



Chairman  
Kevin J. Dombrowski

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works

### Committee

### ~ AGENDA ~

Regular Meeting

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Monday, August 7, 2023

6:00 PM

Town Hall Annex Meeting Room -  
Hybrid Format **\*\*Please Note  
Location\*\***

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In -Person: Town Hall Annex Meeting Room **\*\*Please Note Location\*\***

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

**<https://us06web.zoom.us/j/84551299783?pwd=Nzdvc2pIS0w5UjNxUkQ5TmhqdVF1dz09>**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 845 5129 9783; Passcode: 743785**

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of June 5, 2023.

**Attachments:** [LUPPW-MIN-2022-06-05.docx](#)

### VI. OLD BUSINESS

- 1. Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “Assignment of Administrative Control”.

**Attachments:** [TOWN OWN LAND -Appendix B -Rox-2023-08-07.xlsx](#)  
[Assessor Office Notes-Town Owned Land List-2023-08-07.pdf](#)  
[TOWN OWN PROPERTIES-11-3-08-Signed.pdf](#)  
[Property Added to Town Inventory Since 2017-E-mail2003-02--08 .pdf](#)

- 2. Discussion and possible action to revise “Resolution Administrative Control of Town-Owned or Town-Leased Property”.

**Attachments:** [2008-11-12-TOWN OWNED LAND-ADMIN CONTROL.pdf](#)

3. Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Attachments:** [Blight Report May - July-2023.docx](#)  
[ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

4. Status update regarding security and safety concerns regarding Park on East Drive

**Attachments:** [East Drive Park-Jamieson -Saums e-mail Thread-2022-09-27.pdf](#)  
[East Drive Park-Jamieson e-mail-2022-09-20.pdf](#)  
[EAST DRIVE -Color-FLYER-NEWS PAPER-2022-07-20.pdf](#)  
[East Drive Park-Informal Conversation 2022-07-20-Community Relations ltr dated 2022-07-02 to Residents-A.pdf](#)

5. Any other Old Business proper to come before the Committee.

#### VII. NEW BUSINESS

1. Conduct an 8-24 Review for the town to sell a residential property located at 332 Colonel Ledyard Highway, Ledyard.

**Attachments:** [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](#)

2. Discuss the Land Use/Planning/Public Works Committee September, 2023 meeting date due to the Labor Day Holiday.

**Attachments:** [MEETING 2023 SCHEDULE TOWN COUNCIL 2022-10-27-FINAL.docx](#)

3. Any other New Business proper to come before the Committee.

#### IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1891

**Agenda Date:** 8/7/2023

**Agenda #:**

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## MINUTES

**Minutes:**

MOTION to approve the Land Use/Planning/Public Works Committee Minutes of June 5, 2023.



**TOWN OF LEDYARD**  
CONNECTICUT  
TOWN COUNCIL  
HYBRID FORMAT

741 Colonel Ledyard Highway  
Ledyard, CT 06339

860 464-3203  
Roxanne Maher

Chairman Kevin J. Dombrowski

**MINUTES**  
**LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –**  
**REGULAR MEETING**

Monday, June 5, 2023

6:00 PM

Town Hall Annex Building

**DRAFT**

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:00 p.m. at the Council Chambers, Town Hall Annex Building.

Councilor Paul welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of 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. ROLL CALL –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:00 pm	7:26 pm
John Marshall	Town Councilor	Excused			
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:00 pm	7:26 pm
Juliet Hodge	Land Use Director	Present	In-Person	6:00 pm	7:26 pm
Scott Johnson, Jr.	Parks, Rec & Senior Citizens Director	Present	In-Person	6:00 pm	7:26 pm
Dennis Main	Avalonia Land Conservancy	Present	Remote		6:24 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	7:26 pm

- III. CITIZENS' PETITIONS – None.

- IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.

- V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of May 1, 2023  
Moved by Councilor Paul, seconded by Councilor Rodriguez

VOTE: 2 - 0 Approved and so declared

- IV. NEW BUSINESS

1. MOTION to recommend the Town Council recommend the Town approve the transfer/convey the following town owned properties 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, contingent upon the Planning & Zoning Commission's 8-24 Review:



- |     |                              |                   |                |
|-----|------------------------------|-------------------|----------------|
| (1) | 334 Colonel Ledyard Highway  | (Vol. 604 Pg 763) | 29,752 +/- SF  |
| (2) | 538R Colonel Ledyard Highway | (Vol. 99 Pg 139)  | 3.32 +/- Acres |

Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of property.

In addition, recommend the Town Council set a Hybrid (In-Person & Video Conference) Public Hearing date on September 13, 2023 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to receive comments and recommendations regarding the transfer/conveyance of the following town owned properties 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; in accordance with CGS 07-163e:

- |     |  |                |
|-----|--|----------------|
| (1) | 334 Colonel Ledyard Highway (Vol. 604 Pg 763)  | 29,752 +/-SF   |
| (2) | 538R Colonel Ledyard Highway ( Vol. 99 Pg 139) | 3.32 +/- Acres |

Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of property.

Also recommend the Town Council set a Hybrid (In-Person & Video Conference) Special Town Meeting on September 13, 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 transfer/convey the following town owned properties 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:*

- |     |  |                |
|-----|--|----------------|
| (1) | 334 Colonel Ledyard Highway (Vol. 604 Pg 763)  | 29,752 +/-SF   |
| (2) | 538R Colonel Ledyard Highway ( Vol. 99 Pg 139) | 3.32 +/- Acres |

*Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of property?"*.

Moved by Councilor Paul, seconded by Councilor Rodriguez

Discussion: Councilor Rodriguez stated that she supported the transfer of the properties to Avalonia Land Conservancy, noting no discussion was necessary. She stated that she was ready to vote.

Director of Land Use Juliet Hodge stated she had some comments that she would like to share with the LUPPW Committee. She noted her email dated May 31, 2023 regarding the Outback Realty Subdivision Open Space parcel that was part of tonight's discussion relative to the conveyance of property to the Avalonia Land Conservancy. She stated because the GIS map was incorrect that her initial review was that the Outback Subdivision Open Space parcel had not been conveyed to the Town; and therefore, an 8-24 Review of the Planning & Zoning Commission was not necessary. However, she stated the Outback Realty Subdivision, which was approved in November, 2015; and was conveyed to the Town; and therefore an 8-24 Review of the Planning & Zoning Commission would be required. She stated the language in the Motion "*to be used for passive recreation*" was not necessarily the use for an Open Space Subdivision parcel. She questioned whether anyone looked at the usage for this piece of property (29,752 +/- SF).

Ms. Hodge continued by noting that the adjacent parcel, which appeared to be owned by the Nature Conservancy on the GIS Map, was not owned Avalonia Land Conservancy. She questioned the language in the Motion "*to be used for passive recreation*"

Avalonia Land Conservancy Vice-President Dennis Main stated the Town owned both of the parcels being considered this evening. He stated Avalonia did not have any objection with the Town putting the following restrictions on the parcels: (1) For the property to be open to the public for passive recreation; (2) Avalonia to hold the property in perpetuity. He explained if Avalonia were to go out of business, that Avalonia would first offer the property back to the Town of Ledyard, as the last owner of record. He stated Avalonia Land Conservancy has done 20+ land transfers of open space during the past decade, noting that the language was *boiler plate*.

Ms. Hodge questioned whether the property would revert back to the town. Mr. Main stated that the standard would be for the property to go back to the Town.

Administrative Assistant Roxanne Maher stated the following language was part of the motion the townspeople approved at the October 28, 2020 Special Town Meeting regarding the conveyance of the approximate 96.52 +/- acres Founders Preserve. She noted the minutes from the October 28, 2020 Special Town Meeting were attached to the Agenda packet on-line as a reference for tonight's meeting

*"In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called Founders Preserve Property, Avalonia will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia will then have the right to convey the parcel to a third party of their choice".*

Ms. Hodge stated because there was a discrepancy between what the GIS System had, what surveyor had, and what she had in the Planning & Zoning Office, that she would ask that they verify what property the town was conveying to Avalonia Land Conservancy. She

stated that she was not sure which map they were using or what property they were transferring. She stated in reviewing the property with the Attorney that there were some discrepancies regarding the area they were talking about. She noted one of the maps provided in the backup information was totally irrelevant. She stated what was showing on the GIS Map did not match the Founders Preserve Subdivision map that she had in the Planning & Zoning Office.

Administrative Assistant Roxanne Maher explained the townspeople already approved to convey the former Founders Preserve property located at 332 Colonel Ledyard Highway, Ledyard to Avalonia Land Conservancy at the October 28, 2020 Special Town Meeting. However, she provided some background explaining in 2006 the Founders Preserve property was subdivided into a 36-lot subdivision and the property lines were changed at that time to accommodate the proposed Founders Preserve Subdivision. She stated around 2015 the town foreclosed on the property 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 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. She stated this request was to transfer approximately 29,752 +/- which would become part of 334 Colonel Ledyard Highway (Founders Preserve, which the townspeople already approved); and 538R Colonel Ledyard Highway (3.23 +/- acres) to Avalonia Land Conservancy.

Ms. Hodge questioned when the property transfer was approved; (1) Where was it approved; (2) Was an 8-24 Review conducted by the Planning & Zoning Commission; (3) How did that happen; and (4) Where was the map. She stated according to the GIS Map the Founders Preserver property was not what was transferred.

Ms. Maher stated the town followed the process to sell, or transfer property in accordance with the Town Charter and State Statutes, and that the Planning & Zoning Commission conducted an 8-24 Review (October 8, 2020) and approved the transfer of the property. She stated that she would provide Ms. Hodge with a copy the Planning & Zoning Commission Minutes. Ms. Hodge stated that the GIS Map was showing something totally different.

Avalonia Land Conservancy Vice-President Dennis Main stated when the townspeople approved to transfer the Founders Preserve to Avalonia Land Conservancy in 2020; it was with the understanding that the Land Conservancy was also going to take 332 Colonel Ledyard Highway off the front of the property, which would leave access into the back of the 96.52 +/- acres. He stated at that time the Assessor's Records was still showing the Founders Preserve Subdivision as though the roads were built and there were 30 – 40 building lots. He stated this was corrected subsequent to the townspeople approving the transfer of the property to Avalonia.

Mr. Main continued to explain that subsequent to the approval to transfer the 96.52 +/- acres Founders Preserve to Avalonia Land Conservancy the town acquired the property at 334 Colonel Ledyard Highway, which solved the issue to provide access to the Founders

Preserve Property. He stated because Avalonia Land Conservancy did not need the entire parcel located at 334 Colonel Ledyard Highway, that approximately 29,752 +/- would be added back to 332 Colonel Ledyard Highway and the Town could then demolish the house that was in disrepair on 334 Colonel Ledyard Highway and dispose/sell/etc., the remaining portion of the parcel located at 332 Colonel Ledyard Highway.

Ms. Hodge stated that what Mr. Main described has not yet occurred. She stated in reviewing the lot line adjustment the Attorney was questioning the Founders Preserve parcel because the GIS Map was not showing what was on the Founders Preserve Subdivision Map. Therefore, she stated if the Founders Preserve was foreclosed on and sold that would be what she expected that parcel to look like on the GIS Map.

