



# TOWN OF LEDYARD CONNECTICUT

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

## Town Council ~ AGENDA ~

Chairman S. Naomi  
Rodriguez

Public Hearing

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Wednesday, May 8, 2024

6:15 PM

Town Hall Council Chambers

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### REMOTE MEETING INFORMATION

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

**Remote: Information noted below:**

**Please Join the meeting from your Computer, Smart Phone, or Tablet:**

**<https://us06web.zoom.us/j/81299386824?pwd=HdVtW0pd8OH6WXKE7wZpm6bF3klF6b.1>**

**or by audio only dial: +1 646 558 8656 Meeting ID: 812 9938 6824 Passcode: 309495**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURE OF THE PUBLIC HEARING
- VI. CALL OF THE PUBLIC HEARING

### 2. LEGAL NOTICE TOWN OF LEDYARD NOTICE OF PUBLIC HEARING.

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(4)

(5)

(1) ..end

Legal Notice:

In accordance with CGS 07-163e the Ledyard Town Council will conduct a Hybrid Format (In-Person and Video Conference) Public Hearing on Wednesday, May 8, 2024, at 6:15 p.m. to receive comment on the following:

For the Town of Ledyard to accept the conveyance/transfer of the following parcel and easement areas for no compensation as depicted on plan entitled "Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry

Connecticut” prepared by CLA Engineers, and as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

(1) The .04 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal.

(2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route 12) to the Town for the purpose of snow removal/snow stacking.

(3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking.

Please join the Public Hearing in-person or remotely as follows:

In-person attendance will be at the  
Council Chambers, Town Hall Annex Building  
741 Colonel Ledyard Highway, Ledyard, Connecticut

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< <https://us06web.zoom.us/j/81299386824?pwd=HdVtW0pd8OH6WXKE7wZpm6bF3klF6b.1> >

or by audio only dial: +1 646 558 8656 Meeting ID: 812 9938 6824; Passcode: 309495

At this hearing interested persons may appear and be heard and written communications will be accepted at [towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org) <<mailto:towncouncil@ledyardct.org>>.

A vote regarding the conveyance/transfer of these properties will be held at a Special Town Meeting scheduled for May 8, 2024 at 6:30 p.m.

Dated at Ledyard, Connecticut this 25th day of April, 2024.

For the Ledyard Town Council  
s/s S. Naomi Rodriguez, Chairman  
PLEASE PUBLISH: April 25, 2024 & April 29, 2024.

#### Background:

There are three (3) different “areas” being conveyed to the Town; each at no cost to the Town.

· The first is shown as “Parcel C” on the map. It is .04 acres. This is a portion of 2 Thamesview Pentway that is currently owned by Noah Cardinal. In accordance with Ordinance: # 300-028 “Town Of Ledyard Private Easements And Rights-Of-Way Ordinance” the town was currently maintaining Thamesview Pentway; therefore, taking ownership of this area would not incur any additional costs to the town.

- The second is a 259.08 sf area identified as “Easement Area D” (259.08sf) located over a portion of 1764 Route 12, Gales Ferry, which was being conveyed from Dan Stanavage also to be used by the Town for the purpose of snow removal/snow stacking.
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Additional Background:

There are a number of components involved with these conveyances/transfer of properties. Some personal-private interests in terms of realigning the property boundaries to account for some structures that were currently overlapping the various boundary lines in that area. The conveyance of these areas of land are to straighten out some property boundaries to facilitate what the two property owners were doing with their properties.

The boundary line adjustments, which included a lot line adjustment with the State would provide the abutting property, which currently did not have any frontage, with frontage along Route 12.

The town’s involvement with the conveyance/transfer of these easements areas was a negligent interest on the part of the town.

Currently the Town had seven Pentways in town; and although the town typically owned no land on the Pentways, the town had some Grandfathered Liability to maintain the Pentways at some level of a town road. Ordinance: #300-028 “Town of Ledyard Private Easements And Rights-of-Way Ordinance” was established to codify the management of the Pentways and to provide boundaries on what the town would do on behalf of the residents who lived off of Pentways.

The easement areas being addressed in the proposed conveyance/transfer was a very small area at the bottom of Thamesview Pentway, which was the entry point to the Pentway. Accepting these easements would give the town some ownership of a part of a Pentway; however, it would not change the town’s obligations in terms of what they do there. Last summer (2023) the Town previously reconstructed the entire Pentway, including the drainage, and the Pentway was now as good as any town road.

Through an Informal Agreement with property owner Mr. Noah Cardinal would move a retaining wall that put on the edge of the Pentway was back away from the road.

The official easement would provide town ownership and recognize that Mr. Cardinal would move the retaining wall that the edge of the Pentway and has caused problems for snow removal.

Although it looked like a lot was happening to the Pentway, that it would not change the Town’s obligations or what they would gain from the ownership of the easements.

