment of administrative control of Town-Owned and Town-Leased Property.

Councilor Paul asked the Committee members to review the List to see if the assignments made sense or if any assignments should be changed. He asked that they be prepared to discuss updates to the List at their March 6, 2023 meeting.

Action: No Action

#### **Land Use/Planning/Public Works Committee Meeting 01/09/2023**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the "*Assignment of Administrative Control*".

Action: No Action

#### **Minute Note:**

Councilor Rodriguez stated Land Use Director Juliet Hodge was on vacation, but that she would contact her next week to check on the status of the completion of the Geographic Information System (GIS ) Update.

#### **Land Use/Planning/Public Works Committee Meeting 12/05/2022**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the "*Assignment of Administrative Control*".

Action: No Action

#### **Minute Note:**

Councilor Rodriguez stated the GIS System update work was nearly complete. Therefore, she stated the LUPPW Committee would be able to address the *Assignment of Administrative Control of Town-Owned and Town-Leased*

*Property in January, 2023.*

Action: No Action

**Land Use/Planning/Public Works Committee Meeting 11/07/2022**

**File #:** [22418](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated the GIS System update work was nearly complete. Therefore, she stated that the LUPPW Committee would be able to address the *Assignment of Administrative Control of Town-Owned and Town-Leased Property* in January, 2023.

Land Use Director Juliet Hodge stated some of the outstanding tasks to complete the GIS Update work were with Tax Assessor Adrianna Hedwall at this time. She stated that she believed all of the GIS Update work should be complete by January, 2023

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

**File #:** [22418](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Land Use Director Juliet Hodge stated some of the outstanding tasks to complete the GIS Update work were with Tax Assessor Adrianna Hedwall at this time. She stated that she believed all of the GIS Update work should be complete by January, 2023.

Action: No Action

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated that she would talk with Land Use Director Juliet Hodge regarding the completion of the GIS System update.

Action: No Action

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**Land Use/Planning/Public Works Committee Meeting 9/19/2022**

File #: [22418 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)  
Version: 1

Type: Land Use ☐

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”. ☐

Action: No Action

**Meeting Note:**

Councilor Rodriguez questioned whether the work to update the GIS System has been completed. Councilor Paul stated he would check on the status of the project with Land Use Director Juliet Hodge.

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**Land Use/Planning/Public Works Committee Meeting 8/1/2022**

File #: [22418](#)

<https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280>

Version: 1

Type: Land Use ☐

**Title:** Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”. ☐

Action:

No Action

Meeting Note:

No Action

APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Res. #004-2023/Aug 23

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
402900	I TOWN OF LEDYARD	17	ALJEN AVE	2	30	17	5.21	903V	Municipal M00	R40	Ball Field	Parks, Recreation, & Senior Citizens Commission
104943	I TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission
164542	I TOWN OF LEDYARD	2	AUGUST MEADOWS	126	94	2	0.97	903V	Municipal M00	R60	Basin	Mayor/ Public Works
164404	I TOWN OF LEDYARD	16	AUTUMN WAY	100	96	16	0.14	903V	Municipal M00	RM40	Road Right of Way	Mayor/ Public Works
402915	I TOWN OF LEDYARD	19	AVERY HILL EXT	50	130	19	4.60	903V	Municipal M00	R60	Glacial Park Kettlehole	Conservation Commission
164622	I TOWN OF LEDYARD	40	AVERY HILL EXT	64	110	40	2.67	903V	Municipal M00	R40	Open Space	Conservation Commission
81756	I TOWN OF LEDYARD	151	AVERY HILL RD	24	1790	151	2.43	903V	Municipal M00	R40	Not shown on Town GIS	WPCA
400911	I TOWN OF LEDYARD	192	AVERY HILL RD	13	120	192	1.92	903V	Municipal M00	R40	Open Space	Conservation Commission
402912	I TOWN OF LEDYARD	203	AVERY HILL RD	13	120	203	6.50	903V	Municipal M00	R40	Open Space	Conservation Commission
134881	ROSS I TOWN OF LEDYARD EASEMENT	224	AVERY HILL RD	3	120	224	30 (8.751AC- Trail Easement)	1010	single family	R60	Ross Property - N Portion TTT	Not Assigned (Tri-Town Trail Easement)
66143	I TOWN OF LEDYARD	40	BARTON LN	139	180	40	1.98	903V	Municipal M00	R60	Open Space; CL&P Easement	Conservation Commission
164320	I TOWN OF LEDYARD	9	BIRCH ST	97	188	9	5.51	903V	Municipal M00	R60C	Open Space from Subdivision	Conservation Commission
123672	I TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	Drainage	Public Works
402975	I TOWN OF LEDYARD	4	BLONDERS BLVD	68	240	4	131.93	9030	Municipal M94	R40	Colonel Ledyard Park	Parks, Recreation, & Senior Citizens Commission/ BOE



APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
32250	I TOWN OF LEDYARD	5	BLUEBIRD DR	122	260	5	4.61	903V	Municipal M00	R40	Open Space	Conservation Commission
60825	I TOWN OF LEDYARD	13	BREWSTER DR	24	330	13	0.08	903V	Municipal M00	R40	Open Space	Conservation Commission
164535	I TOWN OF LEDYARD	16	CAPT AMOS STANTON DR	86	365	16	5.30	903V	Municipal M00	R60C	Open Space & Cemetery	Conservation Comm. / Cemetery Comm.
49773	I TOWN OF LEDYARD	32	CEDAR RDG	48	410	32	16.15	903V	Municipal M00		Open Space from Subdivision - 64-acre pine swamp	Conservation Commission
49773	I TOWN OF LEDYARD	67	CEDAR SWAMP	20	410	67	3.69	903V	Municipal M00	R80	Open Space	Conservation Commission
35353	I TOWN OF LEDYARD	77	CEDAR SWAMP	20	410	77	7.20	903V	Municipal M00	R80	Open Space	Conservation Commission
31501	I TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40	Open Space	Conservation Commission
31506	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40	Open Space	Conservation Commission
31509	I TOWN OF LEDYARD	9	CHIDLEY WAY	69	2300	9	3.71	903V	Municipal M00	R40	Subdivision Open Space	Conservation Commission
163534	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903v	Municipal M00	R40	Open Space	Conservation Commission
163545	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40	Open Space	Conservation Commission
402940	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40	Open Space	Conservation Commission
402941	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40	Open Space	Conservation Commission

APPENDIX  
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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
403025	I TOWN OF LEDYARD	391	COLONEL LEDYARD HWY	128	530	391	0.11	903V	Municipal M00	R60	Future Road WIDENING?	Public Works
103211	I TOWN OF LEDYARD	423	COLONEL LEDYARD HIGHWAY	128	530	423	33.9	1330	SUB OPEN SPACE	R60	Open Space	Conservation Commission
60183	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40	Open Space	Mayor
402950	I TOWN OF LEDYARD	712R	COLONEL LEDYARD HWY	67	530	712A	0.12	1320	UNBUILDABLE	LCVD	Reconfigured No longer Part of 712	Public Works
402950	I TOWN OF LEDYARD	720	COLONEL LEDYARD HWY	67	530	720	0.04	903V	Municipal M00	LCVD	MONUMENT LOT	Public Works
403051	I TOWN OF LEDYARD	728	COLONEL LEDYARD HWY	67	53	728	6.96	903V	Municipal Moo	LCDD	TOWN GREEN	Parks, Recreation & Senior Citizens Commission
403075	I TOWN OF LEDYARD	741	COLONEL LEDYARD HWY	67	530	741	2.36	9030	Municipal M94	LCV1	TOWN HALL ANNEX POLICE	Mayor/ Public Works
116780	I TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant Lot	Mayor - Recommend Sell
403100	I TOWN OF LEDYARD	889	COLONEL LEDYARD HWY	40	530	889	49.61	903I	Municipal M96	R60	Town Garage/Transfer Station	Mayor/ Public Works
33101	I TOWN OF LEDYARD	1025	COLONEL LEDYARD HWY	15	530	1025	102.16	903V	Municipal M00	R60	Clark Farm	Town Council
402275	I TOWN OF LEDYARD	1087	COLONEL LEDYARD HWY	3	530	1087	42.80	903V	Municipal M00	R60	Municipal MDL 00	Town Council
403110	I TOWN OF LEDYARD	36	COUNTRY CLUB DR	86	560	36	5.39	903V	Municipal M00	R60	Back end of Highland Lake	Parks, Recreation, & Senior Citizens Commission
403125	I TOWN OF LEDYARD	5A	CRANWOOD RD	129	580	5	0.03	9062	Cemetery	R60	Cemetery Woodridge	Parks, Recreation, & Senior Citizens Commission
403150	I TOWN OF LEDYARD	10	DECATUR TRL	75	610	10	0.21	903V	Municipal M00	R20	Open Space	Public Works

APPENDIX  
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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
163739	I TOWN OF LEDYARD	5	DEER LN	100	620	5	2.00	903V	Municipal M00	RM40	Open Space	Conservation Commission
163742	I TOWN OF LEDYARD	11	DEER LN	100	620	11	0.17	903V	Municipal M00	RM40	Public Road Right of Way	Public Works
163910	I TOWN OF LEDYARD	62	EAGLE RIDGE DR	122	660	62	1.89	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission
403175	I TOWN OF LEDYARD	13	EAST DR	93	670	13	3.88	903V	Municipal M00	R80	Christy Hill Field	Parks, Recreation, & Senior Citizens Commission
163848	I TOWN OF LEDYARD	19	ESKA DR	41	700	19	3.98	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
163629	I TOWN OF LEDYARD	11	FAIRWAY DR	67	710	11	2.40	903I	Municipal M96	LCVD	Ledyard Center Emergency Services	Ledyard Center Fire Company
163820	I TOWN OF LEDYARD	5	FAWN DR	65	740	5	2.07	903V	Municipal M00	R60	Open Space	Conservation Commission
163826	I TOWN OF LEDYARD	6	FAWN DR	64	740	6	0.45	903V	Municipal M00	R60	Open Space	Conservation Commission
165025	I TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Drainage	Public Works
163832	I TOWN OF LEDYARD	16A	FAWN DR	80	740	16	0.19	903V	Municipal M00	R60	Fotone Road Right of Way	Conservation Commission
106696	I TOWN OF LEDYARD	24	FOUNDERS WAY	141	530	24	13.88	903V	Municipal M00	R60	Vacant Lot	Mayor
106708	I TOWN OF LEDYARD	25	FOUNDERS WAY	141	530	25	35.34	903V	Municipal M00	R60	Vacant Lot	Conservation Commission
164232	I TOWN OF LEDYARD	7	FOX HOLLOW	98	785	7	18.17	903V	Municipal M00	R60C	Sablewoods Wellfield / Open Space	WPCA
403225	I TOWN OF LEDYARD	24	GALLUP HILL RD	69	810	24	30.09	9033	Public Sch M94	R60	Ledyard High School	BOE
403250	I TOWN OF LEDYARD	74	GALLUP HILL RD	85	810	74	0.12	903V	Municipal M00	R60	Burton Monument & Gardens	Conservation Commission

APPENDIX  
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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
403275	I TOWN OF LEDYARD	90	GALLUP HILL RD	85	810	90	69.84	903V	Municipal M00	R60	Burton Property Woodlands	Conservation Commission
403285	I TOWN OF LEDYARD	135R	GALLUP HILL RD	85	810	135	1.20	903V	Municipal M00	R40	Playground off Model Park Rd	Parks & Recreation Commission
403290	I TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/Demolished	WPCA
403300	I TOWN OF LEDYARD	169	GALLUP HILL RD	101	810	169	14.64	9033	Public Sch M94	R40	Purdy Field / J.A. Clark Field	Parks & Recreation Commission
163730	I TOWN OF LEDYARD	10	GONCH FARM RD	18	860	10	4.92	903V	Municipal M00	R60	Open Space	Conservation Commission
403310	I TOWN OF LEDYARD	10A	GONCH FARM RD	18	860	10	0.26	903V	Municipal M00	R60	Drway to Lots 10, 12 and 13	Mayor
163859	I TOWN OF LEDYARD	12	GRAY FARM RD	54	875	12	7.74	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
164125	I TOWN OF LEDYARD	11	GREYSTONE CT	69	885	11	0.56	903V	Municipal M00	R60	Drainage Structures	Mayor/ Public Works
164129	I TOWN OF LEDYARD	14R	GREYSTONE CT	70	885	14	1.91	903V	Municipal M00	R60	Open Space	Conservation Commission
164131	I TOWN OF LEDYARD	16	GREYSTONE CT	70	885	16	0.23	903V	Municipal M00	R60	Drainage Support	Mayor/ Public Works
156505	I TOWN OF LEDYARD	271	HALEY RD	128	890	271	13.31	903V	Municipal M00	R60	Open Space	Conservation Commission
403315	I TOWN OF LEDYARD	52	HIGHLAND DR	86	970	52	4.04	903V	Municipal M00	R40	House Lot	Parks & Recreation Commission
403325	I TOWN OF LEDYARD	15	HIGHVIEW TER	68	960	15	7.91	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
113900	I TOWN OF LEDYARD	21	HILL ST	97	980	21	4.34	903V	Municipal M00	R40	Open Space	Conservation Commission

APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
126192	I TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal M00	R40	Open Space	Conservation Commission
14553	I TOWN OF LEDYARD	26R	HOMESTEAD RD	45	1030	26	0.80	1300	Cemetery	R80	Tommy Main Cemetery	Cemetery Committee
14554	I TOWN OF LEDYARD	28R	HOMESTEAD RD	45	1030	28	2.56	1300	Open Space	R80	Open Space	Conservation Commission
403350	I TOWN OF LEDYARD	23	HUNTINGTON WAY	129	1040	23	2.95	903V	Municipal M00	R60	Open Space	Conservation Commission
402000	GALES FERRY FIRE DISTRICT	18	HURLBUTT RD	91	1050	18	1.22	9200	Non-Profit M94	R20	1. Gales Ferry Community Center - Community Room, Lower Level Kitchen and Meeting Room to Parks, Recreation, & Senior Citizens; (2) Gales Ferry Library and the room adjacent to the Library in the Community Center to the Library Commission.	Parks, Recreation, & Senior Citizens Commission / Library
163662	I TOWN OF LEDYARD	10	HYDE PARK DR	107	1060	10	2.17	903V	Municipal M00	R40	Open Space with Detention Basin	Conservation Commission
163154	I TOWN OF LEDYARD	13	HYDE PARK DR	108	1060	13	1.87	1330	Subdv Open	R40	Open Space	Conservation Commission
163672	I TOWN OF LEDYARD	21	HYDE PARK DR	108	1060	21	1.61	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission
403400	I TOWN OF LEDYARD	54	INCHCLIFFE DR	106	1080	54	6.67	1330	Subdv Open	R40	Open Space	Parks, Recreation, & Senior Citizens Commission
164454	I TOWN OF LEDYARD	69	INCHCLIFFE DR	106	1080	69	0.18	903V	Municipal M00	R40	Subdivision Open Space	Mayor - Recommend to Sell

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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
403425	I TOWN OF LEDYARD	89	INCHCLIFFE DR	106	1080	89	0.04	903V	Municipal M00	R20	Inchcliffe / Meadow Right of Way	Mayor
107507	I TOWN OF LEDYARD	99	INDIANTOWN RD		1090	99	0.55	903V	Municipal M00	R80	Vacant	Mayor
126200	I TOWN OF LEDYARD	41R	IRON ST		1110	41	0.92	903V	Municipal M00	R40	Open Space	Conservation Commission
403475	I TOWN OF LEDYARD	47	IRON ST		1110	47	4.89	903V	Municipal M00	LCVD	Old Town Garage Site	Mayor
164458	I TOWN OF LEDYARD	49A	IRON ST		1110	49	0.05	9062	Cemetery	LCVD	"Grave Site" to be retained	Mayor
403500	I TOWN OF LEDYARD	65	IRON ST	54	1110	65	8.09	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
60184	I TOWN OF LEDYARD	78B	IRON ST	54	1110	78	0.74	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision (78B & 86A Are linked to each other	Conservation Commission
60185	I TOWN OF LEDYARD	86A	IRON ST	68	1110	86A	0.86	903V	Municipal M00	R40	78B-86A are linked to each other	Conservation Commission
403525	I TOWN OF LEDYARD	86	IRON ST	54	1110	86	7.29	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
60185	I TOWN OF LEDYARD	86B	IRON ST	68	1110	86	0.86	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision	Conservation Commission
403550	I TOWN OF LEDYARD	172	IRON ST	56	1110	172	11.07	903V	Municipal M00	R40	Saw Mill Park	Historic District Commission / Parks, Recreation, & Senior Citizens Commission
36300	I TOWN OF LEDYARD	204	IRON ST	56	1110	204	0.07	903V	Municipal M00	R40	Unusable	Conservation Commission
163484	I TOWN OF LEDYARD	9	JESSICA LN	45	1130	9	1.86	903V	Municipal M00	R80	Open Space	Conservation Commission
164426	I TOWN OF LEDYARD	3	KALMIA DR	79	1145	3	2.04	903V	Municipal M00	R40	Open Space	Conservation Commission

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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
107214	GRAHAM TOWN OF LEDYARD	600	LANTERN HILL PARK	74	1210	600	Total Acreage 1.91 Town is Leasing .80 Acre	109V	Multi HSES M00	R60	Park	Parks, Recreation, & Senior Citizens Commission
403600	I TOWN OF LEDYARD	11	LAUREL LEAF DR	92	1250	11	0.55	903V	Municipal M00	R40	Open Space	Conservation Commission
32257	I TOWN OF LEDYARD	26	LAUREL LEAF DR	92	1250	26	0.51	1330	Subdv Open	R40		Conservation Commission
121873	I TOWN OF LEDYARD	9	LEE BROOK DR	55	1280	9	1.70	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission
403625	I TOWN OF LEDYARD	4	LINDEN LN	70	1310	4	1.34	903V	Municipal M00	R60	Undeveloped	Conservation Commission
158818	I TOWN OF LEDYARD	800	LONG COVE ROAD	109	1340	800R	25.11	903V	Municipal M00	R60	Open Space	Historic District Commission
67395	I TOWN OF LEDYARD	37R2	LONG POND RD	73	1360	37R2	0.43	903V	Municipal M00	R60	Open Space	Conservation Commission
105101	I TOWN OF LEDYARD	11	LORENZ IND PKWY	138	1380	11	5.04	903I	Municipal M96	CIP	Police Station	Mayor/Police
163962	I TOWN OF LEDYARD	16	LORENZ IND PKWY	125	1380	16	0.34	903V	Municipal M00	CIP	Future Right of Way	Mayor
34581	I TOWN OF LEDYARD	9	LUCIENNE WAY	99	600	9	13.40	1300	Vacant M00	R60	Vacant Lot	Conservation Commission
17601	I TOWN OF LEDYARD	5	LYNN DR	41	1400	5	1.11	903V	Municipal M00	R60	Open Space	Parks, Recreation, & Senior Citizens Commission
403630	I TOWN OF LEDYARD	24	MEETINGHOUSE LN	85	1540	24	0.48	903V	Municipal M00	R40	PEP Walkway to Playground	Mayor/Public Works
403640	I TOWN OF LEDYARD	77	MEETINGHOUSE LN	85	1540	77	11.80	903V	Municipal M00	R40	Municipal MDL 00	Conservation Commission
54901	I TOWN OF LEDYARD	114	MILITARY HWY	106	1590	114	2.89	903V	Municipal M00	CM	Erickson Park	Parks, Recreation, & Senior Citizens Commission
163077	I TOWN OF LEDYARD	17	MONTICELLO DR	108	1630	17	3.72	1330	Subdv Open	R40	Open Space	Conservation Commission



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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
7200	I TOWN OF LEDYARD	1	NAOMI DR	25	1670	1	0.33	903V	Municipal M00	RM40	Pump Station	WPCA
120547	I TOWN OF LEDYARD	53	NORMAN DR	77	1680	53	12.25	1330	Subdv Open	R40	Subdivision Open Space	Conservation Commission
163045	I TOWN OF LEDYARD	7	OAK HILLS TRL	26	1740	7	0.45	903V	Municipal M00	R60	Open Space / Ledge	Conservation Commission
163050	I TOWN OF LEDYARD	10	OAK HILLS TRL	26	1740	10	0.17	903V	Municipal M00	R60	Open Space	Conservation Commission
163055	I TOWN OF LEDYARD	14	OAK HILLS TRL	26	1740	14	1.87	903V	Municipal M00	R60	Open Space	Conservation Commission
164247	I TOWN OF LEDYARD	6	OLD COLONY LN	85	1765	6	1.86	903V	Municipal M00	R40	Open Space	Conservation Commission
403660	I TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R40	Walkway to Playground- Municipal Utility Easement	WPCA
81755	I TOWN OF LEDYARD	12R	ORCHARD DR	24	1790	12R	1.50	903V	Municipal M00	R40	Water Tower	Mayor/Public Works/WPCA
32261	I TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Subdv Open	R40	Open Space	Mayor- Recommend Sell
32268	I TOWN OF LEDYARD	29	OSPREY DR	123	1800	29	3.03	1330	Subdv Open	R40	Open Space	Conservation Commission
163926	I TOWN OF LEDYARD	63	PARTRIDGE HOLLOW RD	122	1850	63	1.02	1330	Subdv Open	R40	Open Space	Parks, Recreation, & Senior Citizens Commission
163920	I TOWN OF LEDYARD	64	PARTRIDGE HOLLOW RD	122	1850	64	1.52	1330	Subdv Open	R40	Open Space	Parks, Recreation, & Senior Citizens Commission
163802	I TOWN OF LEDYARD	32	PEACHTREE HILL AVE	112	650	32	0.14	903V	Municipal M00	R60	Road Right of Way	Mayor
32249	I TOWN OF LEDYARD	41A	PHEASANT RUN DR	109	1910	41	0.34	903V	Municipal M00	R40	Open Space / Wetlands	Conservation Commission
150481	I TOWN OF LEDYARD	454	PUMPKIN HILL RD	115	1960	454	1.28	903V	Municipal M00	R60	Open Space	Conservation Commission

APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
164405	I TOWN OF LEDYARD	542	PUMPKIN HILL RD	100	1960	542	1.30	903V	Municipal M00	RM40	Open Space	Parks, Recreation, & Senior Citizens Commission
403700	I TOWN OF LEDYARD	5	RAVENWOOD ROW	49	2020	5	2.42	903V	Municipal M00	R40	Open Space	Conservation Commission
403710	I TOWN OF LEDYARD	10	ROBIN LN	85	2090	10	0.09	903V	Municipal M00	R40	Walkway to Playground	Mayor/ Public Works
550	I TOWN OF LEDYARD	1479	ROUTE 12	120	2120	1479	19.91	903V	Municipal M00	R40	Per US Navy Reserved - No Access	Mayor
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD	Open Space	Conservation Commission
403725	I TOWN OF LEDYARD	1854	ROUTE 12	48	2120	1854	38.30	9033	Public Sch M94	R40	Juliet Long, Gales Ferry & Middle Schools	BOE
403750	I TOWN OF LEDYARD	1864	ROUTE 12	48	2120	1864	2.45	903V	Municipal M00	R40	Judge Crandall Field	Parks, Recreation, & Senior Citizens Commission
403775	I TOWN OF LEDYARD	3	ROYAL OAKS DR	2	2140	3	0.11	903V	Municipal M00	R40	Open Space - Stream	Conservation Commission
403800	I TOWN OF LEDYARD	4	ROYAL OAKS DR	2	2140	4	1.53	903V	Municipal M00	R40	Open Space - Stream	Conservation Commission
Auto I.D. 6039	I TOWN OF LEDYARD	13	ROYAL OAKS DR				0.12				Boat Launch. Has no account or lot Number Auto Id # is 6039	Parks, Recreation , & Senior Citizens Commission
164476	I TOWN OF LEDYARD	7A	SABLE DR	97	2145	7	0.34	903V	Municipal M00	R60C	Water -Well	WPCA
164475	I TOWN OF LEDYARD	15A	SABLE DR	97	2145	15	0.20	903V	Municipal M00	R60C	Water - Well	WPCA
36302	I TOWN OF LEDYARD	10	SAW MILL DR	70	2190	10	0.66	903V	Municipal M00	R40	Open Space	Conservation Commission
163702	I TOWN OF LEDYARD	23A	SAW MILL DR	70	2190	23	0.62	903V	Municipal M00	R60	Open Space	Conservation Commission
163693	I TOWN OF LEDYARD	29A	SAW MILL DR	70	2190	29	0.75	903V	Municipal M00	R60	Open Space	Conservation Commission

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LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
403805	I TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32	0.19	903V	Municipal M00	R60	Future Road Right of Way	Mayor
164080	I TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	WPCA
103764	I TOWN OF LEDYARD	631	SHEWVILLE RD	71	2210	631	3.64	903V	Municipal M00	R60	Abuts Highland Lake on the East side	Parks, Recreation, & Senior Citizens Commission
403810	I TOWN OF LEDYARD	639	SHEWVILLE RD	71	2210	639	13.66	903V	Municipal M00	R60	Abuts Highland Lake	Parks, Recreation, & Senior Citizens Commission
403811	I TOWN OF LEDYARD	639R	SHEWVILLE RD	71	2210	639	0.40	903I	Municipal M96	R60	Within 631 Shewville Rd	Parks, Recreation, & Senior Citizens Commission
403815	I TOWN OF LEDYARD	657R	SHEWVILLE RD	71	2210	657	14.65	903V	Municipal M00	R60	Municipal MDL 00	Conservation Commission
134120	I TOWN OF LEDYARD	979	SHEWVILLE RD	18	2210	979	2.39	903V	Municipal M00	R60	Landlocked Open Space	Conservation Commission
403812	I TOWN OF LEDYARD	990	SHEWVILLE RD	7	2210	990	9.65	903V	Municipal M00	R80	White Hall Park	Conservation Commission
107250	I TOWN OF LEDYARD	1007	SHEWVILLE RD	7	2210	1007	0.43	903V	Municipal M00	R60	Open Space	Conservation Commission
403813	I TOWN OF LEDYARD	1020	SHEWVILLE RD	7	2210	1020	21.12	903V	Municipal M00	R80	White Hall Park	Conservation Commission
164594	I TOWN OF LEDYARD	175	SPICER HILL RD	69	2300	175	2.60	903V	Municipal M00	R40	Open Space	Parks, Recreation, & Senior Citizens Commission
403875	I TOWN OF LEDYARD	130R	STODDARDS WHARF RD	51	2360	130	0.34	903V	Municipal M00	R60	Next to Sub Base- Needs to remain vacant	Public Works
164376	I TOWN OF LEDYARD	154R	STODDARDS WHARF RD	50	2360	154	5.36	903V	Municipal M00	R80	Vacant MDL 00	Public Works
403885	I TOWN OF LEDYARD	212	STODDARDS WHARF RD	50	2360	212	14.39	903V	Municipal M00	R40	Pfizer Field/Clark Field	Parks, Recreation, and Senior Citizens Commission

APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
147320	I TOWN OF LEDYARD	5	SPOUT RUN	29	2310	5	3	903V	Municipal M00	R40	Open Space	Conservation Commission
403900	I TOWN OF LEDYARD	15	TANGLEWOOD DR	64	2450	15	3.09	903V	Municipal M00	R40	Undeveloped	Conservation Commission
69150	I TOWN OF LEDYARD	25	TERRY RD	77	2460	25	0.69	903V	Municipal M00	R40	Unbuildable - Open Space	Conservation Commission
69151	I TOWN OF LEDYARD	27	TERRY RD	77	2460	27	0.67	903V	Municipal M00	R40	Unbuildable - Open Space	Conservation Commission
403915	I TOWN OF LEDYARD	71	TOWN FARM RD	86	2510	71	10.25	903V	Municipal M00	R40	Open Space	Parks, Recreation, & Senior Citizens Commission
403910	I TOWN OF LEDYARD	82	TOWN FARM RD	87	2510	82	60.41	9030	Municipal M94	R60	WWFP & WPCA HQ	WPCA
403950	I TOWN OF LEDYARD	89	TOWN FARM RD	87	2510	89	8.21	903V	Municipal M00	R60	Town Farm Pond	WPCA
403925	I TOWN OF LEDYARD	90	TOWN FARM RD	87	2510	90	2.26	9062	Cemetery	R60	Poor Cemetery	Cemetery Committee
164490	I TOWN OF LEDYARD	15A	TUCKERS RUN	25	2515	15A	0.39	903V	Municipal M00	RM40	Open Space & Drainage	Conservation Commission
403974	I TOWN OF LEDYARD	12	VAN TASSELL DR	107	2520	12	7.70	9030	Municipal M94	R40	Senior Center/Parks & Recreation	Parks, Recreation & Senior Citizens Commission
102150	I TOWN OF LEDYARD	8	VILLAGE DR	53	2530	8	2.88	903V	Municipal M00	R40	Water - Well	Mayor
126205	I TOWN OF LEDYARD	30	VILLAGE DR	53	2530	30	1.21	903V	Municipal M00	R40	Wetland - Open Space	Conservation Commission
66800	I TOWN OF LEDYARD	81	VINEGAR HILL RD	94	2540	81	102.25	903V	Municipal M00	R60	North East of Nathan Lester House will tie into Great Oak & Other Trails Open Space & Drainage	Conservation Commission
403975	I TOWN OF LEDYARD	153	VINEGAR HILL RD	93	2540	153	108.94	903R	Municipal M01	R40	Nathan Lester House & Ledyard Oak	Historic District Commission

APPENDIX  
LIST OF REAL PROPERTIES OWNED OR LEASED BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control
404000	I TOWN OF LEDYARD	20	WASHINGTON DR	108	2570	20	6.29	903V	Municipal M00	R40	Open Space	Conservation Commission
404025	I TOWN OF LEDYARD	30	WEST DR	77	2580	30	5.59	903V	Municipal M00	R40	Adjacent to Nathan Lester House	Historic District Commission
400912	I TOWN OF LEDYARD	16R	WHALEHEAD RD	65	2600	16R	0.07	9062	Cemetery	R60	Chapman Cemetery	Cemetery Committee
404050	I TOWN OF LEDYARD	92	WHALEHEAD RD	64	2600	92	21.05	903V	Municipal M00	R60	Glacial Park Boulders	Conservation Commission
104090	I TOWN OF LEDYARD	285	WHALEHEAD RD	76	2600	285	1.05	903V	Municipal M00	R40	Landlocked - Open Space with Utility	Conservation Commission
404026	I TOWN OF LEDYARD	14A	WINDWARD LN	14	2710	14A	0.6	903V	Municipal M00	R60	Access Strip to Meadow Lane	Conservation Commission
121889	I TOWN OF LEDYARD EASEMENT	20	WINDWARD LN	14	2710	20	5.34	1010	Municipal M00	R60	Bauman Property - N Portion TTT	Parks & Recreation Commission
404075	I TOWN OF LEDYARD	13	WINTHROP RD	91	2720	13	0.79	903V	Municipal M00	R20	Donahue Property	Parks, Recreation, & Senior Citizens Commission

Amended and Adopted by the Ledyard Town Council on: August 23, 2023

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Kevin J. Dombrowski, Chairman

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
402900	I TOWN OF LEDYARD	17	ALJEN AVE	2	30	17	5.21	903V	Municipal M00	R40	Ball Field	Parks, Recreation, & Senior Citizens Commission			
104943	I TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
164542	I TOWN OF LEDYARD	2	AUGUST MEADOWS	126	94	2	0.97	903V	Municipal M00	R60	Basin	Mayor/ Public Works			Mayor/ Public Works
164404	I TOWN OF LEDYARD	16	AUTUMN WAY	100	96	16	0.14	903V	Municipal M00	RM40	Road Right of Way	Mayor/ Public Works			
402915	I TOWN OF LEDYARD	19	AVERY HILL EXT	50	130	19	4.60	903V	Municipal M00	R60	Glacial Park Kettlehole	Conservation Commission			
164622	I TOWN OF LEDYARD	40	AVERY HILL EXT	64	110	40	2.67	903V	Municipal M00	R40	Open Space	Conservation Commission			
81756	I TOWN OF LEDYARD	151	AVERY HILL RD	24	1790	151	2.43	903V	Municipal M00	R40	Not shown on Town GIS	Further investigation needed	Holmberg Property for Water		WPCA
400911	I TOWN OF LEDYARD	192	AVERY HILL RD	13	120	192	1.92	903V	Municipal M00	R40	Open Space	Conservation Commission			WPCA
402912	I TOWN OF LEDYARD	203	AVERY HILL RD	13	120	203	6.50	903V	Municipal M00	R40	Open Space	Conservation Commission			
134881	ROSS I TOWN OF LEDYARD EASEMENT	224	AVERY HILL RD	3	120	224	30 (8.751AC-Trail Easement)	1010	single family	R60	Ross Property - N Portion TTT	No Assigned			
66143	I TOWN OF LEDYARD	40	BARTON LN	139	180	40	1.98	903V	Municipal M00	R60	Open Space; CL&P Easement	Conservation Commission			
164320	I TOWN OF LEDYARD	9	BIRCH ST	97	188	9	5.51	903V	Municipal M00	R60C	Open Space from Subdivision	Conservation Commission	Vacant Lot		
15976	I TOWN OF LEDYARD	40	BITTERSWEET DR	25	200	40	2.07	1010	single family	R40		Mayor/ Public Works	DELETE FROM LIST		Conservation Commission
123672	I TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	0258/0018	Open Space/Drainage		0258/0018	Public Works
402975	I TOWN OF LEDYARD	4	BLONDERS BLVD	68	240	4	131.93	9030	Municipal M94	R40	Colonel Ledyard Park	Parks, Recreation, & Senior Citizens Commission/ BOE			
32250	I TOWN OF LEDYARD	5	BLUEBIRD DR	122	260	5	4.61	903V	Municipal M00	R40	Open Space	Conservation Commission			
60825	I TOWN OF LEDYARD	13	BREWSTER DR	24	330	13	0.08	903V	Municipal M00	R40	Open Space	Conservation Commission			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
164535	I TOWN OF LEDYARD	16	CAPT AMOS STANTON DR	86	365	16	5.30	903V	Municipal M00	R60C	Open Space & Cemetery	Conservation Comm. / Cemetery Comm.			
49773	I TOWN OF LEDYARD	32	CEDAR RDG	48	410	32	16.15	903V	Municipal M00		Open Space from Subdivision - 64-acre pine swamp	Conservation Commission	Vacant Lot		Conservation Commission
49773	I TOWN OF LEDYARD	67	CEDAR SWAMP	20	410	67	3.69	903V	Municipal M00	R80	Open Space	Conservation Commission			Conservation Commission B22:O23
35353	I TOWN OF LEDYARD	77	CEDAR SWAMP	20	410	77	7.20	903V	Municipal M00	R80	Open Space	Conservation Commission			
31501	I TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40	Open Space	Conservation Commission		477/0004	Conservation Commission
31506	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40	Open Space	Conservation Commission		373/805	Conservation Commission
31509	I TOWN OF LEDYARD	9	CHIDLEY WAY	69	2300	9	3.71	903V	Municipal M00	R40	Subdivision Open Space	Conservation Commission		476/412	Conservation Commission
163525	I TOWN OF LEDYARD	9	CHRISWOOD TRCE	126	480	9	4.88	903V	Municipal M00	R40	Open Space	Conservation Commission		196/702	Conservation Commission
163534	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903v	Municipal M00	R40	Open Space	Conservation Commission		196/702	Conservation Commission
163545	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40	Open Space	Conservation Commission		196/702	Conservation Commission
402940	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40	Open Space	Conservation Commission		143/223	Conservation Commission
402941	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40	Open Space	Conservation Commission		143/223	Conservation Commission
137335	I TOWN OF LEDYARD	538R	COLONEL LEDYARD HWY	99	530	538R	3.32	903V	Municipal M00			Slated be Transfer to Avalonia Land Conservancy as Part of Founders Preserve Open Space Sp. T. Mtg 9/13/2023	DELETE FROM LIST		Sp. T. Mtg Scheduled 9/13/2023



Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
106680	I TOWN OF LEDYARD	332	COLONEL LEDYARD HWY	141	530	332	44.81	903v	Municipal M00	R60		Slated be Transfer to Avalonia Land Conservancy as Part of Founders Preserve Open Space	Boundary Lines Corrected <b>DELETE FROM LIST</b>		<b>- MAYOR - TOWN TO SELL PROPERTY</b>
403025	I TOWN OF LEDYARD	391	COLONEL LEDYARD HWY	128	530	391	0.11	903V	Municipal M00	R60	Future Road WIDENING?	Public Works		45/413	Public Works
103211	I TOWN OF LEDYARD	423	COLONEL LEDYARD HIGHWAY	128	530	423	33.9	1330	SUB OPEN SPACE	R60	Open Space	Conservation Commission		588/866	Conservation Commission
60183	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40	Open Space	Mayor/ Public Works		248/046	Mayor/ Public Works
	I TOWN OF LEDYARD	712R	COLONEL LEDYARD HWY	67	530	712A	0.12	1320	UNBUILDABLE	LCVD		Reconfigured Part of 712	712R No Longer Part of 712	484/136	Public Works
402950	I TOWN OF LEDYARD	720	COLONEL LEDYARD HWY	67	530	720	0.04	903V	Municipal M00	LCVD	MONUMENT LOT	Public Works		3/518	
403051	I TOWN OF LEDYARD	728	COLONEL LEDYARD HWY	67	53	728	6.96	903V	Municipal Moo	LCDD	TOWN GREEN	Parks & Recreation Commission			Parks, Recreation, & Senior Citizens Commission
403075	I TOWN OF LEDYARD	741	COLONEL LEDYARD HWY	67	530	741	2.36	9030	Municipal M94	LCV1	TOWN HALL ANNEX POLICE	Mayor/ Public Works		71/658	
116780	I TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant Lot	<del>Conservation Commission</del> — Mayor			Recommend Mayor Sell
163621	I TOWN OF LEDYARD	881	COLONEL LEDYARD HWY	40	530	881	44.12	903V	Municipal M00	R60	Town Garage	Mayor/ Public Works			
403100	I TOWN OF LEDYARD	889	COLONEL LEDYARD HWY	40	530	889	49.61	903I	Municipal M96	R60	Town Garage/Transfer Station	Mayor/ Public Works			
33101	I TOWN OF LEDYARD	1025	COLONEL LEDYARD HWY	15	530	1025	102.16	903V	Municipal M00	R60	Clark Farm	Town Council			Mayor / Public Works
402275	I TOWN OF LEDYARD	1087	COLONEL LEDYARD HWY	3	530	1087	42.80	903V	Municipal M00	R60	Municipal MDL 00	Town Council			
	G TOWN OF PRESTON	1094	COLONEL LEDYARD HWY	3	530	1094	0.71	903V	Municipal M00	R60			<b>DELETE FROM LIST</b>	273/1003	<b>Located in Preston</b>
403110	I TOWN OF LEDYARD	36	COUNTRY CLUB DR	86	560	36	5.39	903V	Municipal M00	R60	Back end of Highland Lake	Parks, Recreation, & Senior Citizens Commission			