Ms. Maher questioned who had the oversight to make sure the GIS Mapping System was correctly updated. Ms. Hodge stated no one was responsible. Ms. Maher questioned that there was no one on staff who was responsible to oversee that the GIS Mapping System was being correctly updated. She noted at Ms. Hodge's request the Town Council approved (February 10, 2022) a Bid Waiver to Claus Georges, CGIS Mapping, LLC to complete the GIS and Assessor Map updates. Ms. Hodge stated that no one had been doing it that and they were trying get maps to Claus to update as much as they could. She stated that they sent the map of Founders Preserve to Claus and that the map would have reverted back to the original layout, before the Founders Preserve Subdivision occurred, noting that was what they would expect to see on the GIS Mapping System. However, she stated it was not showing; and therefore, she was questioning the map noting that this had to be resolved before the town could move forward. She stated if the Planning & Zoning Commission previously conducted an 8-24 of the parcel, that there would have been a map associated with that.

Ms. Maher questioned whether Ms. Hodge thought that the GIS Map issue would be resolved by the September 13, 2023 Special Town Meeting. Ms. Hodge stated that she would hope so. Ms. Maher stated if the Map Issue would be resolved that she did not see any reason the LUPPW Committee could not proceed with the Motion as presented this evening. She noted if everything was not in-place for the Special Town Meeting that the meeting could be cancelled. Ms. Hodge stated the Planning & Zoning Commission was not done on their end with regard to conducting the 8-24 Review, noting that they would be cutting it close. Ms. Maher stated that once the LUPPW Committee acted on the Motion that it would be forward to the Planning & Zoning Commission to conduct an 8-24 Review. Ms. Hodge stated the Maps and Survey should match and be in place before the townspeople vote to convey the property. She stated that she had a note from the former Planner *"Not to allow the property to be transferred until the proper channels were gone thru."*

Councilor Rodriguez stated that they were talking about conveying 29,752 +/- SF of land to be added to the Founders Preserve Property. Ms. Hodge stated that she did not know what happened in 2020; or what was approved. Therefore, she stated that she wanted to wait for the property survey to be completed, noting that she met with Attorney Rob Aveena and Surveyor Eric Seitz last week.

Mr. Main stated 332 Colonel Ledyard Highway had an original lot description which was basically a rectangle and because parcel had a house on it, that portion would remain with the town at that time. He stated the October 28, 2020 approval to convey the 96.52 +/- acres Founders Preserve to Avalonia Land Conservancy, was made up of two original parcels. He stated in addition, Avalonia Land Conservancy would be receiving an additional 5-acres, which was a land-locked parcel that abutted the Founders Preserve Property and was being transferred to the Land Conservancy from an Estate. He stated the additional 29,752 +/- SF of land from 334 Colonel Ledyard Highway would provide Avalonia Land Conservancy access to the Founders Preserve.

Ms. Hodge questioned who was conducting the 8-24 Review. Ms. Maher stated if the LUPPW Committee acted on the motion, as presented this evening, that a request would be forwarded to the Planning & Zoning Commission to conduct the 8-24 Review, noting this was the practice the town has used in the past. Ms. Hodge stated they would have to wait for Attorney Rob Aveena and Surveyor Eric Seitz to finish their work before the Planning & Zoning Commission could conduct the 8-24 Review. Therefore, she stated do not send a request for the Planning & Zoning Commission to conduct the 8-24 Review tomorrow, because it would not work. Councilor Rodriguez questioned when Attorney Rob Aveena and Surveyor Eric Seitz would have the survey completed. Ms. Hodge stated when she met with Attorney Rob Aveena and Surveyor Eric Seitz that they wanted to talk about an issue that she brought up regarding the garage. Therefore, she stated that she did not know when the survey would be completed, noting that she was not in-charge. Ms. Maher suggested Ms. Hodge discuss with the Mayor the details regarding when the map and survey would be completed and the other issues that she raised this evening. She noted that Mayor Allyn, III, requested this item be included on the tonight's LUPPW Committee's Agenda to get the process started, noting that it would take some time, which was the reason the Special Town Meeting was not going to be held until September 14, 2023.

Mr. Main stated that he saw the map revisions from Surveyor Eric Seitz, and that he believed the map would answer all of Mr. Robert Aveena's questions.

Councilor Rodriguez stated the Motion has been made and seconded this evening. She stated this was June, and she commented that if all the work has not been completed by September 14, 2023 that the Public Hearing and Special Town Meeting could be cancelled. Therefore, she stated that she was comfortable with voting on the motion as presented this evening. Councilor Paul stated he agreed with Councilor Rodriguez, noting that he would like to see the conveyance of these parcels and the transfer of the Founders Preserve move along.

VOTE: 2 – 0 Approved and so declared.

**RESULT: 2 – 0 APPROVED AND SO DECLARED**

**MOVER:** Gary Paul, Town Councilor

**SECONDER:** S. Naomi Rodriguez, Town Councilor

**AYES:** Gary Paul, Naomi Rodriguez

**EXCUSED:** John Marshall

2. *“Resolution Administrative Control of Town-Owned or Town-Leased Property”.*

Councilor Paul explained that he asked that “*Resolution Administrative Control of Town-Owned or Town-Leased Property*” dated November 12, 2008 be included on tonight’s agenda because he was confused regarding what “Administrative Control” meant, noting the following:

*Administrative Control:*

*“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 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”.*

Land Use Director Juliet Hodge stated the only Commission that can say anything about use, either temporary or otherwise was the Planning & Zoning Commission.

Councilor Paul noted that the Resolution 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*”. Therefore, he stated a Commission could go to the Town Council, as the Legislative Body and Financial Arm, to seek approval to make changes to a property.

Ms. Hodge noted on the Town-owned/Town-leased Property List that the LUPPW Committee has been working to update, that there was an Open Space Subdivision parcel that was listed as a “*vacant lot*” and in the Note Column it stated, “*Recommend the Mayor Sell*”. She stated the town could not just sell a property, unless they went back to the Subdivision. Administrative Assistant Roxanne Maher noted that this issue was discussed at the LUPW Committee’s May 1, 2023 meeting. She 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, because an adjacent property owner may be interested in buying the parcel, which would put the property back on the tax rolls and remove it from the town’s responsibility. She stated to sell any town-owned property that they would have to follow the process outlined in the Town Charter and follow State Statute as they did earlier this evening when they addressed New Business Item #1 (see above). She stated the Mayor was aware that he could not just sell town-owned property. Ms. Hodge stated all of the Open Space Subdivision properties needed to be changed and identified as such (i.e. vacant; not building, etc.).

Councilor Paul stated the LUPPW Committee was tasked to assign the Administrative Control for the properties and not to assign names to the properties.

Councilor Paul asked the LUPPW Committee to review the “*Resolution Administrative Control of Town-Owned or Town-Leased Property*” to discuss at their July 3, 2023 meeting as to whether any clarification or revisions were needed.

**RESULT: CONTINUED**

**Next Meeting: 07/03/2023 6:00 p.m.**

3. Any other New Business proper to come before the Committee. – None.

## V. OLD BUSINESS

1. Town-owned/Town-leased property; and update accordingly for the “*Assignment of Administrative Control of Town-Owned and Town-Leased Property*”.

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	Descripti on	Admin Control	Status of previousl y unlisted Property	Other Info	Recommend ation for admin control
	I TOWN OF LEDYARD	728	COLONEL LEDYARD HWY			728					TOWN GREEN	Parks & Recreation Commission			Parks & Recreation Commission
116780	I TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant	<del>Conservation Commission</del>			Recommend Mayor Sell
165025	I TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Dr ainage	<del>Mayor</del>			Public Works
403290	I TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/De molished	<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	J.A. Clark Field	Parks & Recreation Commission			Parks & Recreation Commission
403400	I 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
	I TOWN OF LEDYARD	91	VINEGAR HILL RD												
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 Commission
Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Descripti on	Admin Control	Status of previousl	Other Info	Recommend ation for

													y unlisted Property		admin control
	I TOWN OF LEDYARD	728	COLONEL LEDYARD HWY			728					TOWN GREEN	Parks & Recreation Commission			Parks & Recreation Commission
116780	I TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	LCVD	Vacant	Conservation Commission			Recommend Mayor Sell
165025	I TOWN OF LEDYARD	2	FLAT BROOK COURT	120	1340	2	0.22	903v	Municipal M00	R40	Open Space/Dr ainage	Mayor			Public Works
403290	I TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Water Town/De molished	Parks & Recreation Commission			WPCA
403300	I 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	I 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.

**RESULT: CONTINUED**

**Next Meeting: 07/03/2023 6:00 p.m.**

## 2. Enforcement of regulations to address blight issues

Director of Land Use Juliet Hodge stated that she has been working with Zoning Enforcement Officer Mr. Alex Samalot to address the list of outstanding Blighted Properties. She stated three Citations were issued to the following property owners noting that the costs to remedy the blighted properties were \$69,000; \$13,000, & \$1,000:

- 11 Colonel Ledyard Highway
- 22 Anderson
- 528 Colonel Ledyard Highway, was not picking up their mail.

Ms. Hodge stated two of the property owners have contacted the Planning & Zoning Office to schedule an appointment. She stated that they would continue to work to keep the list moving, noting that she thought that they would be able to see some progress in addressing the blighted properties.



**RESULT: DISCUSSED/CONITNUED**

**Next Meeting:07/03/2023 5:30 p.m.**

3. Security and safety concerns regarding the Park on East Drive (Christy Hill Park).

Councilor Rodriguez stated that she spoke to one of the Residents and she noted that everything seemed fine at the Park.

Councilor Paul stated that he checked with Police Chief John Rich and that there have been no issues reported. He stated with the warmer weather that they anticipated the activity at the Park on East Drive would increase.

Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. stated once the new Combined Parks, Recreation & Senior Citizens Commission was in-place that they would be scheduling a meeting to be held at Park on East Drive. He stated he would keep the LUPPW Committee informed when the meeting date has been set.

**RESULT: DISCUSSED/CONTINUED**

**Next Meeting: 07/03/2023 6:00 p.m.**

4. Any other New Business proper to come before the Committee. – None.

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Paul.  
VOTE: 2 - 0 Approved and so declared, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Gary Paul  
Committee Chairman  
Land Use/Planning/Public Works Committee



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-017

**Agenda Date:** 7/3/2023

**Agenda #:** 1.

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## LAND USE

### **Subject/Application:**

Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

### **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 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:

•

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

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### **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 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”.*

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	TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		Conservation Commission
81756	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	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
	TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	0258/0018	3/21/1996			Public Works
	TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40				477/0004	Conservation Commission
	TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40				373/805	Conservation Commission
	TOWN OF LEDYARD	9	CHRISWOOD TRCE	126	480	9	4.88	903V	Municipal M00	R40				196/702	Conservation Commission
	TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903V	Municipal M00	R40				196/702	Conservation Commission
	TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40				196/702	Conservation Commission
	TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40				143/223	Conservation Commission
	TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40				143/223	Conservation Commission
	TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40				248/046	Conservation Commission
	TOWN OF PRESTON	1094	COLONEL LEDYARD HWY	3	530	1094	0.71	903V	Municipal M00	R60			DELETE FROM LIST	273/1003	
	TOWN OF LEDYARD	93	INDIANTOWN RD												Mayor- Sell
107507	TOWN OF LEDYARD	99	INDIANTOWN RD	45	1090	99	0.55	903V	Municipal M00	R60	Vacant	Mayor			Mayor
403660	TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R20	Walkway to Playground	Mayor/ Public Works			WPCA

32249	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
	GROTON TOWN OF	328R	PUMPKIN HILL RD	143	1960	328R	1.1	903V	Municipal M00	R60			DELETE FROM LIST	106/950	
550	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	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 M00	R60	Open Space/Wet	Conservation Commission	Vacant Lot		Conservation Commission
126192	TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal M00	R40	Open Space/Wet	Conservation Commission		523/74	Conservation Commission
60184	TOWN OF LEDYARD	78B	IRON ST	54	1110	78B	0.74	903V	Municipal M00	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 M00	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 M00	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?](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)

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[ID=5814186&GUID=](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)

[E2C7069F-CBA6-](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)

[4209-A4C0-](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)

[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:

No Action

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	Parks, Recreation, and Senior Citizens Commission			
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	Recommendation 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 B22:023
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				477/0004	Conservation Commission
31506	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40				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				196/702	Conservation Commission
163534	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903v	Municipal M00	R40				196/702	Conservation Commission
163545	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40				196/702	Conservation Commission
402940	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Municipal M00	R40				143/223	Conservation Commission
402941	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40				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

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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	Boundry Lines Corrected <b>DELETE FROM LIST</b>		- <b>MAYOR</b> - <b>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?			45/413	Public Works
103211	I TOWN OF LEDYARD	423	COLONEL LEDYARD HIGHWAY	128	530	423	33.9	1330	SUB OPEN SPACE	R60				588/866	Conservation Commission
60183	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40				248/046	
	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			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 Commisson
403075	I TOWN OF LEDYARD	741	COLONEL LEDYARD HWY	67	530	741	2.36	9030	Municipal M94	LCV1	TOWN HALL ANNEX POLICE			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	Located in Preston
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	Cemetery Commission			

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403150	I TOWN OF LEDYARD	10	DECATUR TRL	75	610	10	0.21	903V	Municipal M00	R20	Open Space				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/Drainag	<del>Mayer</del>			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		Vacant Lot		
106708	I TOWN OF LEDYARD	25	FOUNDERS WAY	141	530	25	35.34	903V	Municipal M00	R60	Vacant Lot		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			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			
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			



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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			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				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		Formrer Gales Ferry School Sold in 2019		Gales Ferry Landing		<del>Delte from List</del>

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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	Recommned to Sell	Tax Collector Forclosed - Pie Shapped Parce	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		Delte from List

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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			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 eachother	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 eachother		Vacant Lot	141/343 Combined 2.5 acres	Conservation Commisison
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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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
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			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		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
17601	I TOWN OF LEDYARD	5	LYNN DR	41	1400	5	1.11	903V	Municipal M00	R60	Open Space	Parks, Recreation, & Senior Citiznes 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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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	<del>Mayor/ Public Works</del>		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
32261	I TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Subdv Open	R40			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			

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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			Vacant Lot		Mayor
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD			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	<del>Parks &amp; Recreation-Commission</del>		Water ?	Parks, Recation, & Senior Citizens Commisison
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
164080	I TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	<del>Conservation-Commission-/WPCA</del>			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 Citiznes 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				
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		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
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
403885	I TOWN OF LEDYARD	212	STODDARDS WHARF RD	50	2360	212	14.39	903V	Municipal M00	R40	PfizerField/Clark Field	<del>Parks &amp; Recreation Commission</del>			Parks, Recreation, and Senior Citizens Commisison
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	Recommendati on 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	Senior Citizens			Parks, Recreation & Senior Citizens Commission
102150	I TOWN OF LEDYARD	8	VILLAGE DR	53	2530	8	2.88	903V	Municipal M00	R40			Vacant Lot		
126205	I TOWN OF LEDYARD	30	VILLAGE DR	53	2530	30	1.21	903V	Municipal M00	R40			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		Historic District Commission			
400912	I TOWN OF LEDYARD	16	WHALEHEAD RD	65	2600	16	0.07	9062	Cemetery	R60	Unknown	Conservation Commission			
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			
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			
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			



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
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 Citiznes Commission
Adopted by the Ledyard Town Council on: _____															
				Kevin J. Dombrowski, Chairman											
Key															
LUPPW	Cmt Update														
Remove	From List														
Assessor	Note														

**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

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.*

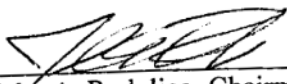
BE IT FURTHER RESOLVED, that it is understood that the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capitally improved, used for totally different purposes, leased, or transferred; subject only to the stipulations 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

## Roxanne Maher

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**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 #:** 23-1734

**Agenda Date:** 7/3/2023

**Agenda #:** 2.

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## RESOLUITON

### **Motion/Request:**

Discussion and possible action to revise "*Resolution Administrative Control of Town-Owned or Town-Leased Property*".

### **Background:**

The LUPPW Committee has been working to update the Appendix to the "*Resolution Administrative Control of Town-Owned or Town-Leased Property*".

The Resolution itself was last updated on November 12, 2008. To conduct a thorough exercise the Resolution has been included for review.

### **Resolution:**

## 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 \_\_\_\_\_

**Mayor Comment/Recommendation:**

(type text here)

**Body:**

(type text here)

**Meeting Action Detail:**

**Land Use/Planning/Public Works Committee Meeting 07/03/2023:**

**File #:** [23-1734](#) Version: 1

**Type:** Land Use

**Title:** Discussion and possible action to revise “*Resolution Administrative Control of Town-Owned or Town-*



*Leased Property”.*

**Action:** Continued

**Minute Note:**

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**Land Use/Planning/Public Works Committee Meeting 06/05/2023:**

**File #:** [23-1734](#) Version: 1

**Type:** Land Use

**Title:** Discussion and possible action to revise “*Resolution Administrative Control of Town-Owned or Town-Leased Property*”.

**Action:** Continued

**Minute Note:**

Councilor Paul explained that he asked that “*Resolution Administrative Control of Town-Owned or Town-Leased Property*” dated November 12, 2008 be included on tonight’s agenda because he was confused regarding “Administrative Control” noting the following:

*Administrative Control:*

*“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”.*

*“....the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capially improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require”.*

Land Use Director Juliet Hodge stated the only Commission that can say anything about use, either temporary or otherwise was the Planning & Zoning Commission.

Councilor Paul noted that the Resolution stated “....the Town Council or the Town Meeting retains the responsibility for deciding when any Town owned real property shall be permanently altered, capially improved, used for totally different purposes, leased, or transferred; subject only to the stipulations and approvals which State or Federal laws may require”. Therefore, he stated a Commission could go to the Town

Council, as the Legislative Body and Financial Arm, to seek approval to make changes to a property.

Ms. Hodge noted on the Town-owned/Town-leased Property List that the LUPPW Committee has been working to update, that there was an Open Space Subdivision parcel that was listed as a *vacant lot* and in the Recommendation/Note Column it stated, “*Recommend the Mayor Sell*”. She stated the town could not just sell a property, unless they went back to the Subdivision. Administrative Assistant Roxanne Maher noted that this issue was discussed at the LUPW Committee’s May 1, 2023 meeting. She 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. She stated to sell any town-owned property that they would have to follow the process outlined in the Town Charter and follow State Statute as they did earlier this evening when they addressed New Business Item #1 (see above). She stated the Mayor was aware that he could not just sell town-owned property. Ms. Hodge stated all of the Open Space Subdivision properties needed to be changed and identified as such (i.e. vacant not building, etc.).

Councilor Paul stated all the LUPPW Committee was doing was assigning Administrative Control not assigning names to the properties.

Councilor Paul asked the LUPPW Committee to review the “*Resolution Administrative Control of Town-Owned or Town-Leased Property*” to discuss at their July 3, 2023 meeting as to whether any clarification or revisions were needed.

[Action:](#) Continued

08 NOV 13 AM 9:21

VCL.

PAGE

RESOLUTION  
ESTABLISHING ADMINISTRATIVE CONTROL OF  
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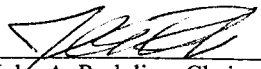
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Adopted by the Ledyard Town Council on: November 12, 2008

  
John A. Rodolico, Chairman



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1953

**Agenda Date:** 8/7/2023

**Agenda #:** 3.

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## LAND USE

### **Subject/Application:**

Continued discussion regarding the progress of enforcing regulations to address blight issues.

### **Background:**

The purpose for the LUPPW Committee to review the status of Blight issues was to monitor how effective Ordinance #300-012 (rev 1) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was and to see if the Ordinance needed to be adjusted.

### **Meeting Action Detail:**



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**  
*Juliet Hodge, Director*  
741 Colonel Ledyard Highway, Ledyard, CT 06339  
Telephone: (860) 464-3215  
Email: [planner@ledyardct.org](mailto:planner@ledyardct.org)

## **BLIGHT REPORT FOR LUPW COMMITTEE**

### **1. NEW COMPLAINTS :**

**V=VERIFIED**

- 4 Coachman Pike—Blight/debris pile with rodent sightings (V) (R)
- 47 Laurel Leaf—Junk/Blight (V) (R)
- 87 Stone Court—Blight pile (V) (R)
- 55 Eagle Ridge Drive—Blight pile (V) (R)
- 16 Coachman Pike—Trash/dumping (V) (R)
- Ledgewood Drive —Junk multiple properties (V)
- 14 Meetinghouse Lane—Blighted lawn, trash/dumping, dilapidated shed (V)
- 33 Stonybrook Rd. – Excessive Garbage (V) (R)
- 7 River Dr. Blighted buildings - (V)
- 7 Summit Dr. – Junk (V) (R)

### **2. NEW BLIGHT CASES OPENED THAT REMAIN UNRESOLVED**

**7 River Drive**—Request for Voluntary Compliance sent 6/20/23 for damaged/blighted structures; letter returned to sender; letter readdressed to executor at 11 Allyn Lane 7/3/23; will continue to monitor.

**10 Ledgewood Drive** —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/19. No response

**12 Ledgewood Drive** —Junk; Site visit 7/10/23 to confirm. RVC Sent 7/18. No response

**14 Meetinghouse Lane**—Blighted lawn, trash/dumping, dilapidated shed. – Inspection 7/17/23 to confirm. Possible renovation work. Will reinspect.

### **3. OPEN BLIGHT CASES: OLD/ONGOING**

**528 Colonel Ledyard Highway** - Notice of Citation Assessment sent 5/9/23 in the amount of \$14,600; conducted an additional inspection on 6/26/23 (no improvement), sent Right to Hearing same date; after phone calls (6/20/26 & 6/26/23) and Planning and Zoning Office visit (6/22/23), Mr. DeChesser (owner) assured that there would be improvement by 7/3/23; 7/6/23 inspection showed minimal improvement from the front yard; according to Mr. DeChesser, the vehicles that were removed are not coming back, and the new vehicles were from the back (some are to run his business), will continue to monitor.

**18 Crestview Dr.**—Notice of Citation Assessment sent 5/9/23 in the amount of \$15,300; no response and Certified mail NOT returned; re-inspection 6/6/23 (minimal improvement) only; hand delivered 6/12/23. Right to Hearing sent 6/20/23 and posted on property 6/21/23; will continue to monitor.

**130 Vinegar Hill Road**– Request for Voluntary Compliance 5/16/23; reinspection 6/6/23, some improvement; sent a letter stating general compliance if the dumpster removed 6/15/23; will continue to monitor.

**26 Lake St.**- Not at the point that it is considered fully blighted. Monitoring monthly.

**411 Colonel Ledyard Highway**— Citation sent 5/22/23 in the amount of \$69,900. Received FOIA request for all documents relating to the enforcement. Spoke to Bill Spicer on 5/31; Mr. Spicer agreed to clean the property. 6/27/23 inspection revealed continued violation, sent instructions for full compliance 7/3/23; will continue to monitor.