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403125	I TOWN OF LEDYARD	5A	CRANWOOD RD	129	580	5	0.03	9062	Cemetery	R60	Cemetery Woodridge	Cemetery Commission			
403150	I TOWN OF LEDYARD	10	DECATUR TRL	75	610	10	0.21	903V	Municipal M00	R20	Open Space	Public Works			Public Works
163739	I TOWN OF LEDYARD	5	DEER LN	100	620	5	2.00	903V	Municipal M00	RM40	Open Space	Conservation Commission			
163742	I TOWN OF LEDYARD	11	DEER LN	100	620	11	0.17	903V	Municipal M00	RM40	Public Road Right of Way	Public Works			Public Works
163910	I TOWN OF LEDYARD	62	EAGLE RIDGE DR	122	660	62	1.89	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission			
403175	I TOWN OF LEDYARD	13	EAST DR	93	670	13	3.88	903V	Municipal M00	R80	Christy Hill Field	Parks, Recreation, & Senior Citizens Commission			
163848	I TOWN OF LEDYARD	19	ESKA DR	41	700	19	3.98	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
163629	I TOWN OF LEDYARD	11	FAIRWAY DR	67	710	11	2.40	903I	Municipal M96	LCVD	Ledyard Center Emergency Services	Ledyard Center Fire Company			
163820	I TOWN OF LEDYARD	5	FAWN DR	65	740	5	2.07	903V	Municipal M00	R60	Open Space	Conservation Commission			
163826	I TOWN OF LEDYARD	6	FAWN DR	64	740	6	0.45	903V	Municipal M00	R60	Open Space	Conservation Commission			
165025	I TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Drainage	Mayor			Public Works
163832	I TOWN OF LEDYARD	16A	FAWN DR	80	740	16	0.19	903V	Municipal M00	R60	Fotone Road Right of Way	Conservation Commission			
106696	I TOWN OF LEDYARD	24	FOUNDERS WAY	141	530	24	13.88	903V	Municipal M00	R60	Vacant Lot	Mayor	Vacant Lot		Mayor
106708	I TOWN OF LEDYARD	25	FOUNDERS WAY	141	530	25	35.34	903V	Municipal M00	R60	Vacant Lot	Mayor	Vacant Lot		Mayor
164232	I TOWN OF LEDYARD	7	FOX HOLLOW	98	785	7	18.17	903V	Municipal M00	R60C	Sablewoods Wellfield / Open Space	WPCA			Conservation Commission
403225	I TOWN OF LEDYARD	24	GALLUP HILL RD	69	810	24	30.09	9033	Public Sch M94	R60	Ledyard High School	BOE			
403250	I TOWN OF LEDYARD	74	GALLUP HILL RD	85	810	74	0.12	903V	Municipal M00	R60	Burton Monument & Gardens	Conservation Commission			
403275	I TOWN OF LEDYARD	90	GALLUP HILL RD	85	810	90	69.84	903V	Municipal M00	R60	Burton Property Woodlands	Conservation Commission			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
403285	I TOWN OF LEDYARD	135R	GALLUP HILL RD	85	810	135	1.20	903V	Municipal M00	R40	Playground off Model Park Rd	Parks & Recreation Commission			
403290	I TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/Demolished	<del>Parks &amp; Recreation Commission</del>			WPCA
403300	I TOWN OF LEDYARD	169	GALLUP HILL RD	101	810	169	14.64	9033	Public Sch M94	R40	Purdy Filed / J.A. Clark Field	Parks & Recreation Commission			
163730	I TOWN OF LEDYARD	10	GONCH FARM RD	18	860	10	4.92	903V	Municipal M00	R60	Open Space	Conservation Commission			
403310	I TOWN OF LEDYARD	10A	GONCH FARM RD	18	860	10	0.26	903V	Municipal M00	R60	Drway to Lots 10, 12 and 13	Mayor			
163859	I TOWN OF LEDYARD	12	GRAY FARM RD	54	875	12	7.74	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
164125	I TOWN OF LEDYARD	11	GREYSTONE CT	69	885	11	0.56	903V	Municipal M00	R60	Drainage Structures	Mayor/ Public Works			
164129	I TOWN OF LEDYARD	14R	GREYSTONE CT	70	885	14	1.91	903V	Municipal M00	R60	Open Space	Conservation Commission			
164131	I TOWN OF LEDYARD	16	GREYSTONE CT	70	885	16	0.23	903V	Municipal M00	R60	Drainage Support	Mayor/ Public Works			
156505	I TOWN OF LEDYARD	271	HALEY RD	128	890	271	13.31	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
403315	I TOWN OF LEDYARD	52	HIGHLAND DR	86	970	52	4.04	903V	Municipal M00	R40	House Lot	Parks & Recreation Commission			Conservation Commission
403325	I TOWN OF LEDYARD	15	HIGHVIEW TER	68	960	15	7.91	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
113900	I TOWN OF LEDYARD	21	HILL ST	97	980	21	4.34	903V	Municipal M00	R40	Open Space	Conservation Commission			
126192	I TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal M00	R40	Open Space	Conservation Commission		523/74	Conservation Commission
14553	I TOWN OF LEDYARD	26R	HOMESTEAD RD	45	1030	26	0.80	1300	Cemetery	R80	Tommy Main Cemetery	Cemetery Committee			
14554	I TOWN OF LEDYARD	28R	HOMESTEAD RD	45	1030	28	2.56	1300	Open Space	R80	Open Space	Conservation Commission			
403350	I TOWN OF LEDYARD	23	HUNTINGTON WAY	129	1040	23	2.95	903V	Municipal M00	R60	Open Space	Conservation Commission			
403375	I TOWN OF LEDYARD	7	HURLBUTT RD	91	1050	7	1.43	9030	Municipal GFDD		Former Gales Ferry School Sold in 2019		Gales Ferry Landing		Delete from List

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
402000	GALES FERRY FIRE DISTRICT	18	HURLBUTT RD	91	1050	18	1.22	9200	Non-Profit M94	R20	1. Gales Ferry Community Center ( Community Room, Lower Level Kitchen and Meeting Room to Parks and Recreation. 2. Gales Ferry Library and the room adjacent to the Library in the Community Center to the Library Commission.	Parks & Recreation Commission / Library			
163662	I TOWN OF LEDYARD	10	HYDE PARK DR	107	1060	10	2.17	903V	Municipal M00	R40	Open Space with Detention Basin	Conservation Commission			
163154	I TOWN OF LEDYARD	13	HYDE PARK DR	108	1060	13	1.87	1330	Subdv Open	R40	Open Space	Conservation Commission			
163672	I TOWN OF LEDYARD	21	HYDE PARK DR	108	1060	21	1.61	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission			
403400	I TOWN OF LEDYARD	54	INCHCLIFFE DR	106	1080	54	6.67	1330	Subdv Open	R40	Open Space	Parks, Recreation, and Senior Citizens Commission			This is in a Sub division- Not sure it is assigned to Parks & Recreation
164454	I TOWN OF LEDYARD	69	INCHCLIFFE DR	106	1080	69	0.18	903V	Municipal M00	R40	Subdivision Open Space	Recommend to Sell	Tax Collector Foreclosed - Pie Shaped Parcel	560/786	Mayor Recommend to Sell
403425	I TOWN OF LEDYARD	89	INCHCLIFFE DR	106	1080	89	0.04	903V	Municipal M00	R20	Inchcliffe / Meadow Right of Way	Mayor			Mayor
50600	I TOWN OF LEDYARD	93	INDIANTOWN RD	45	1090	93	1.92	1010	Single Farm	R60			This Property Currently owned by Gerald F. Dury Since 2/27/2020		Delete from List

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
107507	I TOWN OF LEDYARD	99	INDIANTOWN RD		1090	99	0.55	903V	Municipal M00	R80	Vacant	Mayor			Mayor
126200	I TOWN OF LEDYARD	41R	IRON ST		1110	41	0.92	903V	Municipal M00	R40	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
403475	I TOWN OF LEDYARD	47	IRON ST		1110	47	4.89	903V	Municipal M00	LCVD	Old Town Garage Site	Mayor			
164458	I TOWN OF LEDYARD	49A	IRON ST		1110	49	0.05	9062	Cemetery	LCVD	"Grave Site" to be retained	Mayor			
403500	I TOWN OF LEDYARD	65	IRON ST	54	1110	65	8.09	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
60184	I TOWN OF LEDYARD	78B	IRON ST	54	1110	78	0.74	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision (78B & 86A Are linked to each other	Conservation Commission		Combined 2.5 Acres	Conservation Commission
60185	I TOWN OF LEDYARD	86A	IRON ST	68	1110	86A	0.86	903V	Municipal M00	R40	78B-86A are linked to each other	Conservation Commission	Vacant Lot	141/343 Combined 2.5 acres	Conservation Commission
403525	I TOWN OF LEDYARD	86	IRON ST	54	1110	86	7.29	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
60185	I TOWN OF LEDYARD	86B	IRON ST	68	1110	86	0.86	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision	Conservation Commission			
403550	I TOWN OF LEDYARD	172	IRON ST	56	1110	172	11.07	903V	Municipal M00	R40	Saw Mill Park	Historic District Commission / Parks, Recreation, & Senior Citizens Commission			
36300	I TOWN OF LEDYARD	204	IRON ST	56	1110	204	0.07	903V	Municipal M00	R40	Unusable	Conservation Commission			
163484	I TOWN OF LEDYARD	9	JESSICA LN	45	1130	9	1.86	903V	Municipal M00	R80	Open Space	Conservation Commission			
164426	I TOWN OF LEDYARD	3	KALMIA DR	79	1145	3	2.04	903V	Municipal M00	R40	Open Space	Conservation Commission			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
107214	GRAHAM TOWN OF LEDYARD LEASE	600	LANTERN HILL PARK	74	1210	600	Total Acreage 1.91 Town is Leasing .80 Acre	109V	Multi HSES M00	R60	Park	Parks, Recreation, & Senior Citizens Commission			Parks, Recreation, & Senior Citizens Commission
403600	I TOWN OF LEDYARD	11	LAUREL LEAF DR	92	1250	11	0.55	903V	Municipal M00	R40	Open Space	Conservation Commission			Conservation Commission
32257	I TOWN OF LEDYARD	26	LAUREL LEAF DR	92	1250	26	0.51	1330	Subdv Open	R40	Open Space	Conservation Commission	Vacant Lot	Deeded to Town	Conservation Commission
121873	I TOWN OF LEDYARD	9	LEE BROOK DR	55	1280	9	1.70	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
403625	I TOWN OF LEDYARD	4	LINDEN LN	70	1310	4	1.34	903V	Municipal M00	R60	Undeveloped	Conservation Commission			
158818	I TOWN OF LEDYARD	800	LONG COVE ROAD	109	1340	800R	25.11	903V	Municipal M00	R60	Open Space	Historic District Commission	Former Trailer Park		
67395	I TOWN OF LEDYARD	37R2	LONG POND RD	73	1360	37R2	0.43	903V	Municipal M00	R60	Open Space	Conservation Commission	Tax Collector Foreclosed	560/792	Conservation Commission
105101	I TOWN OF LEDYARD	11	LORENZ IND PKWY	138	1380	11	5.04	903I	Municipal M96	CIP	Police Station	Mayor/Police			
163962	I TOWN OF LEDYARD	16	LORENZ IND PKWY	125	1380	16	0.34	903V	Municipal M00	CIP	Future Right of Way	Mayor			Conservation Commission
34581	I TOWN OF LEDYARD	9	LUCIENNE WAY	99	600	9	13.40	1300	Vacant M00	R60	Vacant Lot	Conservation Commission	Vacant Lot		Conservation Commission
17601	I TOWN OF LEDYARD	5	LYNN DR	41	1400	5	1.11	903V	Municipal M00	R60	Open Space	Parks, Recreation, & Senior Citizens Commission			
403630	I TOWN OF LEDYARD	24	MEETINGHOUSE LN	85	1540	24	0.48	903V	Municipal M00	R40	PEP Walkway to Playground	Mayor/Public Works			
403640	I TOWN OF LEDYARD	77	MEETINGHOUSE LN	85	1540	77	11.80	903V	Municipal M00	R40	Municipal MDL 00	Conservation Commission			
54901	I TOWN OF LEDYARD	114	MILITARY HWY	106	1590	114	2.89	903V	Municipal M00	CM	Erickson Park	Parks, Recreation, & Senior Citizens Commission			
163077	I TOWN OF LEDYARD	17	MONTICELLO DR	108	1630	17	3.72	1330	Subdv Open	R40	Open Space	Conservation Commission			
7200	I TOWN OF LEDYARD	1	NAOMI DR	25	1670	1	0.33	903V	Municipal M00	RM40	Pump Station	WPCA			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
120547	I TOWN OF LEDYARD	53	NORMAN DR	77	1680	53	12.25	1330	Subdv Open	R40	Subdivision Open Space	Conservation Commission			
163045	I TOWN OF LEDYARD	7	OAK HILLS TRL	26	1740	7	0.45	903V	Municipal M00	R60	Open Space / Ledge	Conservation Commission			
163050	I TOWN OF LEDYARD	10	OAK HILLS TRL	26	1740	10	0.17	903V	Municipal M00	R60	Open Space	Conservation Commission			
163055	I TOWN OF LEDYARD	14	OAK HILLS TRL	26	1740	14	1.87	903V	Municipal M00	R60	Open Space	Conservation Commission			
164247	I TOWN OF LEDYARD	6	OLD COLONY LN	85	1765	6	1.86	903V	Municipal M00	R40	Open Space	Conservation Commission			
403660	I TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R40	Walkway to Playground- Municipal Utility Easement	<del>Mayor/ Public Works</del> WPCA		Water Tower ?	WPCA
81755	I TOWN OF LEDYARD	12R	ORCHARD DR	24	1790	12R	1.50	903V	Municipal M00	R40	Easement to Water Tower	Mayor/Public Works/WPCA	Easement to Water Tower		Mayor/Public Works/WPCA
32261	I TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Subdv Open	R40	Open Space	Mayor- Recommend Sell	Vacant Lot		Recommend Mayor Sell
32268	I TOWN OF LEDYARD	29	OSPREY DR	123	1800	29	3.03	1330	Subdv Open	R40	Open Space	Conservation Commission			
163926	I TOWN OF LEDYARD	63	PARTRIDGE HOLLOW RD	122	1850	63	1.02	1330	Subdv Open	R40	Open Space	Parks, Recreation, & Senior Citizens Commission			
163920	I TOWN OF LEDYARD	64	PARTRIDGE HOLLOW RD	122	1850	64	1.52	1330	Subdv Open	R40	Open Space	Parks, Recreation, & Senior Citizens Commission			
163802	I TOWN OF LEDYARD	32	PEACHTREE HILL AVE	112	650	32	0.14	903V	Municipal M00	R60	Road Right of Way	Mayor			
32249	I TOWN OF LEDYARD	41A	PHEASANT RUN DR	109	1910	41	0.34	903V	Municipal M00	R40	Open Space / Wetlands	Conservation Commission	Pheasant Run Homeowners Association?		Conservation Commission
	GROTON TOWN OF	328R	PUMPKIN HILL RD	143	1960	328R	1.1	903V	Municipal M00	R60			DELETE FROM LIST	106/950	
150481	I TOWN OF LEDYARD	454	PUMPKIN HILL RD	115	1960	454	1.28	903V	Municipal M00	R60	Open Space	Conservation Commission			
164405	I TOWN OF LEDYARD	542	PUMPKIN HILL RD	100	1960	542	1.30	903V	Municipal M00	RM40	Open Space	Parks, Recreation, & Senior Citizens Commission			
403700	I TOWN OF LEDYARD	5	RAVENWOOD ROW	49	2020	5	2.42	903V	Municipal M00	R40	Open Space	Conservation Commission			
403710	I TOWN OF LEDYARD	10	ROBIN LN	85	2090	10	0.09	903V	Municipal M00	R40	Walkway to Playground	Mayor/ Public Works			



Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
550	I TOWN OF LEDYARD	1479	ROUTE 12	120	2120	1479	19.91	903V	Municipal M00	R40	Reserved - No Access US Navy Request	Mayor	Vacant Lot		Mayor
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD	Open Space	Conservation	Vacant Lot		Conservation Commission
403725	I TOWN OF LEDYARD	1854	ROUTE 12	48	2120	1854	38.30	9033	Public Sch M94	R40	Juliet Long, Gales Ferry & Middle Schools	BOE			
403750	I TOWN OF LEDYARD	1864	ROUTE 12	48	2120	1864	2.45	903V	Municipal M00	R40	Judge Crandall Field	Parks, Recreation, & Senior Citizens Commission			
403775	I TOWN OF LEDYARD	3	ROYAL OAKS DR	2	2140	3	0.11	903V	Municipal M00	R40	Open Space - Stream	Conservation Commission			
403800	I TOWN OF LEDYARD	4	ROYAL OAKS DR	2	2140	4	1.53	903V	Municipal M00	R40	Open Space - Stream	Conservation Commission			
Auto I.D. 6039	I TOWN OF LEDYARD	13	ROYAL OAKS DR				0.12				Boat Launch. Has no account or lot Number Auto Id # is 6039	Parks, Recreation , & Senior Citizens Commission		Water ?	Parks, Recreation , & Senior Citizens Commission
164476	I TOWN OF LEDYARD	7A	SABLE DR	97	2145	7	0.34	903V	Municipal M00	R60C			Vacant Lot	Water ?	WPCA
164475	I TOWN OF LEDYARD	15A	SABLE DR	97	2145	15	0.20	903V	Municipal M00	R60C			Vacant Lot	Water ?	WPCA
164303	I TOWN OF LEDYARD	38	SABLE DR	97	2145	38	2.97	903V	Municipal M00	R60C			Vacant Lot		Conservation Commission
36302	I TOWN OF LEDYARD	10	SAW MILL DR	70	2190	10	0.66	903V	Municipal M00	R40	Open Space	Conservation Commission			
163702	I TOWN OF LEDYARD	23A	SAW MILL DR	70	2190	23	0.62	903V	Municipal M00	R60	Open Space	Conservation Commission			
163693	I TOWN OF LEDYARD	29A	SAW MILL DR	70	2190	29	0.75	903V	Municipal M00	R60	Open Space	Conservation Commission			
403805	I TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32	0.19	903V	Municipal M00	R60	Future Road Right of Way	<del>Conservation-Commission</del> Mayor			Mayor
164080	I TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	<del>Conservation-Commission /</del> WPCA			WPCA
103764	I TOWN OF LEDYARD	631	SHEWVILLE RD	71	2210	631	3.64	903V	Municipal M00	R60	Abuts Highland Lake on the East side	Parks, Recreation, & Senior Citizens Commission			
403810	I TOWN OF LEDYARD	639	SHEWVILLE RD	71	2210	639	13.66	903V	Municipal M00	R60	Abuts Highland Lake	Parks, Recreation, & Senior Citizens Commission			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
403811	I TOWN OF LEDYARD	639R	SHEWVILLE RD	71	2210	639	0.40	903I	Municipal M96	R60	Within 631 Shewville Rd	Parks, Recreation, & Senior Citizens Commission			
403815	I TOWN OF LEDYARD	657R	SHEWVILLE RD	71	2210	657	14.65	903V	Municipal M00	R60	Municipal MDL 00	Conservation Commission			
134120	I TOWN OF LEDYARD	979	SHEWVILLE RD	18	2210	979	2.39	903V	Municipal M00	R60	Landlocked Open Space	Conservation			
403812	I TOWN OF LEDYARD	990	SHEWVILLE RD	7	2210	990	9.65	903V	Municipal M00	R80	White Hall Park	Conservation Commission			Conservation Commission
107250	I TOWN OF LEDYARD	1007	SHEWVILLE RD	7	2210	1007	0.43	903V	Municipal M00	R60	Open Space	Conservation Commission	Tax Collector Foreclosed - Near White Hall Park	560/789	Conservation Commission
403813	I TOWN OF LEDYARD	1020	SHEWVILLE RD	7	2210	1020	21.12	903V	Municipal M00	R80	White Hall Park	Conservation Commission			
164594	I TOWN OF LEDYARD	175	SPICER HILL RD	69	2300	175	2.60	903V	Municipal M00	R40	Open Space	Parks, Recreation, & Senior Citizens Commission			
403875	I TOWN OF LEDYARD	130R	STODDARDS WHARF RD	51	2360	130	0.34	903V	Municipal M00	R60	Next to Sub Base- Needs to remain vacant	<del>Parks &amp; Recreation Commission</del> Public Works			Public Works
164376	I TOWN OF LEDYARD	154R	STODDARDS WHARF RD	50	2360	154	5.36	903V	Municipal M00	R80	Vacant MDL 00	<del>Conservation Commission</del> Public Works			Public Works
403885	I TOWN OF LEDYARD	212	STODDARDS WHARF RD	50	2360	212	14.39	903V	Municipal M00	R40	PfizerField/Clark Field	Parks, Recreation, and Senior Citizens Commission			Parks, Recreation, and Senior Citizens Commission
147320	I TOWN OF LEDYARD	5	SPOUT RUN	29	2310	5	3	903V	Municipal M00	R40	Open Space	Conservation Commission	Tax Collector Foreclosed	560/783	Conservation Commission
403900	I TOWN OF LEDYARD	15	TANGLEWOOD DR	64	2450	15	3.09	903V	Municipal M00	R40	Undeveloped	Conservation Commission			
69150	I TOWN OF LEDYARD	25	TERRY RD	77	2460	25	0.69	903V	Municipal M00	R40	Unbuildable - Open Space	Conservation Commission			
69151	I TOWN OF LEDYARD	27	TERRY RD	77	2460	27	0.67	903V	Municipal M00	R40	Unbuildable - Open Space	Conservation Commission			
403915	I TOWN OF LEDYARD	71	TOWN FARM RD	86	2510	71	10.25	903V	Municipal M00	R40	Open Space	Parks & Recreation Commission			
403910	I TOWN OF LEDYARD	82	TOWN FARM RD	87	2510	82	60.41	9030	Municipal M94	R60	WWFP & WPCA HQ	WPCA			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
403950	I TOWN OF LEDYARD	89	TOWN FARM RD	87	2510	89	8.21	903V	Municipal M00	R60	Town Farm Pond	WPCA			
403925	I TOWN OF LEDYARD	90	TOWN FARM RD	87	2510	90	2.26	9062	Cemetery	R60	Poor Cemetery	Cemetery Committee			
164490	I TOWN OF LEDYARD	15A	TUCKERS RUN	25	2515	15A	0.39	903V	Municipal M00	RM40	Open Space & Drainage	Conservation Commission			Conservation Commission
403974	I TOWN OF LEDYARD	12	VAN TASSELL DR	107	2520	12	7.70	9030	Municipal M94	R40	Senior Center	<del>Senior Citizens</del> Parks, Recreation & Senior Citizens Commission			Parks, Recreation & Senior Citizens Commission
102150	I TOWN OF LEDYARD	8	VILLAGE DR	53	2530	8	2.88	903V	Municipal M00	R40	Water - Well	Mayor	Vacant Lot		
126205	I TOWN OF LEDYARD	30	VILLAGE DR	53	2530	30	1.21	903V	Municipal M00	R40	Wetland- Open Space	Conservation	Vacant Lot		
66800	I TOWN OF LEDYARD	81	VINEGAR HILL RD	94	2540	81	102.25	903V	Municipal M00	R60	Open Space & Drainage	North East of Nathan Lester House will tie into Great Oak & Other Trails	Eagles Landing		Conservation Commission
403975	I TOWN OF LEDYARD	153	VINEGAR HILL RD	93	2540	153	108.94	903R	Municipal M01	R40	Nathan Lester House & Ledyard Oak	Historic District Commission			
404000	I TOWN OF LEDYARD	20	WASHINGTON DR	108	2570	20	6.29	903V	Municipal M00	R40	Open Space	Conservation Commission			
404025	I TOWN OF LEDYARD	30	WEST DR	77	2580	30	5.59	903V	Municipal M00	R40	Adjacent to Nathan Lester House	Historic District Commission			
400912	I TOWN OF LEDYARD	16	WHALEHEAD RD	65	2600	16	0.07	9062	Cemetery	R60	Unknown	Conservation Commission	16 Whalehead Rd is privately owned by Paul & Michel Hilliard and should not be part of this report		Remove from List
400912	I TOWN OF LEDYARD	16R	WHALEHEAD RD	65	2600	16R	0.07	9062	Cemetery	R60	CHAPMAN CEM	Cemetery Committee		205/233	
404050	I TOWN OF LEDYARD	92	WHALEHEAD RD	64	2600	92	21.05	903V	Municipal M00	R60	Glacial Park Boulders	Conservation Commission			

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendati on for admin control
104090	I TOWN OF LEDYARD	285	WHALEHEAD RD	76	2600	285	1.05	903V	Municipal M00	R40	Landlocked - Open Space with Utility	Conservation Commission			
404026	I TOWN OF LEDYARD	14	WINDWARD LN	14	2710	14	0.60	903V	Municipal M00	R60	Access Strip to Meadow Lane	Conservation Commission	14 Windward Ln is privately owned by Shawn Towne and should not be part of this report		Remove from List
404026	I TOWN OF LEDYARD	14A	WINDWARD LN	14	2710	14A	0.6	903V	Municipal M00	R60	Access Strip to Meadow Lane	Conservation Commission		179/322	
121889	I TOWN OF LEDYARD EASEMENT	20	WINDWARD LN	14	2710	20	5.34	1010	Municipal M00	R60	Bauman Property - N Portion TTT	Parks & Recreation Commission			
404075	I TOWN OF LEDYARD	13	WINTHROP RD	91	2720	13	0.79	903V	Municipal M00	R20	Donahue Property	<del>Conservation Commission</del> Parks, Recreation, & Senior Citizens Commission			Parks, Recreation, & Senior Citizens Commission
Adopted by the Ledyard Town Council on: _____															
				Kevin J. Dombrowski, Chairman											
Key															
LUPPW	Cmt Update														
Remove	From List														
Assessor	Note														

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RESOLUTION  
ESTABLISHING ADMINISTRATIVE CONTROL OF  
TOWN OWNED OR TOWN LEASED PROPERTIES

WHEREAS, the Town Council recognizes the need for administrative control of town owned properties or town leased properties.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council that the hereinafter listed real properties owned or leased by the Town of Ledyard, shall be under the administrative control of the respectively listed Town agencies.

BE IT FURTHER RESOLVED, that for the purposes of this resolution, the term "administrative control" shall be defined as follows:

Having the authority to grant permissions for temporary use of the property by groups or individuals; and having the authority to make minor improvements or enhancements to the property which will not change the overall character or use of the property; and having the responsibility to maintain the property in such as way that its present uses may be continued; and having the responsibility to protect the Town from civil or criminal liability in connection with the property.

BE IT FURTHER RESOLVED, that it is understood that the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capitally improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require.

BE IT FURTHER RESOLVED, that these designations of administrative control shall take effect immediately upon the adoption of this resolution and shall continue indefinitely until such time as they may be rescinded by the Town Council. When new properties are acquired by the Town of Ledyard, they shall be under the administrative control of the Town Council until such time as the Town Council may assign that control to another agency.

BE IT FURTHER RESOLVED, that a list of real properties owned or leased by the Town of Ledyard, and its designation of administrative control, as may be amended from time to time by the Town Council, is hereby incorporated in this Resolution as fully set forth herein; and shall be filed with the Town Clerk when established and when amended.

BE IT FURTHER RESOLVED: That the Resolution Establishing Administrative Control of Town Owned or Town Leased Properties adopted on October 27, 1979 and amended at the Town Council meetings of April 27, 1977, October 12, 1977, January 11, 1978; April 12, 2000 is hereby repealed.

Adopted by the Ledyard Town Council on: November 12, 2008

  
John A. Rodolico, Chairman

**From:** Nancy Clang <[assessor.asst@ledyardct.org](mailto:assessor.asst@ledyardct.org)>

**Sent:** Monday, August 07, 2023 12:27 PM

**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>; Adrianna Hedwall <[assessor@ledyardct.org](mailto:assessor@ledyardct.org)>

**Subject:** RE: Town Owned Land -Spreadsheet

- 224 Avery Hill Rd is not owned by Town of Ledyard – there is a Trail Easement recorded 11/7/2017 containing 8.751 acres from Marlene Ross and is zoned residential, 1010
- 712R Colonel Ledyard Hwy is not on Vision or GIS
- 13 Royal Oaks Dr – there is no info on either Vision or GIS about this property. I can see it on the GIS map, but cannot provide any further info
- 16 Whalehead Rd is privately owned by Paul & Michel Hilliard and should not be part of this report – the information provided is all for 16R
- 16R Whalehead Rd is Chapman Cemetery
- 14 Windward Ln is privately owned by Shawn Towne and should not be part of this report – the information provided is all for 14A
- 14A Windward Ln is the access strip to Meadow Ln (needs to be updated on GIS)
- 20 Windward Ln is not owned by the Town of Ledyard – there is a Recreation and/or Conservation Easement for Tri-Town Trail on the property from John & Priscilla Bauman, containing 5.337 acres

*Nancy Clang*

Assistant to the Assessor

Town of Ledyard

741 Colonel Ledyard Highway

Ledyard, CT 06339

(860) 464-3239

**From:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>

**Sent:** Monday, August 7, 2023 11:07 AM

**To:** Adrianna Hedwall <[assessor@ledyardct.org](mailto:assessor@ledyardct.org)>; Nancy Clang <[assessor.asst@ledyardct.org](mailto:assessor.asst@ledyardct.org)>

**Cc:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>

**Subject:** Town Owned Land -Spreadsheet

Good Morning Adrianna & Nancy:

As you know, the LUPPW Cmt has been working to update the Town Owned Property Assignment List.

I was hoping you could fill in the Blanks on the spreadsheet for the 8 Properties that I marked in **Red Font**.

- Account #
- Map
- Block
- Acres
- Use Code
- Description
- Zone

I appreciate your help,

Thank you,  
Roxanne



## Roxanne Maher

---

**From:** Roxanne Maher  
**Sent:** Wednesday, February 08, 2023 8:16 AM  
**To:** Kevin J. Dombrowski; Gary Paul; Naomi Rodriguez; John C. Marshall  
**Cc:** Roxanne Maher  
**Subject:** FW: Town Owned 2017-Present

Good Morning LUPPW Cmt:

Please see Properties listed below that have been added to the Town's Inventory since 2017

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
council@ledyardct.org*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

**From:** Adrianna Hedwall <assessor@ledyardct.org>  
**Sent:** Tuesday, February 07, 2023 12:36 PM  
**To:** Roxanne Maher <council@ledyardct.org>  
**Subject:** Town Owned 2017-Present

There are 8 new properties since 1/1/2017

10/30/2017 37R2 LONG POND RD .43 AC  
10/30/2017 1007 SHEWVILLE RD .43 AC  
10/30/2017 69 INCHCLIFFE DR .18 AC  
10/30/2017 5 SPOUT RUN 3 AC  
9/12/2017 332 COLONEL LEDYARD HWY 44.81 AC  
6/18/2020 423 COLONEL LEDYARD HWY 33.9 AC  
2/13/2020 81 VINEGAR HILL RD 102.25 AC  
2/13/2020 2 FLAT BROOK CT .22 AC

Let me know if you would like further info on these properties.

Adrianna

*Adrianna S. Hedwall, CCMA II*



Assessor, Town of Ledyard  
741 Colonel Ledyard Hwy.  
Ledyard, CT 06339  
(860) 464-3237  
[www.ledyardct.org](http://www.ledyardct.org)

\*\*\* EFFECTIVE JUNE 11, 2018 OUR NEW OFFICE HOURS WILL BE: \*\*\*  
MON – THURS 7:30AM TO 4:45PM  
TOWN HALL WILL BE CLOSED ON FRIDAYS



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-505

**Agenda Date:** 8/23/2023

**Agenda #:** 7.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Discuss Work Session Items as time permits.



**Eastern Connecticut Association of REALTORS®  
PURCHASE AND SALE AGREEMENT**

Page 1 of 4

Buyer: Leonard D ShermanAddress: 98 Fairy Dell Rd. Clinton, CT 06413Seller: Town of LedyardAddress: 332 Colonel Ledyard Hwy. Ledyard, CT 06339Seller agrees to sell, and Buyer agrees to purchase certain real property known as 332 Colonel Ledyard HwyLedyard, CT, more fullydescribed in the land records, town of Ledyard, CT in Vol 559 Page 54.**1. PURCHASE PRICE**..... \$ 280,000.00

Payable as follows:

- A. By initial deposit with this Agreement, subject to collection ..... \$ 1,000.00 A.
- B. By additional deposit on or before \_\_\_\_\_, ..... \$ \_\_\_\_\_ B.
- C. By proceeds from institutional financing ..... \$ 224,000.00 C.
- D. By proceeds from Seller financing (see attached Addendum) at closing..... \$ \_\_\_\_\_ D.
- E. By cashier's or certified bank check, wire transfer or attorney trustee check at closing..... \$ 55,000.00 E.

**2. FINANCING: (Check as applicable)**

- A. ☐ Cash transaction. There is no mortgage contingency.
- B. ☐ Buyer's ability to close is contingent upon the sale of Buyer's property. See attached Contingency For Sale Of Buyer's Property addendum.
- C. ☒ Mortgage financed transaction: *(Check all that apply)*
- Mortgage Type: ☒ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Renovation Type: \_\_\_\_\_ ☐ Other \_\_\_\_\_
- Mortgage Terms: Initial interest rate not to exceed: PR % Amortized term: 30 Points: \_\_\_\_\_
- ☒ Fixed ☐ Variable ☐ CHFA ☐ Down Payment Assistance (DAP)

**Mortgage Contingency:** Buyer agrees to apply for a mortgage within 2 calendar days of Seller's acceptance. If Buyer fails to make formal application by said date, Buyer shall be in default of this Agreement. Mortgage commitment shall be obtained on or before 9.28.2023 [Mortgage Commitment Date]. It is further agreed that if, after diligent effort, Buyer is unable to obtain the mortgage commitment, then all deposits shall be returned to Buyer, provided Seller has received written notice from Buyer with proof of inability on or before the Mortgage Commitment Date, whereupon this Agreement shall be null and void. In the event Seller has not received said notice, then this mortgage contingency shall be deemed satisfied. Buyer grants permission to the lending institution to provide status of his/her loan to the agents involved in this transaction. For renovation loan financing, this Agreement is contingent on mortgage commitment and the Buyer's acceptance of additional required improvements as determined by the lender on or before the Mortgage Commitment Date.

**3. APPRAISAL CONTINGENCY: (Check only one)**

- A. ☐ This Agreement is not subject to an appraisal contingency.
- B. ☐ VA Addendum.
- C. ☐ FHA Addendum.
- D. ☒ Buyer shall obtain an appraisal report from a Connecticut Certified Residential Appraiser on or before 9.15.2023 [Appraisal Report Receipt Date]. If the appraisal report provides an appraised value less than the purchase price, the Buyer may terminate this Agreement by giving Seller a copy of the appraisal report and written notice within five (5) days of the Appraisal Report Receipt Date, unless the Appraisal is received sooner, in which case the written notice must be given to Seller within five (5) days of Buyer's receipt of the appraisal report. If Buyer fails to provide Seller with such notice, the parties shall be bound to perform their obligations under this Agreement. If Buyer terminates this agreement as provided herein, the deposits shall be returned to Buyer.

**4. SELLER CREDIT FOR BUYER CLOSING EXPENSES:** Seller agrees to credit Buyer at closing up to \$ 0 toward Buyer's closing costs, pre-paid expenses, discount points, and any other costs allowable by the lender. If Buyer's lender restricts the allowable Seller credit, then Seller's actual and total credit shall be limited to the allowable amount.

**5. CLOSING:** Seller shall deliver to Buyer a good and sufficient Warranty (or \_\_\_\_\_ Warranty) Deed, conveying marketable title on or before 10.3.2023 [Closing Date].

**6. ADJUSTMENTS:** Unless otherwise stated in this Agreement, all adjustments of taxes, water, sewer, interest, condominium fees, rents, fuel, etc., will be made on the day of closing in accordance with the Residential Real Estate Closing Customs as promulgated by the Bar Association (if any), as amended, of the County in which the property is located.

Buyer's Initials [ DS ] [ ] [ ]

Seller's Initials [ ] [ ] [ ]



**Eastern Connecticut Association of REALTORS®**  
**PURCHASE AND SALE AGREEMENT**

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**7. COMMISSION:** The real estate agency/agencies in this transaction is/are Keller Williams Coastal & RE/MAX Realty Group. Unless otherwise provided for within this Agreement, Seller agrees to pay the real estate commission, as per the Listing Agreement, at the time of closing.

**8. COUNTERPARTS AND ELECTRONIC SIGNATURES:** This Agreement may be executed in one or more counterparts, and counterparts may be exchanged by electronic transmission including fax, e-mail or any technology having digital, magnetic, wireless, optical, electromagnetic or similar capabilities. Either party has the right to withdraw consent to have a record of this Agreement provided or made available to them in electronic form, but that does not permit that party to withdraw consent to the Agreement itself once it has been signed. A party's agreement to use an electronic record applies only to this particular real estate transaction and not to all real estate transactions. Each party will promptly inform the other in writing of any change in e-mail address, cell or fax number. Contacts for the real estate agencies in this transaction are:

Buyer's Agent: Jessica L Gardner Seller's Agent: Carol Christiansen  
 Fax number: \_\_\_\_\_ Fax number: \_\_\_\_\_  
 E-mail address: YourRealtorJessG@gmail.com E-mail address: cchristiansen@sbcglobal.net  
 Cell Phone number: (401) 932-4326 Cell Phone number: (860) 464-0443

**9. ENCUMBRANCES:** The Certificate of Title, if desired, shall be provided by and at Buyer's expense. Unless otherwise noted the property will be conveyed free and clear of liens and subject to all provisions of any ordinance, municipal regulation, public or private law agreements, restrictions and easements of record, and facts disclosed by personal inspection of the property or an accurate survey, provided they do not render the property unmarketable pursuant to the Standards of Title as applied by the Connecticut Bar Association.

A sewer assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.  
 A water assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.  
 A gas assessment of approximately \$ if any shall be ☐ assumed by Buyer or ☒ paid by seller at closing.