**40 Blacksmith Drive**— Notice of Violation and Intent to Cite sent 5/15/23; Certified letter sent, then returned to sender (hand delivered 6/14/23); reinspection 7/6/23, letter no longer on mailbox, no vehicles in driveway, junk still in front yard; will continue to monitor.

**103 Inchcliffe Drive**— Notice of Violation and Intent to Cite sent 5/15/23; Owner (Mr. Caldwell) came in on 5/31/23 to discuss; requested additional time to clean-up (granted an additional 30 days); 6/27/23 drive by inspection, removed vehicles, blight in front of garage remains; letter requesting additional compliance sent 7/3/23, will continue to monitor.

**22 Anderson Drive**— Notice of Continued Blight sent 5/15/23; Holding Company for property called; will address blight issues; stated that the garage may be demolished within 60 days; inspected 6/29/23, continued violation; will continue to monitor.

**1711 Route 12** – Request for Voluntary Compliance sent 6/8/23 for the abandoned/blighted house. Returned to sender 6/26/23; sent to attorney in charge of the estate 6/26/23, and sent to address from most recent tax payment records 7/3/23; will continue to monitor.

**7 Sleepy Hollow Pentway**— Notice of Violation Blight sent 6/8/23; Bill (owner) agreed to clean property for a reinspection before July 17th (having surgery); site visit 7/6/23, confirmed significant ongoing progress; will continue to monitor.

**1644 Route 12**—Letter requesting plan for bringing Blighted/dilapidated structures to compliance sent 7/3/23; Phone conversation with Karen Majalian, going to hire contractors to remedy blighted structures, lawn mowed monthly as well as additional landscaping; will continue to monitor.

**8 Robin Lane**—Kathy Hodge reached out 5/30/23 representing National Field Representatives (NFR), the company responsible for the foreclosure (in response to the 12/07/22 NOV Blight); NFR going to contract out removing the cars and landscaping concerns from complaint; at least one unregistered MV on the property for the 6/14/23 and 7/6/23 inspections. Emailed NFR 7/6/23 about bringing property into compliance, NFR replied via voicemail they are no longer responsible for the property; will reach out to the owner.

**58 Avery Hill**—No communication from owners; re-inspected 6/6/23 (no change). Notice of Violation and Intent to Cite sent 6/7/23, certified mail receipt received; reinspected 7/6/23, no improvement, Citation sent 7/11/23 in the amount of \$600.00; Spoke with new owner, MV issue being addressed. Will continue to monitor.

#### **4. CLOSED BLIGHT CASES THIS QUARTER:**

##### **Old:**

**7 Chestnut Lane** – House in disrepair/rodents/Gen. Blight: Inspected 5/30/23. Contractors on site cleaning up.

**949 Long Cove Rd.** – Junk pile. New owner purchased property. Junk removed. Inspected 6/14/23.

##### **New:**

**4 Coachman Pike**— Request for Voluntary Compliance 6/14/23 for trash/dumping; 7/6/23 reinspection confirmed pile of trash removed.

**47 Laurel Leaf Drive**—Request for Voluntary Compliance sent 7/3/23 for trash/Blight complaint; inspection 7/10/23 No violation observed.

**87 Stone Court:** Blight Pile/Rodents – Inspected 6/28/23. Violation not visible from Stone Court.

**55 Eagle Ridge Drive**— Request for Voluntary Compliance sent 6/28/23 for a trash/Blight pile; reinspection 7/10/23 No violation observed.

**16 Coachman Pike** – Trash/dumping - Not enough for a violation; inspected 6/13/23, could not see behind house.

**33 Stonybrook Road**—Unable to view the property due to the long driveway for first inspection of a garbage complaint 6/27/23; Letter requesting an inspection sent 6/14/23; reinspected the property 6/27/23 and no trash was on the property.

**27 Long Cove Rd.** – Junk outside: Couch removed as of 7/13/23.

**7 Summit Dr.** - Complaint trash/dumping—Site visit to confirm 7/10/23 – No violation observed.

RECEIVED FOR RECORD

2019 OCT 28 AM 11:10

Ordinance #300-012 (rev-1)

AN ORDINANCE  
CONCERNING BLIGHT AND PUBLIC NUISANCE  
FOR THE TOWN OF LEDYARD

Section 1. Purpose/Declaration

It is hereby found and declared that there exist in the Town of Ledyard a number of blighted properties and that continued existence of blighted properties constitutes a continuing nuisance and contributes to the decline of our neighborhoods. Existence of blighted properties adversely affects the economic well-being of the Town of Ledyard.

Section 2. Authority

This Ordinance is enacted pursuant to the Connecticut General Statutes (C.G.S.), Section 7-148(c)(7) and Section 14-150a. This Ordinance is to be enforced as a blight ordinance, pursuant to Section 7-148(c)(7)(H)(xv), and as a nuisance ordinance, pursuant to C.G.S. Section 7-148(c)(7)(E).

Section 3. Scope of Provisions

Many of the blighted properties may be rehabilitated, reconstructed, demolished, cleaned up, groomed, maintained, returned to satisfactory condition or reused to provide decent, safe, sanitary housing or commercial facilities. Such rehabilitation, reconstruction, demolition, cleanup or reuse of the blighted and nuisance properties would eliminate, remedy and prevent adverse conditions.

This Ordinance shall apply to the maintenance of all properties now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes, land preserved in its natural state through conservation easements, or areas designated as inland wetlands and watercourses.

Section 4. Definitions

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings, unless the context indicates otherwise:

- A. Legal Occupancy - Occupancy in accordance with state building, state fire, local zoning, or all other pertinent codes and Connecticut General Statutes.
- B. New Owner Or New Occupant - Per PA 12-146(3)(b), "new owner" means any person or entity who has taken title to a property, and "new occupant" means any person who has taken occupancy of a property, within thirty days of the notice, of violation and reasonable opportunity to remediate required by C.G.S. 7-148 (c) (7)(h)(xv).
- C. Dilapidated - Any building or structure or part thereof that would not qualify for a Certificate of Occupancy or which is deemed an unsafe structure as defined in the Connecticut State Building Code, or any dwelling or unit which is designated as unfit or unsafe for human habitation as defined by the Connecticut Health Code.
- D. Abandoned Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel which has the appearance that the owner has relinquished control without the intent of reclaiming it including but not limited to, a vehicle or marine vessel with no marker plates, or one



- E. Abandoned Property - Any real property on which there is a vacant structure and on which (1) real property taxes have been delinquent for one year or more and orders have been issued by the Fire Marshal, Building and Zoning Official or Health District and there has been no compliance with these orders within the prescribed time given by such official or within 90 days, whichever is longer, (2) the owner has declared in writing to the Building and Zoning Official that the property is abandoned or (3) there has been a determination by the Zoning Official, in accordance with this Ordinance, that the vacant structure contributes to blight.
- F. Blighted Property -Any building, structure or parcel of land in or on which at least one of the following conditions exists:
1. It is dilapidated as documented by the Building and Zoning Official.
  2. It is being used for or used as storage or harbor for illegal activity as documented by the Police Department, including criminal activities per investigations, arrest warrant applications and actual arrest convictions.
  3. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department.
  4. The condition of the building, structure or parcel of land constitutes an unsafe structure as defined by the Connecticut Building Code and poses a serious or immediate danger to the safety, health or general welfare of the community as documented by the Building and Zoning Official or by the Health District.
  5. It is not being adequately maintained, as determined by the following factors:
    - a. missing or boarded windows or doors, collapsing or missing walls, roof or floors,
    - b. seriously damaged or missing siding, or the building is otherwise dilapidated,
    - c. a structurally faulty foundation, fire damage, or physical hazards,
    - d. rodent harborage and infestation, improper storage of garbage, trash, rubbish, discarded household appliance or furniture, tires, discarded motor vehicle parts,
    - e. an overgrown plot of grass, customarily tended or mowed, adjacent to and/or part of a residence, business, commercial entity, or estate, wherein the grass has not been mowed and has grown to at least nine inches in length,
    - f. peeling or chipping paint exceeding thirty-three percent (33%) of the structure's total exposed surface area.
  6. Any unregistered, abandoned or inoperable motor vehicle or marine vessel located on a parcel of land for a period exceeding 30 days.

Exceptions:

- a. Vehicles or marine vessels under cover. One unregistered motor vehicle or marine vessel being offered for sale by the owner or tenant provided said motor vehicle or vessel does not remain on the same property for a period exceeding 60 days.
- b. Motor vehicles located on a property of a business enterprise lawfully licensed by the Town of Ledyard and Connecticut Department of Motor Vehicles.
- c. Any motor vehicle, which is in operable condition specifically adapted or

- i. Only two such vehicles or vessels shall be allowed at one time on the property in question.
- ii. Parts used in the restoration must be stored in the vehicle or marine vessel or in a structure.
- iii. Such motor vehicles or marine vessels shall be covered and secured with a cover or tarp, provided the tarp is securely attached whenever work is not being done on them.
- iv. The brush and growth under and around the motor vehicle(s) or marine vessel(s) shall be controlled and mowed.

- 7. It creates substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the neighborhood as documented by neighborhood complaints, which complaints have been independently substantiated.
- 8. Its inadequate maintenance or dilapidated condition has led to the cancellation of insurance on proximate properties.
- 9. Its inadequate maintenance or dilapidated condition has materially contributed to a decline or diminution in property values on proximate properties.
- 10. It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible for maintaining safe conditions for the use of the public pursuant to ordinances and regulations of the Town of Ledyard, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash, which would in any way impede or imperil public travel upon said sidewalk or render it unsafe.
- 11. It attracts or harbors rodents, insects, vermin or disease-carrying animals.

- G. Building and Zoning Official - Building Official as defined in C.G.S., Section 29-260.
- H. Citation Hearing Committee - The Mayor shall appoint one or more Citation Hearing Officer(s), as defined in and pursuant to C.G.S., Section 7-152c to serve on the Citation Hearing Committee.
- I. Enforcement Officer - The Enforcement Officer(s) are those authorized by the Mayor to take such enforcement actions and to issue citations as specified in this Ordinance.
- J. Exempt Property - Any property acquired by the Town of Ledyard through foreclosure, eminent domain, or by a deed in lieu of foreclosure would be exempt from the provisions of this Ordinance only during the first six (6) months following the date of the foreclosure, and any building or structure undergoing remodeling being diligently conducted and pursued under an active building permit would only be exempt during such remodeling period.
- K. Inoperable Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.
- L. Marine Vessel - A ship, boat or other craft used in water navigation
- M. Motor Vehicle - Any device propelled by any power other than human power that is or was

- N. Neighborhood - An area of the Town of Ledyard comprised of premises or parcels of land any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town of Ledyard.
- O. Public View - Visible from any public right of way or neighboring property.
- P. Sidewalk. Any public way adjacent to streets, highways and those public rights of ways used for vehicular traffic that are used for pedestrian traffic.
- Q. Under Cover Completely enclosed in a garage or other building serving the same purpose of a garage.
- R. Unregistered Motor Vehicle or Marine Vessel Any motor vehicle or marine vessel that in its present condition is able to be registered but does not have a valid registration.
- S. Vacant - A period of sixty (60) days or longer during which a building subject to this Ordinance is not legally occupied. Vacant status in and of itself does not constitute a blighted building.