**10. FIXTURES AND PERSONAL PROPERTY:** *(Check only one)*

- A. ☐ See Property Inclusion/Exclusion Addendum attached hereto and incorporated herein.  
 B. ☒ **FIXTURES:** Unless otherwise agreed in writing the premises to be conveyed shall include all fixtures including but not limited to screens, storm doors, storm windows, satellite dish, wall to wall carpeting, blinds, curtain rods and fixtures, awnings, shades, automatic water heaters, built-ins (dishwasher, oven/range, microwave, etc.), garage door opener(s) and remote control(s), plumbing, lighting, heating and air conditioning (excluding portable and leased equipment), and plants and shrubbery, all as now located on the property. Fixtures specifically excluded from the sale *(Not applicable unless filled in)*: All appliances to convey.

**PERSONAL PROPERTY:** Unless otherwise agreed in writing the premises to be conveyed shall exclude personal property. Personal property specifically included in the sale with no value assigned to the purchase price or consideration paid by Buyer. *(Not applicable unless filled in)*: \_\_\_\_\_

**11. LEASED ITEMS:** The following leased items are located on the Property: *(Check as applicable)*

	To be removed by Seller	To be transferred to Buyer	Lease Company Name
Propane Tank(s)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Security system/equipment	<input type="checkbox"/>	<input type="checkbox"/>	_____
Solar Panels (see addendum)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Leased Items	<input type="checkbox"/>	<input type="checkbox"/>	_____

**12. SELLER DISCLOSURES, NOTIFICATIONS AND OTHER SELLER CREDITS TO BUYER** *(Initial as Applicable)*

A. [Signature] [ ] [ ] *(Buyer Initials)* Buyer acknowledges receipt of a copy of the Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards from Seller. This disclosure is not for properties built on or after 1978.

B. [Signature] [ ] [ ] *(Buyer Initials)* Buyer acknowledges receipt of a copy of the Residential Property Condition Disclosure Report from Seller. In the event Seller has not furnished Buyer with the Residential Property Condition Disclosure Report when required by CGS Sec.20-327b and prior to Buyer's Execution of this Agreement, Seller shall credit Buyer \$500 at closing.

C. Smoke and Carbon Monoxide Detectors: In the event that Seller fails to comply with P.A. 13-272, Seller shall credit Buyer with the sum of \$250 at closing.

D. Pursuant to Section 22a-134f of the Connecticut General Statutes, Buyer is notified that the Department of Energy and Environmental Protection [DEEP] is required to furnish lists to the Town Clerk's office of hazardous waste facilities located within a town. Buyer should refer to these lists, the DEEP, the Environmental Protection Agency, the National Response Center, the Department of Defense, and third-party providers for information on environmental questions concerning the Property and the lands surrounding the Property.

E. Pursuant to PA 07-214, Buyer is notified that lists of properties on which hunting or shooting sports are conducted may be available from the Town Clerk's office of the towns where said properties are located. Buyer should refer to these lists for information.

Buyer's Initials [Signature] [ ] [ ] Seller's Initials [ ] [ ] [ ] [ ]



**Eastern Connecticut Association of REALTORS®  
PURCHASE AND SALE AGREEMENT**

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**13. EXAMINATION OF PREMISES:** Buyer represents that Buyer has examined said property, including fixtures and personal property that convey, and is satisfied with the physical condition thereof, subject to any additional provisions and/or any inspections/tests made a part of this Agreement. Buyer further agrees neither Seller nor Seller's agent have made any representations nor promises, other than those expressly stated herein, upon which Buyer has relied in making the Agreement. The property and improvements are to be conveyed in their present condition, subject to reasonable wear and use, as they are on the date of this Agreement. The grounds shall be maintained by Seller until the day of closing.


**14. INSPECTIONS AND TESTS:** Check the appropriate boxes in Section 14.C for all inspections/tests that Buyer elects to have performed on the property. Buyer shall obtain the written reports from such inspections/tests on or before 8.31.2023 [Inspection Report Receipt Date]. Only deficiencies identified in the inspections/test reports received on or before Inspection Report Receipt Date are eligible for remedy in Section 15. The inspections and/or tests shall be performed by a professional engineer, licensed home inspector, qualified inspection, or recognized testing service, selected and paid for by Buyer, except as checked in Section D.

**If the Property is "target housing" under federal law (meaning with some exceptions, housing built before 1978), Seller must permit Buyer a 10-day period (unless the parties mutually agree in writing to a different time period) to conduct a risk assessment or inspection of the property for the presence of lead-based paint and lead-based paint hazards before Buyer is obligated under this Contract. Buyer may waive this right of inspection in writing.**

Buyer initial *as appropriate*:

A. [ ] [ ] [ ] For "target housing" only, Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and lead based paint hazards in the property.

B. [ ] [ ] [ ] Buyer elects to perform no inspections/tests.

C. [  ] [ ] [ ] Buyer elects to perform the inspections/tests checked below.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Lead Based Paint                 | <input type="checkbox"/> Asbestos   | <input type="checkbox"/> Radon in Air                     |
| <input checked="" type="checkbox"/> Structural/Mechanical | <input type="checkbox"/> Water Quality  | <input checked="" type="checkbox"/> Well Water System     |
| <input type="checkbox"/> Wood Destroying Organism         | <input type="checkbox"/> Chimney  | <input checked="" type="checkbox"/> On-Site Sewage System |
| <input type="checkbox"/> Swimming Pool                    | <input checked="" type="checkbox"/> Other: <u>Inspections for informational purposes only</u> |   |

D. When checked, Seller shall be responsible for:

- ☒ Providing access and working utilities for inspections, including fuel oil or gas for heating equipment.
- ☒ The cost of exposing cover(s), refilling excavation of On-Site Sewage System.
- ☒ The cost of pumping/disposal of on-site sewage waste at the time of On-Site Sewage System inspection.

**15. REMEDIES FOR INSPECTION:** The remedies in Section 15.A and 15.B apply only to the findings in the inspections/tests reports that are: checked in Section 14.C, received on or before the Inspection Report Receipt Date, and have been declared unacceptable by Buyer.

A. **Remedy for Unacceptable Inspection/Test Results:** If Buyer deems the results of any inspection/test to be unacceptable, Buyer may request that Seller remedy the unacceptable condition by giving Seller written notice within five (5) calendar days of the Inspection Report Receipt Date unless the written report is received sooner, in which case the written notice must be within five (5) days of Buyer's receipt of said report. The written notice shall itemize the requested remedy and shall include a copy of the inspection/test report. Seller agrees to provide a written response to Buyer within five (5) calendar days of receipt of a written notice of unacceptable conditions by Buyer. If Buyer and Seller cannot agree on a remedy for the unacceptable condition(s) within five (5) calendar days of Seller's written response to Buyer, either party shall have the option to terminate this Agreement by giving written notice to the other party, in which case the deposits shall be returned to Buyer; or

B. **Termination and Release of Deposit:** If, for any reason, Buyer is not satisfied with the results of an inspection/test, Buyer may terminate this Agreement by giving Seller written notice within five (5) calendar days of the Inspection Report Receipt Date unless the written report is received sooner, in which case the written notice must be within five (5) calendar days of Buyer's receipt of said report. If Buyer fails to provide Seller with such notice, the parties shall be bound to perform their obligations under this Agreement. If Buyer terminates this Agreement as provided herein, the deposits shall be returned to Buyer.

**16. FINAL WALK-THROUGH BY BUYER:** Buyer has the right to inspect repairs and make a final walk-through examination of the premises prior to the closing to verify that Seller has; 1) satisfied all remedies as required by this Agreement, 2) replaced or remedied any removed fixtures as agreed, if applicable, 3) met all contractual obligations, and is conveying the property in the same condition as it was at the signing of this agreement or as negotiated in the remedy for repairs. If Buyer fails to conduct this walk-through examination, Seller's repair and maintenance obligations will be deemed satisfied and Buyer shall be deemed to have accepted the premises in its current condition. Seller will provide access and working utilities for Buyer's final walk-through examination.

**17. OCCUPANCY:** On the date and time of closing, Seller shall deliver full possession and occupancy of said premises to Buyer, free from all occupants and possessions, and broom clean, except as otherwise specifically provided herein.

Buyer's Initials [  ] [ ] [ ] Seller's Initials [ ] [ ] [ ]





**Eastern Connecticut Association of REALTORS®**  
**PURCHASE AND SALE AGREEMENT**

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**18. ASSIGNMENT and SURVIVORSHIP:** This Agreement may be assigned by either party without written consent of the other, but shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto. However, if this Agreement contains a provision for Seller financing, this Agreement may not be assigned without Seller's written consent.

**19. RISK OF LOSS:** Risk of loss by fire, theft, or other casualty until delivery of the deed shall be upon the Seller. In the event of loss or damage that cannot be repaired by the time of closing so the property is in substantially the same condition as on the date of this Agreement, Buyer shall have the choice of:

A. Receiving the benefit and proceeds of Seller's insurance coverage and taking title, or

B. Rescinding this Agreement and any monies paid under this Agreement shall be returned to Buyer and all parties shall be relieved of further liability.

**20. DEPOSIT:** The deposit funds specified in Section 1 shall be made at the stated time(s) and applied towards Buyer's down payment and/or closing costs. All deposits shall be made payable to the Listing Broker or RE/MAX Realty Group (hereinafter referred to as Escrow Agent), and shall be placed into a pooled, interest-bearing account as set forth in CGS Sec. 8-265f, with the interest payable to Connecticut Housing Finance Authority. At the time of closing, the Escrow Agent shall pay the deposit funds to the Seller. Except as herein authorized, the Escrow Agent shall not pay the deposit funds to anyone without the written consent of all parties to this Agreement or by court order. In the event any deposit funds payable pursuant to this Agreement are not so paid by Buyer, Seller may give written notice of such failure to Buyer at the address specified in this Agreement by certified mail, and if such notice is given and a period of five (5) calendar days thereafter elapses without Buyer having corrected such failure, Seller may (1) declare Buyer to be in default and (2) terminate this Agreement and the Seller shall be relieved of all obligations hereunder. The prevailing party in any legal action arising out of a dispute over the deposit shall be awarded reasonable attorneys' fees.

**21. DEFAULT:** On default by either party, without the other party being in default, the party who is not in default shall have the right of proceeding with any remedy at law or in equity, or

A. Buyer Default: Seller retaining the deposit money as liquidated damages.

B. Seller Default: Buyer reclaiming the deposit money, plus an amount equal to the deposit money as liquidated damages.

**22. ADDITIONAL PROVISIONS:** Escalation Addendum.

Sale is strictly AS-IS, seller will not make any repairs. Inspections are for informational purposes only.

Sale is subject to legislative body of approval and town meeting, anticipated to take 30-45 days.

Actual acreage being conveyed is 1.044 acres. The property card has not been updated to reflect this change.

The remaining acreage is being deeded to Avalonia Land Trust.

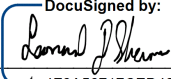
Home must appraise at or above purchase price.

**23. ENTIRE AGREEMENT:** This Agreement and attached addenda (if any), represents the entire Agreement between the parties. It shall not be changed orally but only by a written instrument which is signed by all parties. The effective date of this Agreement shall be the date on which all signatures, and initials, have been affixed hereto.

**Notice:** When signed by all parties this Agreement is intended to be legally binding. If not fully understood seek the advice of an attorney prior to signing. When the context requires herein, the masculine shall include the feminine, and the singular shall include the plural.

**Notice:** This Agreement shall be interpreted pursuant to the Residential Real Estate Closing Customs as promulgated by the Bar Association (if any), as amended, of the County in which the property is located.

**Notice:** For the purpose of providing notices under this Agreement, the term Buyer shall mean the Buyer, the Buyer's agent, or the Buyer's attorney and the term Seller shall mean the Seller, the Seller's agent, or the Seller's attorney.

DocuSigned by:  Buyer : _____ Signature _____ Date _____		8/10/2023   10:39 AM PDT Seller : _____ Signature _____ Date _____	
Buyer : _____ Signature _____ Date _____		Seller : _____ Signature _____ Date _____	
Buyer : _____ Signature _____ Date _____		Seller : _____ Signature _____ Date _____	





Eastern Connecticut Association of REALTORS®  
**ESCALATION ADDENDUM**



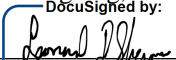
to the Purchase and Sale Agreement dated 8.6.2023 between Leonard D Sherman Buyer(s)  
 and Town of Ledyard Seller(s), for the Property located at 332 Colonel Ledyard Hwy  
Ledyard, CT.

1. Should there be any other written offers submitted on the Property simultaneous to the presentation of this offer and equal to or greater than the Buyer's offering price of \$ 280,000.00, Buyer hereby agrees to pay \$ 3,000.00 more than the net purchase price (net is defined as the purchase price less any monetary concessions) of any other offer up to a maximum purchase price of \$ 290,000.00 (escalated purchase price) with all other terms and conditions of the Buyer's offer remaining the same, except as follows: \_\_\_\_\_.