#### Section 5. Designation of Blighted Property

- A. The Enforcement Officer(s) shall be responsible for determining whether a property which comes to the attention of the Town, whether through written complaint or through the normal operations of the Town, is blighted according to the definitions in this Ordinance.
- B. The Enforcement Officer(s) shall investigate and document conditions of blight, if any, and file a written report with the Mayor or his/her designee. The Enforcement Officer's report shall state whether or not the property is a blighted property within the meaning of this Ordinance. Such report shall be kept by the Town and may be available to the property owner upon request.

#### Section 6. Property Owner Notification

1. Whenever the Town of Ledyard identifies a blighted premises, written notice of the violation shall be given to the owner and/or the occupant of the property, by posting a notice of the violation in a conspicuous location at the blighted premises, and delivering a copy of the notice of the violation to an owner, either by hand delivery or by mail. Said notice shall specify that the owner or occupant has seven days, from the date notice was posted and mailed, to remediate the blighted conditions, or the Town will take enforcement action. In the case of an unidentified owner or one whose address is unknown, the Enforcement Officer shall publish a notice in a local newspaper stating the property is cited for blight and, if applicable, whether the property has been determined to be abandoned.

The notice shall contain the following information:

- a. The address of the affected property.
- b. The exact nature of the violation.
- c. The time allowed for corrective action shall be in accordance with CGS 7-148.
- d. The penalty for continued violation of this Ordinance.
- e. The availability of a hearing procedure before the Blight Appeals Committee pursuant to CGS 7-152c; and
- f. The penalty for violation of this ordinance shall be \$100 for each day that a violation continues.

3. After the expiration of the seven-day period specified in subsection (A) of this section and without the alternate timetable specified in subsection (B) above, the Town of Ledyard, through its designated agents, may enter blighted premises during reasonable hours for the purposes of remediating blighted conditions, provided neither the Town of Ledyard, nor its designated agents, enter any dwelling house or structure on such property. Costs associated with the remediation of blight may be recovered by the Town in accordance with C.G.S. Section 49-73(b).

#### Section 7. Creation or Continuation of Blighted Property Prohibited

No person, firm or corporation, no owner, agent, tenant, operator, possessor of real property, and no other person responsible for the care, maintenance and/or condition of real property, shall cause or allow any blighted property, as defined in Section II of this Ordinance, to be created or continued.

#### Section 8. Enforcement: Criminal Violations And Civil Penalties

- A. Criminal Violations: Pursuant to C.G.S. 7-148 (c) (7) (H) (xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section 6(A) of this Ordinance, willfully violates Section 4 of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section 6 (A). This section is designated as a violation pursuant to C.G.S. 53a-27.
  1. No person or entity shall be found guilty of a violation pursuant to Section 7 (A) and a civil penalty pursuant to Section 7 (B) of this Ordinance for the same occurrence.
  2. Any person who is a new owner or occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate, provided pursuant to Section 6(A), prior to imposition of a fine; if the blight is remediated during said extension, the case shall be dismissed.
- B. Civil Penalties: Any person or entity who fails to comply with Section 4 of this ordinance, and, thereafter, fails to remediate the blighted conditions within five days of the notice provided pursuant to Section 6 (A) may be assessed a civil penalty for each building, structure or parcel of land in violation of this Ordinance. The amount of the civil penalty shall be one hundred dollars (\$100.00) per day. Each day a building, structure or parcel of land remains in violation of this Ordinance shall constitute grounds for the assessment of a separate civil penalty. The issuing officer shall deliver written notice of the civil penalty, either by hand delivery or by mail, to the owner or occupant responsible for the blighted premises. Said notice will include the nature of the violation and the penalty being assessed.
  1. Penalties assessed pursuant to subsection (B) of this section shall be enforceable by citation pursuant to C.G.S. Section 7-152c.
  2. Persons or entities assessed a penalty pursuant to subsection (B) of this section shall remit fines for said violation within ten (10) days of the mailing of notice thereof. The fine imposed shall be payable to the Town of Ledyard. Uncontested payments received pursuant to this subsection shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the person or entity making the payment.

#### Section 9. Civil Penalty Citation Hearing Procedure

- A. Notification of right to hearing. At the time that the civil penalty is assessed, the person or entity

1. that the owner may request a hearing to contest the determination of blight and/or the assessed penalty,
2. that the owner must provide a written request for such a hearing within ten days of the date of notification,
3. that if the property owner does not demand such a hearing, an assessment and judgment shall be entered against the property owner
4. that the judgment may be issued without further notice.

B. Rights of the Respondent

1. Admission of Liability. If the property owner who is sent notice pursuant to subsection (A) above wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail in accordance with Section 7 (A) (2) above and remediate the blighted property. Payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the property owner making the payment.
  2. Constructive Admission of Liability. Any person or entity who fails to deliver or mail written demand for a hearing within ten days of the date of the first notice provided for in subsection A above shall be deemed to have admitted liability, and the Citation Hearing Board shall certify the property owner's failure to respond to the Citation Hearing Board. The Citation Hearing Board shall thereupon enter and assess the fines, penalties, costs or fees provided for in this ordinance including per diem penalties retroactive to the original date of expected remediation as specified in Section 6(A) and shall follow the procedures set forth in Section 8 (C) of this ordinance.
  3. Right to Hearing. Any person or entity who requests a hearing shall be given written notice of the date, time and place for the hearing. The hearing shall be held not less than fifteen days, nor more than thirty days, from the date of the mailing of notice, provided, the Citation Hearing Board may grant, upon good cause shown, any reasonable request by any interested party for continuance.
- C. Formal Hearing Procedure. The Citation Hearing Officer shall preside over a hearing which shall be held in the manner outlined in Connecticut General Statutes, Section 7-152c. The Citation Hearing Officer shall render the decision in writing and file it within five days with the Enforcement Officer, the Mayor, and send it by certified mail, return receipt requested, to the property owner or other responsible person and to all parties in the proceedings. The Citation Hearing Officer may decide one of the following:
1. Dismissal. If the Citation Hearing Officer determines that the respondent is not liable, the Citation Hearing Officer shall dismiss the matter, and enter the determination in writing.
  2. Finding of Liability: Assessment. If the Citation Hearing Officer determines that the respondent is liable for the violation, the Citation Hearing Officer shall enter and assess the fines, penalties, costs or fees against the respondent, as provided by the Section 7 (A) including per diem penalties retroactive to the expected date of remediation as set forth in Section 5 (A).

D. Notice of Assessment; Effect.

1. Assessments must be paid to the Town of Ledyard within 10 days of receipt of the Citation Hearing Officer's determination.

judicial district civil courthouse), together with the appropriate entry fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within the twelve-month period, assessments against the same person may be accrued and filed as one record of assessment.

- a. Entry of judgment. The court clerk shall enter judgment in the amount of the record of assessment, and court costs, allowed by the General Statutes, in favor of the Town pursuant to C.G.S. 7152(c).
  - b. Effect of judgment; levy of execution permitted. Notwithstanding any provision of the General Statutes, the Citation Hearing Officer's assessment, when so entered as a judgment, shall have effect of a civil monetary judgment, and a levy of execution on the judgment may issue without further notice, to the respondent.
- E. A decision of the Citation Hearing Officer may be appealed to Superior Court in accordance with the provisions of C.G.S., Section 7-152c(g).

#### Section 10. Failure to Respond to Citation

- A. If the property owner, agent, tenant or responsible person fails to respond to the citation of blight or is unwilling or unable to rehabilitate, demolish, groom, or maintain the blighted property according to the provisions of this Ordinance, the Town may:
1. Take the necessary steps to acquire blighted properties, which have been certified by the Building and Zoning Official to be abandoned pursuant to the Urban Homestead Act of the Connecticut General Statutes.
  2. Take the necessary steps to acquire and rehabilitate the blighted premises in accordance with the Town of Ledyard Plan of Conservation and Development.
  3. Take the necessary steps to acquire blighted properties using other state or federal means as they may be available.

#### Section 11. Removal of Abandoned, Inoperable or Unregistered Motor Vehicles

For all properties declared blighted properties within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which blighted condition has remained in effect for thirty (30) days or which motor vehicle has remained abandoned, inoperable or unregistered on site for thirty (30) days after:

1. Notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle; and
2. Notice in a newspaper having a general circulation in the Town of Ledyard.

The Chief of Police may provide for the removal and storage of said motor vehicle or parts thereof. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

If the costs of the removal and storage of the motor vehicle remain unpaid for a period of thirty (30) days, the Chief of Police may order the motor vehicle to be sold at public

Ledyard at least ten (10) days prior to said auction date. The proceeds of such sale will be used by the Chief of Police to defray the costs of removal, storage and notice. If there should be any money left over after the payment of said costs, the excess proceeds shall be turned over to the owner of the property involved, or if the owner of the property is different from the owner of the abandoned motor vehicle, or if neither property is known, said funds shall be deposited in the General Fund of the municipality.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within 15 days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in the C.G.S., Section 7152c.

## Section 12. Collection of Fines Imposed and Costs Incurred

- A. All fines imposed for violation of this Ordinance shall be payable to the Town of Ledyard and deposited in the General Fund.
- B. Upon petition of the property owner, the Town Council may waive and release the penalties and liens (excluding motor vehicle violations) if:
  - 1. The Town of Ledyard acquires the property; or
  - 2. At the time of the sale of the blighted property, in the Town Council's opinion, the buyer has the financial ability and intention and has indicated in writing to the Town Council his, her, or its intent to immediately rehabilitate the blighted property. Failure to rehabilitate the blighted property, within the agreed upon timeframe will result in reinstatement of the previous penalties and liens as well as accrual of additional penalties and liens from the date of the waiver.
- C. Pursuant to C.G.S., Section 7-148aa, any unpaid fine imposed pursuant to this Ordinance shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. In addition, pursuant to C.G.S. 49-73, any expenses incurred by the Town pursuant to this Ordinance shall be subject to a lien. Said lien may be foreclosed upon and enforced in the same manner as property tax liens. The Town of Ledyard Tax Collector is hereby empowered to place a lien on the land records in the manner as specified by Connecticut General Statutes provided a copy of said lien is mailed by first class mail to the owner as set forth on the most recent tax assessment list.

## Section 13. Municipal Abatement

In any action to enforce this Ordinance or to enforce any violation hereof, including the failure to pay a fine or penalty, the Town of Ledyard may recover its costs, any and all fines provided for herein, equitable and legal relief, along with any reasonable attorney fees and its witness fees and such other relief as permitted by law.

## Section 14. Administrative Responsibility

The Enforcement Officer(s) may prescribe administrative procedures necessary for the purpose of effectuating this Ordinance, which procedure shall be approved by the Town Council.

## Section 15. Severability

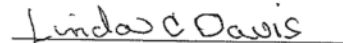
If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

## Section 16. Violation

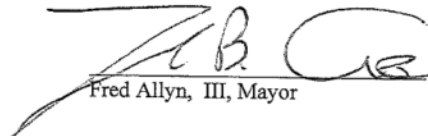
Section 17. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and by the Ledyard Town Council on: October 23, 2019

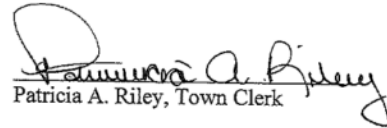
  
Linda C. Davis, Chairman

Approved/Disapproved on: 10/24/2019

  
Fred Allyn, III, Mayor

Published on: October 31, 2019

Effective Date: November 21, 2019

  
Patricia A. Riley, Town Clerk

\*\*\*\*\*  
Revision: Ordinance #130 "*Town of Ledyard Blight Ordinance*" Adopted March 12, 2013.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #130 "*Town of Ledyard Blight Ordinance*" to Ordinance #300-012. No changes were made to the Ordinance (Town Council September 25, 2019 meeting).

2013: Ordinance #130 "*Town of Ledyard Blight Ordinance*" was adopted after several years of work and debate. The intent of the Ordinance is to protect property values by providing the town with another tool to deal with problem properties in town, such as foreclosed properties/bank owned properties that have not been maintained for years. The Ordinance provides the town with a tool to request the bank mow the grass, trim the hedges, etc., because the neighbors are affected by the unmaintained property. The Ordinance also enabled the Town to request certain commercial and industrial properties be cleaned up and be maintained. The intent of the Ordinance is not intended to cause conflict between neighbors.

2019: The "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was a complete rewrite of the Town of "*Ledyard Blight Ordinance*", to more clearly define the intent.





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-020

**Agenda Date:** 7/3/2023

**Agenda #:** 4.

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## LAND USE

### **Subject/Application:**

Status update regarding security and safety concerns regarding Park on East Drive

### **Background:**

Residents have expressed concerns regarding illicit behavior and safety concerns at the Park on East Drive.

Residents have met with the Mayor Allyn, III, Police Chief John Rich, and Parks & Recreation Director Scott Johnson, Jr. to discuss some vulgar graffiti that had been painted in the park.

Many town departments have been involved to try to resolve issues, including the Mayor's Office, Police Department, Public Works Department, and the Parks & Recreation Department.

With the warmer weather activity at East Street Park was expected to increase the Police Department would be step up patrols.

### **Land Use Director/Town Planner:**

(type text here)

### **Meeting Action Detail:**

### **Land Use/Planning/Public Works Committee Meeting 06/05/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

**Action:** Discussed/Continued

### **Minute Note:**

Councilor Rodriguez stated that she spoke to one of the Residents and she noted that everything seemed fine at the Park.

Councilor Paul stated that he checked with Police Chief John Rich and that there have been no issues reported. He stated with the warmer weather that they anticipated the activity at the Park on East Drive would increase.

Parks, Recreation & Senior Citizens Director Scott Johnson, Jr. stated once the new Combined Parks, Recreation & Senior Citizens Commission was in-place that they would be scheduling a meeting to be held at Park on East Drive. He stated he would keep the LUPPW Committee informed when the meeting date has been set.

Action: Discussed/Continued

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**Land Use/Planning/Public Works Committee Meeting 05/01/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Discussed/Continued

**Minute Note:**

Councilor Paul stated although he did not have a Report regarding the Park on East Drive that the Community Relations Committee and the Parks and Recreation Commission were planning to meet with the area residents at the Park.

Councilor Paul went on to note that the Parks & Recreation Commission with the Community Relations Committee have also talked about touring/visiting the many recreational parks in town such as:

- Aljen Heights Park
- Erickson Park
- Highlands Lake
- Bush Pond - Lantern Hill Waterfront Park (Graham Property)

Councilor Paul stated with the warmer weather that they anticipated the activity at the Park on East Drive would increase. He stated work that was done to improve safety such as the lights, clearing the brush along the entrance,

locking the gate, the wood chips around the playscapes and other work that was done looked great!

Action: Discussed/Continued

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**Land Use/Planning/Public Works Committee Meeting 04/03/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Discussed/Continued

**Minute Note:**

Councilor Paul stated although he did not have a Report regarding the Park on East Drive that he the Community Relations Committee and the Parks and Recreation Commission were planning to have a meeting with the area residents. He stated in speaking with Parks & Recreation Director Scott Johnson, Jr. that he was planning to hold the meeting in May, 2023.

The LUPPW Committee discussed since the Community Relations Committee would be working with the Parks and Recreation Commission whether they wanted to keep this item on the LUPPW Committee agenda going forward. Chairman Dombrowski stated because it originated with the LUPPW Committee and involved safety concerns at that the park that they keep this item on the LUPPW Committee Agenda. The Committee agreed.

Action: Discussed/Continued

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**Land Use/Planning/Public Works Committee Meeting 03/06/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: No Action

**Minute Note:**

No update.

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**Land Use/Planning/Public Works Committee Meeting 02/06/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

**Action:** No Action

**Minute Note:**

No update.

Action : No Action

**Land Use/Planning/Public Works Committee Meeting 01/09/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

**Action:** Continued

**Minute Note:**

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc. He stated in speaking to Chief Rich regarding activity at the Park that the last call was in response to some rambunctious kids at the park in October, 2022. He stated Parks and Recreation and the Police Department have been doing a great job.

Councilor Rodriguez stated that she spoke with Mr. Jamison on January 8, 2023 noting that had the following comments:

- Parks and Recreation was doing a great job with locking the gate every night.
- The new lights were great.
- According to Mr. Jamison, the Police Departments response to the Park was 20-minutes. Mr. Jamison stated that:
  - Ledyard needed to hire more police to reduce response times; or
  - Request mutual aid from surrounding town's if the Ledyard's Police could not respond in a more-timely fashion.

Chairman Dombrowski noted with the winter weather and getting darker earlier that there has been less activity at the Park.

Councilor Marshall noted Mr. Jamison's comments that Councilor Rodriguez relayed regarding the Police Department's response time. He stated that Mr. Jamison's comments were unrealistic and not reasonable.

Councilor Paul stated the purpose of keeping the Park on East Drive on their agenda was to monitor the progress the Park improvements, noting that the discussion was regarding East Drive Park (Christy Hill Park).

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 12/05/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 11/07/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Chairman Dombrowski noted in speaking to a resident that they were pleased with that the lights were working and that wood chips for the playscape area had arrived.

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Councilor Paul noted Mr. Jamison's e-mail dated September 27, 2022 which included photographs of the new lights. He stated the electricity has been connected to the poles and the lights looked beautiful.

Councilor Rodriguez stated they were making progress at the Park, noting that the lights have been installed and turned on and that the railroad ties have been delivered. She thanked Mr. Jamison for moving the ties out of the way of the swing set. She noted Parks & Recreation Director Scott Johnson, Jr. talked with the Mayor regarding the special type of paint that was required to cover the graffiti. She stated although progress was slow that it was being made. She stated she looked forward to seeing the Park next Spring, 2023 with the warmer weather.

Councilor Paul stated in his conversation with Parks & Recreation Director Scott Johnson, Jr. they discussed visiting the Park to see the lights turned on. He thanked Mr. and Mrs. Jamison for their interest in the Park and continued updates. He stated they were moving in the right direction.

**LUPPW Cmt Meeting 9/19/2022**

**File #:** [22020 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6) Version: 1

**Type:** Land Use ☐

**Title:** Status update regarding security and safety concerns regarding Park on East Drive ☐

**Action:** No Action (Continued)

**Minute Note:**

Councilor Rodriguez noted although the Parks & Recreation Commission had planned to hold their September 20, 2022 meeting at the Park on East Drive that there was a change in plans; noting that the Parks & Recreation Commission would not be holding their September meeting at the Park.

Councilor Paul, Liaison to the Parks & Recreation Commission, noted at tomorrow night's meeting he would ask the Parks & Recreation Commission whether they planned to reschedule holding one of their meetings at the Park on East Drive.

### **LUPPW Cmt Meeting 8/1/2022**

File #: [22020](#)

<https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>

Version: 1

Type: Land Use ☐

Title: Status update regarding security and safety concerns regarding Park on East Drive ☐

Councilor Paul noted the Community Relations cancelled their July 20, 2022 Regular Meeting and held an Informal Conversation with residents at the Park on East Drive. He stated about 15 residents attended the event along with many Town Councilors and Parks & Recreation Director Scott Johnson, Jr. He stated the idea was to discuss important issues regarding safety concerns at the Park. He noted at times the conversation was a bit contentious, but overall, it turned out to be a positive event, noting that they discussed a number of good ideas to bring back to their respective committees and the neighbors were encouraged to continue to talk to each other and to become more involved in the process as well. He stated although the progress has been slow that they have made some headway with the installation of additional lighting and brush removal. He stated they learned a lot about the Park and a lot about each other.

Councilor Rodriguez stated that she agreed that the Informal Conversation with residents at the Park on East Drive on July 20, 2022 was a little heated at times. However, she stated that they were moving in the right direction. She also noted that Parks & Recreation Director Scott Johnson, Jr. stated the Parks & Recreation Commission would hold their September 20, 2022 meeting at the Park on East Drive.

Action: [No Action \(Continued\)](#)

**Roxanne Maher**

---

**From:** William Saums  
**Sent:** Tuesday, September 27, 2022 12:34 PM  
**To:** William Jamieson Jr  
**Cc:** Town Council Group; Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** RE: East Drive Park Update

Thanks Jamie. I may need to go read it again, but I thought there was some mention of wood chips. Are the ties there for containing wood chips? I could be very wrong....

-Bill

---

**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Tuesday, September 27, 2022 12:13 PM  
**To:** William Saums <WSaums@ledyardct.org>  
**Cc:** Town Council Group <TownCouncil@ledyardct.org>; Kevin J. Davis <kevin.j.davis@outlook.com>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>  
**Subject:** Re: East Drive Park Update

Hi Bill,  
 Thank you for the reply. The only mention of the Christy Hill park I see in the minutes is the lighting. Nothing else is addressed including the safety concerns of the exposed railroad ties in the middle of playground or the lumber the town dropped off in the middle of the play area and did not install.

On Tue, Sep 27, 2022, 11:08 AM William Saums <[WSaums@ledyardct.org](mailto:WSaums@ledyardct.org)> wrote:

Bill, Blakely,

The email was received by councilors, and the Community Relations Committee discussed it at their meeting last week. The Parks & Recreation Committee also received a Director's Report about waiting on Eversource to complete the meter, which was in their meeting minutes from their last meeting. There were other updates in the minutes as well.

Here's the link to their minutes: [Meeting Minutes \(legistar.com\)](https://legistar.com/MeetingMinutes)

-Bill Saums

(O) 1-860-572-7181

(M) 1-401-225-5362



**Roxanne Maher**

---

**From:** William Saums  
**Sent:** Tuesday, September 27, 2022 11:08 AM  
**To:** William Jamieson Jr; Town Council Group  
**Cc:** Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** RE: East Drive Park Update

Bill, Blakely,

The email was received by councilors, and the Community Relations Committee discussed it at their meeting last week. The Parks & Recreation Committee also received a Director's Report about waiting on Eversource to complete the meter, which was in their meeting minutes from their last meeting. There were other updates in the minutes as well.

Here's the link to their minutes: [Meeting Minutes \(legistar.com\)](https://legistar.com/MeetingMinutes.aspx)

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

---

**From:** William Jamieson Jr <[williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com)>  
**Sent:** Tuesday, September 27, 2022 8:30 AM  
**To:** Town Council Group <[TownCouncil@ledyardct.org](mailto:TownCouncil@ledyardct.org)>  
**Cc:** Kevin J. Davis <[kevin.j.davis@outlook.com](mailto:kevin.j.davis@outlook.com)>; Blakely Elizabeth Jamieson <[blakelyelizabethjamieson@gmail.com](mailto:blakelyelizabethjamieson@gmail.com)>; Fred Allyn, III <[mayor@ledyardct.org](mailto:mayor@ledyardct.org)>; John Rich <[chief.rich@ledyardct.org](mailto:chief.rich@ledyardct.org)>  
**Subject:** Re: East Drive Park Update

Some people who received this message don't often get email from [williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com). [Learn why this is important](#)

Good Morning All,

There has been one update since the last email. The electric meter was finally installed and the lights powered up this week. They look great and I suspect will deter folks from trespassing at night. (See attached photo)

I am not sure if this email reached everyone as I only heard back from Mayor Fred over the last 7 days since I sent the previous email.