2. If the appraised value is determined to be less than the escalated purchase price (appraisal gap or "gap"): (Check one)

- ☒ Buyer does not agree to pay any amount above appraised value regardless of escalated purchase price.  
☐ Buyer agrees to pay ANY difference between appraised value and escalated purchase price and provide proof of funds for the gap.  
☐ Buyer agrees to pay a maximum of \$ \_\_\_\_\_ above appraised value, not to exceed escalated purchase price, and will provide proof of funds for the gap.

3. Buyer has made this offer of their own volition and agrees to hold agents and Broker harmless regarding this negotiation. Having read and understood the foregoing, I/we the undersigned, hereby acknowledge the same to be a part of the Purchase and Sales Agreement.

Buyer Signature:  Date: 8/10/2023 | 10:39 AM PDT

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**The following terms to be completed by the Seller or Seller's Authorized Agent upon acceptance of this Escalation Addendum:**

- A. The Purchase and Sales Agreement and this Addendum shall be modified with the following Purchase Price: \$ \_\_\_\_\_.
- B. The terms of the other bona fide offer from \_\_\_\_\_ (Brokerage), with a Purchase Price of \$ \_\_\_\_\_, and a Seller concession(s) \$ \_\_\_\_\_ yielding Net Purchase Price \$ \_\_\_\_\_ was received on \_\_\_\_\_.
- C. Seller hereby agrees to provide Buyer or Buyer's representative with a copy of the other bona fide offer prior to amending this Purchase and Sales Agreement to reflect the higher sales price. All offers shall be compared using the net purchase price. If Seller receives multiple offers with escalation clauses, this could result in the price escalating to the Buyer's maximum purchase price.
- D. The parties agree to: (check one)  
☐ Execute a new Purchase and Sales Agreement with all agreed upon changes from section 1 and 2 of this Addendum.  
☐ Modify the Purchase and Sales Agreement and initial all agreed upon changes from section 1 and 2 of this Addendum.

When signed by all parties this agreement is intended to be legally binding. If not fully understood seek the advice of an attorney prior to signing. Whenever a term herein references a gender, it is intended to apply to all genders and individuals not conforming to gender(s), and the singular shall include the plural.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
**450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



**RESIDENTIAL PROPERTY CONDITION REPORT**

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

**Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:**

**A. SUBJECT PROPERTY**

- 1) Name of seller(s): TOWN OF LEDYARD
- 2) Street address, municipality, zip code: 332 COLONEL LEDYARD HWY.  
LEDYARD, CT. 06339

YES NO UNK N/A

**B. GENERAL INFORMATION**

- |  |  |
|--|--|
| <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> UNK<br><input type="checkbox"/> N/A | 3) What year was the structure built? <u>1947</u><br>4) How long have you occupied the property? <u>Ø</u> If not applicable, indicate with N/A.<br>5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain:<br><br>6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain:<br><br>7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: |
|--|--|

Seller Initials JBG Buyer Initials DS Revised 10/2021

YES	NO	UNK	N/A		
-----	----	-----	-----	--	--

## B. GENERAL INFORMATION (Continued)

- |  |  |
|--|--|
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain:</p>  |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain:</p>  |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain:</p> <p style="margin-top: 20px;"><b>Note:</b> Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.</p> |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>11) Is the property located in a special tax district? If yes, explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain:</p>   |
| <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> UNK<br><input type="checkbox"/> N/A | <p>14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain:</p>  |

Property Address: 332 Col. Leno Hwy.

Seller Initials JS

Buyer Initials DS

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YES	NO	UNK	N/A	<b>C. LEASED EQUIPMENT</b>
-----	----	-----	-----	----------------------------

- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:
- |   |   |
|---|---|
| <input type="checkbox"/> Propane fuel tank      | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater           | <input type="checkbox"/> Solar devices          |
| <input type="checkbox"/> Security alarm system  | <input type="checkbox"/> Major appliances       |
| <input type="checkbox"/> Fire alarm system      | <input type="checkbox"/> Other _____            |
| <input type="checkbox"/> Satellite dish antenna |   |

YES	NO	UNK	N/A	<b>D. MECHANICAL/ UTILITY SYSTEMS</b>
-----	----	-----	-----	---------------------------------------

- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 16) Fuel types? OIL Are you aware of any heating system problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 17) Hot water heater type? OFF BOILER Age: 13 Are you aware of any hot water problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 18) Is there an underground storage tank? If yes, list the age of tank N/A and location: Basement - East Wall (NOT WST) INSTALLED IN 2010
- ☐ YES   ☐ NO   ☐ UNK   ☒ N/A
- 19) Are you aware of any problems with the underground storage tank? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☐ No
- If yes, what was the date of removal \_\_\_\_\_ and what was the name and address of the person or business who removed such underground storage tank? \_\_\_\_\_
- Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.
- ☐ YES   ☐ NO   ☐ UNK   ☒ N/A
- 21) Air conditioning type: ☐ Central; ☐ Window; Other \_\_\_\_\_
- Are you aware of any air conditioning problems? If yes, explain:
- ☐ YES   ☒ NO   ☐ UNK   ☐ N/A
- 22) Plumbing system problems? If yes, explain:

Property Address: 332 Col. LEO. Hwy.

Seller Initials JDA

Buyer Initials [Signature]

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☐ ☒ ☐ ☐ 23) Electrical system problems? If yes, explain:

☐ ☐ ☐ ☒ 24) Electronic security system problems? If yes, explain:

☒ ☐ ☐ ☐ 25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors\_\_\_\_\_ and whether there have been problems with such detectors:

☐ ☐ ☐ ☒ 26) Fire sprinkler system problems? If yes, explain:

YES NO UNK N/A

### E. WATER SYSTEM

☐ ☒ ☐ ☐ 27) Domestic water system type: ☐ Public; ☒ Private well; Other\_\_\_\_\_

28) If public water:

☐ ☐ ☐ ☒ a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered?\_\_\_\_\_ Provide the amount of the expense/fee\_\_\_\_\_ and explain:

☐ ☐ ☐ ☒ b) Are there unpaid water charges? If yes, state amount unpaid:\_\_\_\_\_

29) If private well:

☐ ☐ ☒ ☐ Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing:\_\_\_\_\_

☐ ☒ ☐ ☐ If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain:

YES NO UNK N/A

### F. SEWAGE DISPOSAL SYSTEM

☐ ☒ ☐ ☐ 30) Sewage disposal system type: ☐ Public; ☒ Septic; ☐ Cesspool; Other:\_\_\_\_\_

Property Address: 332 Col. Leo Hwy.

Seller Initials 709

Buyer Initials DS

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31) If public sewer:

☐ ☐ ☐ ☒

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? \_\_\_\_\_

☐ ☐ ☐ ☒

b) If it is a flat amount, state amount \_\_\_\_\_ and due dates: \_\_\_\_\_

☐ ☐ ☐ ☒

c) Are there any unpaid sewer charges? If yes, state the amount: \_\_\_\_\_

32) If private:

☐ ☐ ☐ ☐

a) Name of service company: AL County SEPTIC

☐ ☐ ☐ ☐

b) Date last pumped: FEB. 2018 Frequency of pumping during ownership: 1x

☐ ☒ ☐ ☐

c) For any sewage system, are there problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**G. ASBESTOS/ LEAD**

☐ ☐ ☒ ☐

33) Are asbestos insulation or building materials present? If yes, location: \_\_\_\_\_

☐ ☐ ☒ ☐

34) Is lead paint present? If yes, location: \_\_\_\_\_

☐ ☐ ☒ ☐

35) Is lead plumbing present? If yes, location: \_\_\_\_\_

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS**

☒ ☐ ☐ ☐

36) Is the foundation made of concrete? If no, explain: \_\_\_\_\_

☐ ☒ ☐ ☐

37) Foundation/slab problems or settling? If yes, explain: \_\_\_\_\_

☐ ☐ ☒ ☐

38) Basement water seepage/dampness? If yes, explain amount, frequency and location: \_\_\_\_\_

☐ ☐ ☒ ☐

39) Sump pump problems? If yes, explain: \_\_\_\_\_

Property Address: 332 Con. LEO. Hwy

Seller Initials AG

Buyer Initials DS

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- ☐ ☒ ☐ ☐ 40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:
- ☐ ☒ ☐ ☐ 41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:
- ☐ ☒ ☐ ☐ 42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:
- ☐ ☒ ☐ ☐ 43) Roof type: ASPHALT SHINGLE; Age: 20+ yrs
- ☐ ☒ ☐ ☐ 44) Roof leaks? If yes, explain:
- ☐ ☒ ☐ ☐ 45) Exterior siding problems? If yes, explain:
- ☐ ☐ ☒ ☐ 46) Chimney, fireplace, wood or coal stove problems? If yes, explain:
- ☐ ☒ ☐ ☐ 47) Patio/deck problems? If yes, explain:

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

- ☐ ☒ ☐ ☐ 48) If patio/deck is constructed of wood, is the wood treated or untreated? TREATED
- ☐ ☒ ☐ ☐ 49) Driveway problems? If yes, explain:
- ☐ ☐ ☒ ☐ 50) Water drainage problems? If yes, explain:
- ☐ ☐ ☒ ☐ 51) Interior floor, wall and/or ceiling problems? If yes, explain:
- ☐ ☐ ☒ ☐ 52) Fire and/or smoke damage? If yes, explain:
- ☐ ☐ ☒ ☐ 53) Termite, insect, rodent or pest infestation problems? If yes, explain:

Property Address: 332 Col. L. H. Hwy.

Seller Initials: TC

Buyer Initials: DS

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- ☐ ☐ ☒ ☐ 54) Rot or water damage problems? If yes, explain:
- ☐ ☐ ☒ ☐ 55) Is the structure(s) insulated? If yes, type: \_\_\_\_\_; location:
- ☐ ☒ ☐ ☐ 56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: \_\_\_\_\_
- ☐ ☒ ☐ ☐ 57) Is there a radon control system in place? If yes, explain:
- ☐ ☒ ☐ ☐ 58) Has a radon control system been in place in the previous 12 months? If yes, explain:

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: \_\_\_\_\_

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at:  
[www.ct.gov/dcp](http://www.ct.gov/dcp)

### IMPORTANT INFORMATION

#### (A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

#### (B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

#### (C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

#### (D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

#### (E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

#### (F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

Property Address: 332 Cor. Lgo. Hwy.

Seller Initials MC

Buyer Initials DS

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**(G) Concrete Foundation**

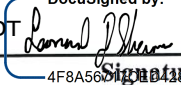
Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

**(H) Dam**

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

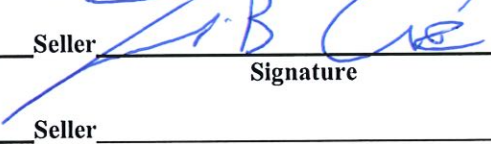
**(I) Buyer's Certification**

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date 8/10/2023 | 10:39 AM PDT Buyer  Buyer Leonard D Sherman  
Signature Print Name  
Date \_\_\_\_\_ Buyer \_\_\_\_\_ Signature \_\_\_\_\_ Buyer \_\_\_\_\_ Print Name

**(J) Seller's Certification**

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 8/3/23 Seller  Seller FRED B. ALLEN III  
Signature Print Name  
Date \_\_\_\_\_ Seller \_\_\_\_\_ Signature \_\_\_\_\_ Seller \_\_\_\_\_ Print Name

Property Address: \_\_\_\_\_

Seller Initials \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 8 of 8

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# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

Property Address: 332 Colonel Ledyard Hwy, Ledyard, CT 06339

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interests in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (Initial)

JB 9

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JB 9

(b) Records and reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home**.

(e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and or lead-based hazards; or

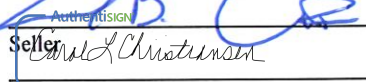


☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

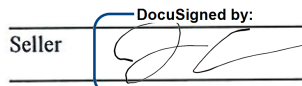
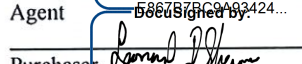
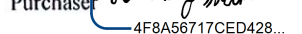
## Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

**Seller**  **Date** 08/04/23  
**Agent**  **Date**  
**Purchaser**  **Date**

**DocuSigned by:**  
**Seller**  **Date** 8/10/2023 **Time** 11:21 AM MDT  
**Agent**  **Date** 8/10/2023 **Time** 10:39 AM PDT  
**Purchaser**  **Date**



## Mold and Mold-Forming Condition Disclosure

Date: 8/3/23

Seller(s): TOWN OF LEDYARD

Property Address: 332 COLONEL LEDYARD HWY, LEDYARD, CT.

Seller(s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

☒ Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

☐ Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs) \_\_\_\_\_

Please provide details- attach additional sheets if necessary

☐ Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details)

Please provide details- attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Seller's Signature

Seller's Signature

Print Name

Print Name

Date

Date

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at <http://www.state.ct.us/dph>.

DocuSigned by:

Buyer's/Tenant's Signature

Buyer's/Tenant's Signature

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08/02; 07/03; 04/07; 02/11

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Misc forms

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