Respectfully,  
 The Jamieson's

On Tue, Sep 20, 2022, 7:13 PM William Jamieson Jr <[williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com)> wrote:

Good Evening Council Members,  
 I wanted to update everyone since many of us last met in person on the status of East Dr Park progress.

Since our meeting held at the park, there has been slight progress but not nearly what was promised. For example the table has not been removed from playground woodchip area, lights were installed last month but still not functioning, the Parks & Rec meeting scheduled for this month was suppose to be held at the park and was not, the woodchips were not replaced and as a result there are still hazards that exist from the current condition of them

(protruding railroad ties). There is still offensive graffiti present as well as vandalism occurring after hours. The town dropped off several 4x4's last month and now they just lay as a tripping hazard in the playground and not installed. A swing was stolen and at least eventually replaced.

The positives:

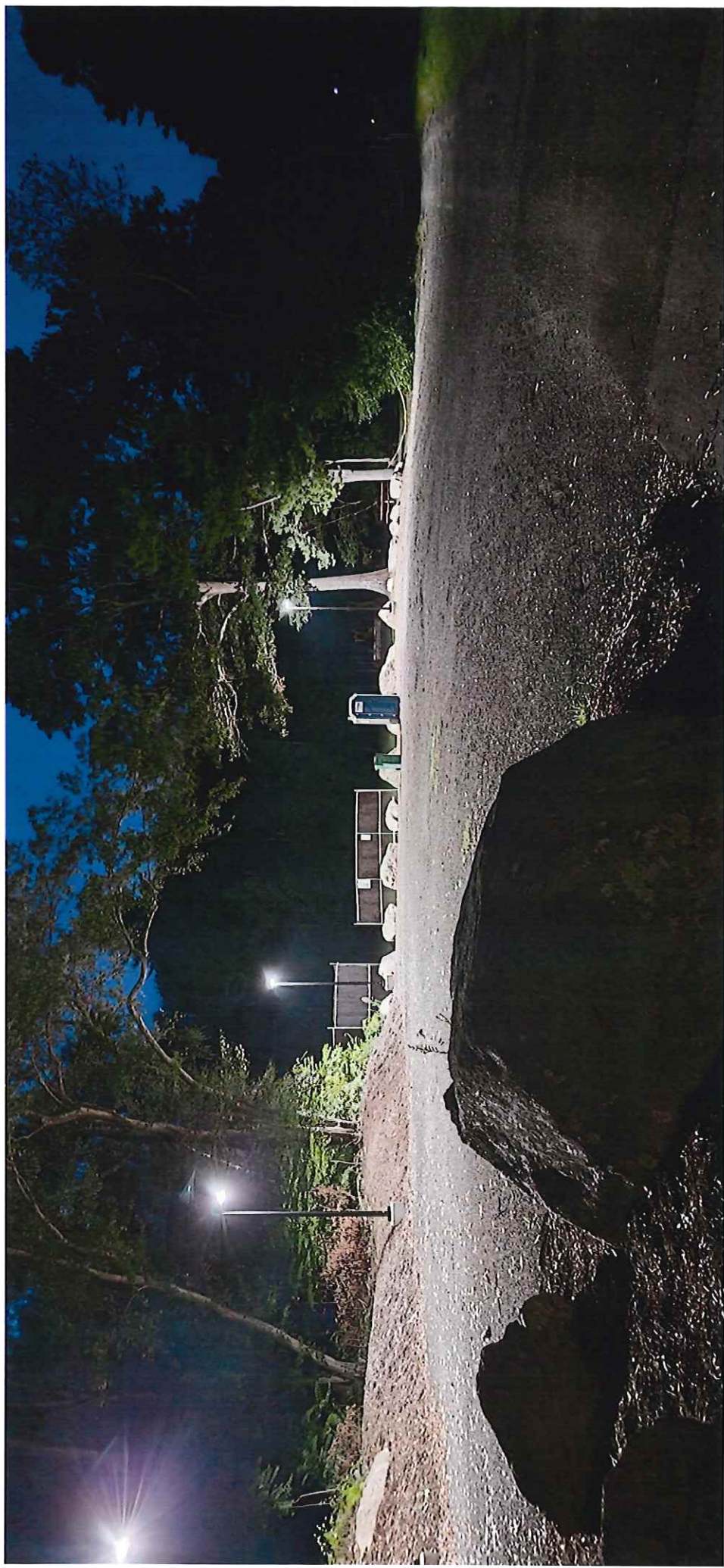
The parks & rec employee responsible for locking the park has been very consistent in his duties of locking at night.

LPD has definitely increased patrols however not improved upon response times.

I have attached several pictures taken today at the park.

Thank You for your continued efforts to return this park to its fullest potential for all the children and families in our community to enjoy.

Respectfully,  
William Jamieson  
16 East Dr, Gales Ferry, CT 06335  
860-383-9008





## Roxanne Maher

---

**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Tuesday, September 20, 2022 7:13 PM  
**To:** Town Council Group  
**Cc:** Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** East Drive Park Update  
**Attachments:** Screenshot\_20220920-190835\_Gallery.jpg; Screenshot\_20220920-191033\_Gallery.jpg; Screenshot\_20220920-191151\_Gallery.jpg; Screenshot\_20220920-191111.jpg; Screenshot\_20220920-190814\_Gallery.jpg; Screenshot\_20220920-191140\_Gallery.jpg; Screenshot\_20220920-191128\_Gallery.jpg; Screenshot\_20220920-191020\_Gallery.jpg

Some people who received this message don't often get email from williamjamiesonjr@gmail.com. [Learn why this is important](#)

Good Evening Council Members,

I wanted to update everyone since many of us last met in person on the status of East Dr Park progress.

Since our meeting held at the park, there has been slight progress but not nearly what was promised. For example the table has not been removed from playground woodchip area, lights were installed last month but still not functioning , the Parks & Rec meeting scheduled for this month was suppose to be held at the park and was not, the woodchips were not replaced and as a result there are still hazards that exist from the current condition of them (protruding railroad ties). There is still offensive graffiti present as well as vandalism occurring after hours. The town dropped off several 4x4's last month and now they just lay as a tripping hazard in the playground and not installed. A swing was stolen and at least eventually replaced.

The positives:

The parks & rec employee responsible for locking the park has been very consistent in his duties of locking at night.

LPD has definitely increased patrols however not improved upon response times.

I have attached several pictures taken today at the park.

Thank You for your continued efforts to return this park to its fullest potential for all the children and families in our community to enjoy.

Respectfully,  
 William Jamieson  
 16 East Dr, Gales Ferry, CT 06335  
 860-383-9008











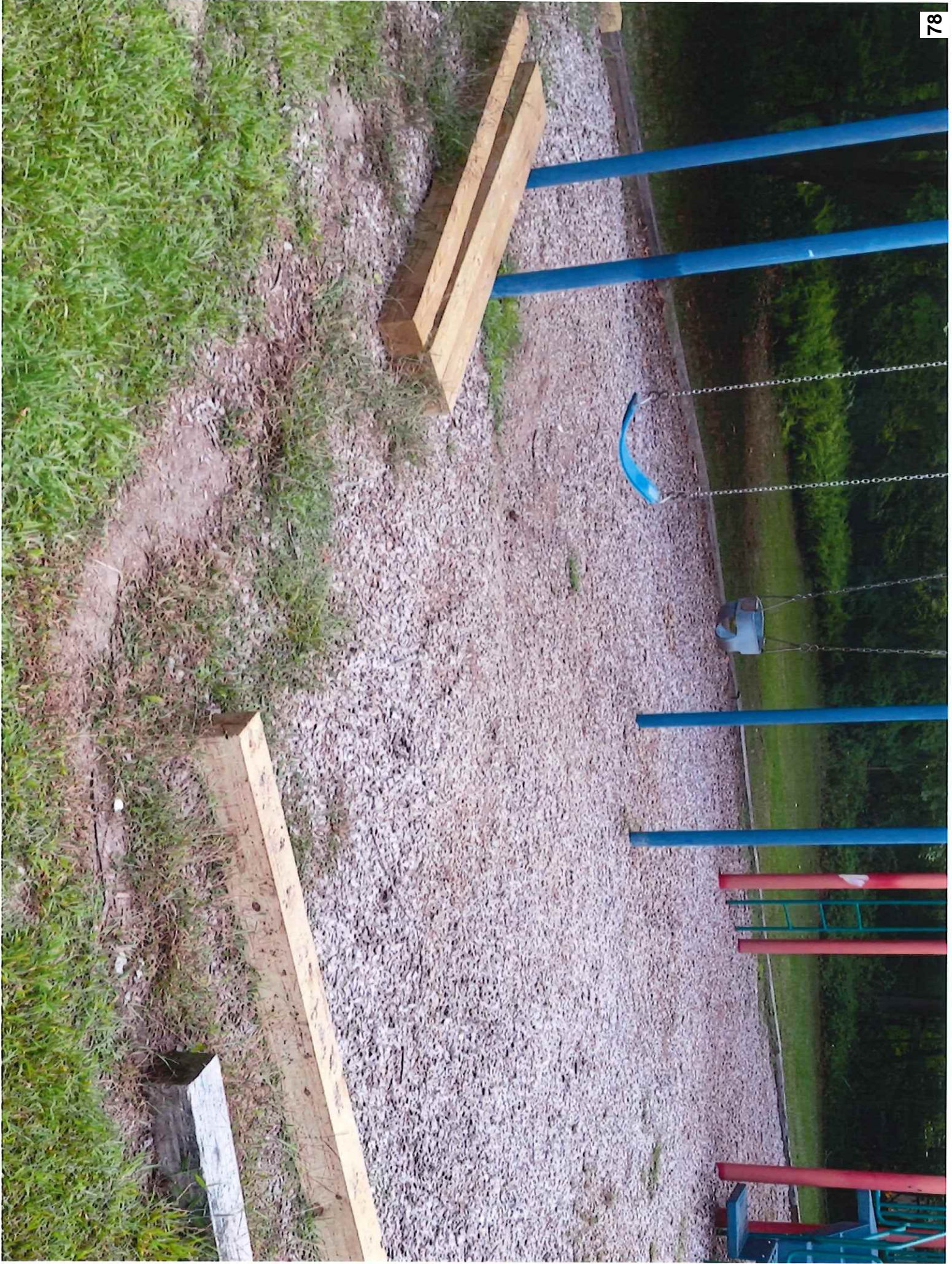








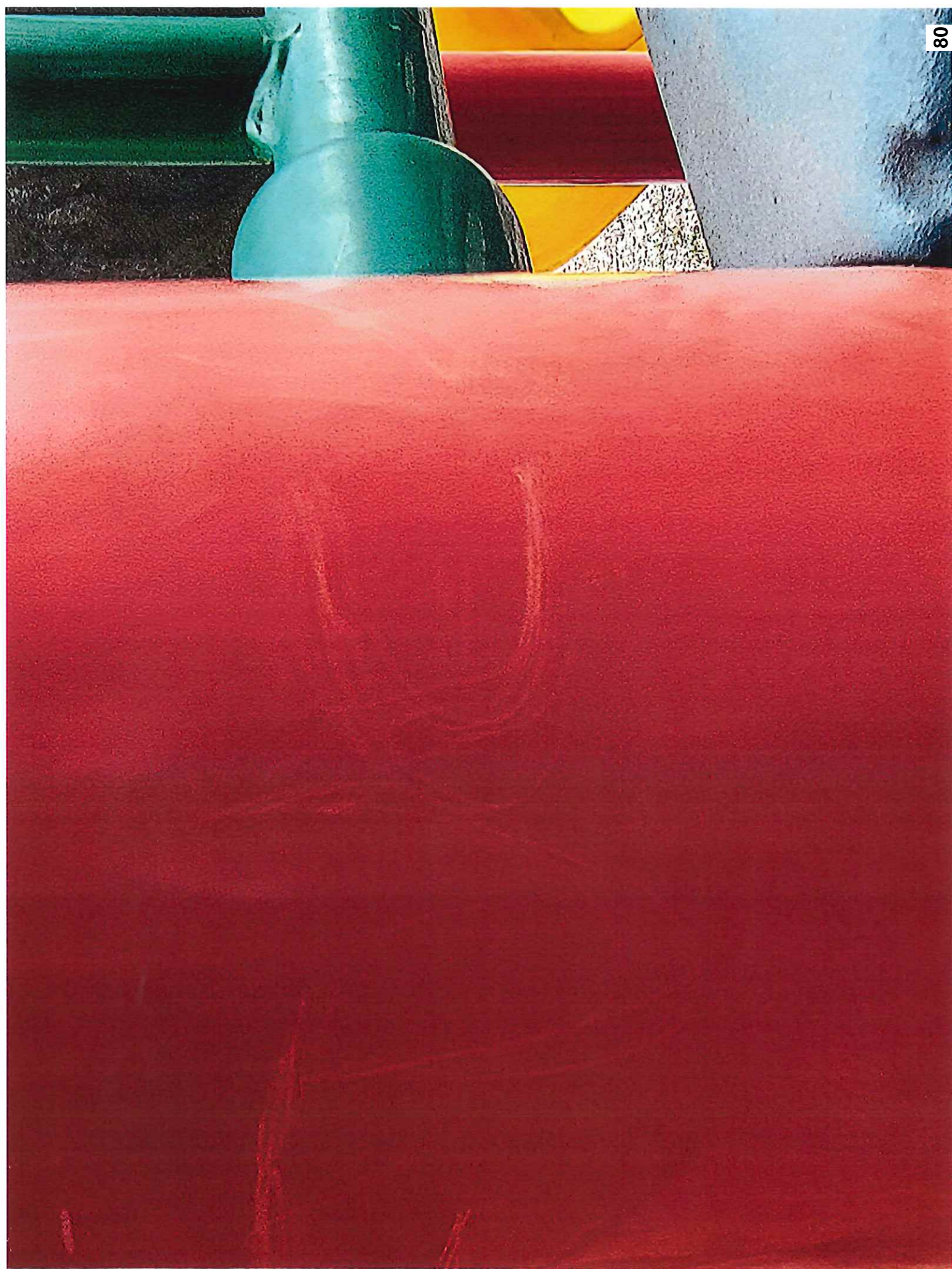












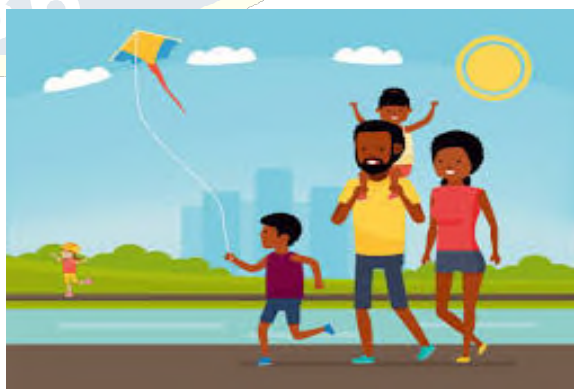




***Park at East Drive***  
***INFORMAL CONVERSATION***  
***WEDNESDAY, JULY 20, 2022***

***6:30 p.m.***

***Please Stop by and Join the  
Community Relations Committee  
in an informal conversation regarding  
topics of interest to our community.  
Your Comments are Important to us!***





# TOWN OF LEDYARD CONNECTICUT

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

Chairman Kevin J. Dombrowski

July 7, 2022

Glen and Ms. Donna Miller  
3 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Miller:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

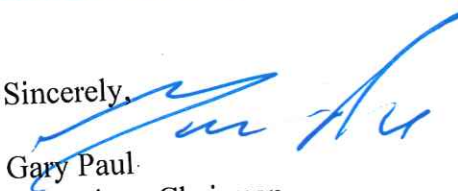
The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

The Committee looks forward to meeting you and is interested in hearing your comments on these issues or any other items of concern to you and your family.

Should you not be able to attend this event but would like to provide comments please do not hesitate to contact the Town Council at (860) 464-3203 or e-mail: [towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee

*Park on East Drive – Informal Conversation*

GP/rm



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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Robert M. Johnson  
12 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Johnson:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee





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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Gil and Gem Green  
4 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Green:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee





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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Kevin and Colleen Davis  
7 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Davis:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

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Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee



Chairman Kevin J. Dombrowski

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

July 7, 2022

Mr. Thomas W. Hertel  
8 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Hertel:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee



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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Debora S. Crane and Sarah A. McCarthy  
11 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Crane and Ms. McCarthy:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee



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

Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Barbara E. Barnes  
7 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Barnes:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee





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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Hector and Taylor Torres  
7 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Torres:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee



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)

July 7, 2022

Mr. Steven Johnson  
6 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Johnson:

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Gary Paul  
Committee Chairman  
Community Relations Committee



# TOWN OF LEDYARD CONNECTICUT

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

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Nathan Tustison  
14 Oalwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Tustison:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

The Committee looks forward to meeting you and is interested in hearing your comments on these issues or any other items of concern to you and your family.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

William and Blakely Jamieson  
16 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Jamieson:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Committee Chairman  
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July 7, 2022

Shawn and Jacquelin Loftus  
4 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Loftus:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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Chairman Kevin J. Dombrowski

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

July 7, 2022

Mr. Dillion Clark  
10 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Clark:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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Committee Chairman  
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Chairman Kevin J. Dombrowski

July 7, 2022

Cameron M. Perl  
12 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Perl:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Carlos and Desiree Rosado  
24 Christy Hill Road  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Rosado:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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

July 7, 2022

Robert and Michelle Partick  
5 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Partick:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Joseph and Irene Gramlich  
5 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Gramlich:

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Susan L. Burns  
6 Rambelwood Drive  
Gales Ferry Connecticut 06335

Dear Ms. Burns:

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Chairman Kevin J. Dombrowski

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(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

July 7, 2022

Superior Insulation and Services, LLC  
107 Montauk Avenue  
New London Connecticut 06320

To Whom this May Concern:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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July 7, 2022

Mr. Theodore W. Day  
30 Seabury Avenue  
Gales Ferry Connecticut 06335

Dear Mr. Day:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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

July 7, 2022

Mr. Stephanos Stravoravdis  
Ms. Adaliss Rodriguez  
224 Malcein Drive  
Southington Connecticut 06489

Dear Mr. Stravoravdis and Ms. Rodriguez:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Jeffery and Nancy Shama  
1 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Shama:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Alexander J. Corces  
8 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Corces:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Anastasia Knight  
6 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Ms. Knight:

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Chairman Kevin J. Dombrowski

July 7, 2022

Jose and Elizabeth Tauzon  
11 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Tauzon:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Carlo Boiones  
6 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Boiones:

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# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

---

**File #:** 22-095

**Agenda Date:** 8/7/2023

**Agenda #:** 5.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Any other Old Business proper to come before the Committee.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1844

**Agenda Date:** 8/10/2023

**Agenda #:** B.

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## LAND USE

### **Subject/Application:**

Conduct an 8-24 Review for the town to sell a residential property located at 332 Colonel Ledyard Highway, Ledyard.

### **Background:**

**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:** The Town acquired the house at 332 Colonel Ledyard Highway thru a foreclosure in June 2017.

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 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.

### **Land Use Director/Town Planner:**

(type text here)





**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

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 23-1914

**Agenda Date:** 8/7/2023

**Agenda #:**

## AGENDA REQUEST GENERAL DISCUSSION ITEM

### Subject:

Discuss the Land Use/Planning/Public Works Committee September, 2023 meeting date due to the Labor Day Holiday.

### Background:

The following 2023 Meeting Schedule was filed with the Town Clerk on October 22, 2023

#### Land Use/Planning/Public Works Committee (1<sup>st</sup> Monday, Annex Building 6:00 p.m.)

January 2			February 6 April 3	March 6
May 1	June 5	July 3	August 7	
September 5*	October 2	November 6	December 4	
January 2*, 2024				

^ Denotes meeting cancelled due to holiday

\* Denotes regular meeting date scheduled is different from regular schedule

### Department Comment/Recommendation:

(type text here)



# TOWN OF LEDYARD CONNECTICUT TOWN COUNCIL

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

Chairman Kevin J. Dombrowski

## MEMORANDUM

Date: October 27, 2022  
To: Town Clerk, Patricia Riley  
From: Town Council Administrative Assistant, Roxanne M. Maher

Subject: 2023 Calendar Meeting Dates

RE: General State Statutes of Connecticut Section-1-225

As required by Connecticut State Statute 1-225 the following meeting dates are reported:

### 2023 CALENDAR MEETING SCHEDULE

#### **Town Council (2nd & 4th Wednesday, Council Chambers 7:00 p.m.)**

January 11, 25	February 8, 22	March 8, 22	April 12, 26
May 10, 24	June 14, 28	July 12, 26	August 9, 23
September 13, 27	October 11, 25	November 8, 22	December 13,
27 January 10, 24, 2024			

#### **Administration Committee (2nd Wednesday, Annex Building 5:30 p.m.)**

January 11	February 8	March 8	April 12
May 10	June 14	July 12	August 9
September 13	October 11	November 8	December 13
January 10, 2024			

#### **Community Relations Committee (3rd Wednesday, Annex Building 6:30 p.m.)**

January 18	February 15	March 15	April 19
May 17	June 21	July 19	August 16
September 20	October 18	November 15	December 20
January 17, 2024			

#### **Finance Committee (1st & 3rd Wednesday, Annex Building 5:00 p.m.)**

January 4, 18	February 1, 15	March 1, 15	April 5, 19
May 3, 17	June 7, 21	July 5, 19	August 2, 16
September 6, 20	October 4, 18	November 1, 15	December 6, 20
January 3, 17, 2024			

**Land Use/Planning/Public Works Committee (1<sup>st</sup> Monday, Annex Building 6:00 p.m.)**

January 2	February 6	March 6	April 3
May 1	June 5	July 3	August 7
September 5*	October 2	November 6	December 4
January 2*, 2024			

**Flood/Erosion Control Board**

This Board will meet on an as needed basis.

- ^ Denotes meeting cancelled due to holiday  
\* Denotes regular meeting date scheduled is different from regular schedule



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-096

**Agenda Date:** 8/7/2023

**Agenda #:** 3.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Any other New Business proper to come before the Committee.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)