There would be no costs to the Town as Mr. Daniel Stanavage, 1764 Route 12, Gales Ferry, has incurred most of the costs, which included the engineering work, Ledge Light Health District Test Holes, and associated work.

The Planning & Zoning Commission provided a Favorable 8-24 Review regarding the conveyance of these areas at their April 11, 2024 meeting.

(2) ..end

**Public Act & Town Charter Requirements:**

In accordance with CGS 7-163e a Public Hearing is required

Sec. 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality. (a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds, if the fair market value of such property does not exceed ten thousand dollars, (2) renewals of leases where there is no change in use of the real property, and (3) the sale, lease or transfer of real property acquired by the municipality by foreclosure.

In accordance with Chapter VII; Section 9 of the Town Charter

and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.

**Land Use Director/Town Planner:**

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

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

The plans have been reviewed several times with the applicant and Director of Public Works.

The deeds are being drafted and will be available prior to the meeting.



Mayor Recommendation:

**Attachments:** [CGS-7-163e- Sale of Town Property- Public Hearing.docx](#)  
[CHAPTER VII.-SALE-PURCHASE-TRANSFER](#)  
[PROPERTY.docx.docx](#)  
[7516 Overall Adjustment Plan-Thamesview Pentway-2024-03-27](#)  
[Stamped.pdf](#)  
[7516 Overall Adjustment Plan-Thamesview Pentway-2024-03-27](#)  
[HIGHLIGHTED STAMPED EASEMENT.pdf](#)  
[APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW](#)  
[PENTWAY.pdf](#)  
[1764 Route 12-Easement D Description.docx](#)  
[1764 Route 12-Parcel B Description.docx](#)  
[Thamesview Easement E Description.docx](#)  
[Thamesview Pentway -Parcel A Description.docx](#)  
[Thamesview Pentway -Parcel C Description.docx](#)  
[APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW](#)  
[PENTWAY-PLANNING DIRECTOR EMAIL-2024-03-26.pdf](#)  
[ORD-#300-028-Ledyard Pentway Ordinance-2019-09-25.doc](#)

## V. PRESENTATIONS

(1)

To accept the conveyance/transfer of the following parcel and easement areas as depicted on plan entitled “Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut” prepared by CLA Engineers for no compensation, as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

(1)The .04 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;

(2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route. 12) to the Town for the purpose of snow removal/snow stacking.

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Background:

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Additional Background:

There are a number of components involved with these conveyances/transfer of properties. Some personal-private interests in terms of realigning the property boundaries to account for some structures that were currently overlapping the various boundary lines in that area. The conveyance of these areas of land are to straighten out some property boundaries to facilitate what the two property owners were doing with their properties.

The boundary line adjustments, which included a lot line adjustment with the State would provide the abutting property, which currently did not have any frontage, with frontage along Route 12.

The town’s involvement with the conveyance/transfer of these easements areas was a negligent interest on the part of the town.

Currently the Town had seven Pentways in town; and although the town typically owned no land on the Pentways, the town had some Grandfathered Liability to maintain the Pentways at some level of a town road. Ordinance: #300-028 “Town of Ledyard Private Easements And Rights-of-Way Ordinance” was established to codify the management of the Pentways and to provide boundaries on what the town would do on behalf of the residents who lived off of Pentways.

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Mayor Recommendation:

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[ORD-#300-028-Ledyard Pentway Ordinance-2019-09-25.doc](#)

VI. RESIDENT & PROPERTY OWNERS (COMMENTS LIMITED TO THREE (3) MINUTES

VII. ADJOURNMENT

**DISCLAIMER:**

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

The Town Council's Official Agenda and final Minutes will be on file in the Town Clerk's Office.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 24-0296

**Agenda Date:** 5/8/2024

**Agenda #:** 2.

## LAND USE APPLICATION

### Subject/Application:

LEGAL NOTICE  
TOWN OF LEDYARD  
NOTICE OF PUBLIC HEARING.

### Legal Notice:

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Dated at Ledyard, Connecticut this 25<sup>th</sup> day of April, 2024.

For the Ledyard Town Council  
s/s S. Naomi Rodriguez, Chairman

PLEASE PUBLISH: April 25, 2024 & April 29, 2024.

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#### **Public Act & Town Charter Requirements:**

In accordance with CGS 7-163e a Public Hearing is required

**Sec. 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality.** (a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds, if the fair market value of such property does not exceed ten thousand dollars, (2) renewals of leases where there is no change in use of the real property, and (3) the sale, lease or transfer of real property acquired by the municipality by foreclosure.

In accordance with Chapter VII; Section 9 of the Town Charter

and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.



**Land Use Director/Town Planner:**

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The deeds are being drafted and will be available prior to the meeting.

**Mayor Recommendation:**

CHAPTER 98\*  
MUNICIPAL POWERS

**Sec. 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality.** (a)

The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

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CHAPTER VII  
SECTION 9. FINANCIAL POWERS

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

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

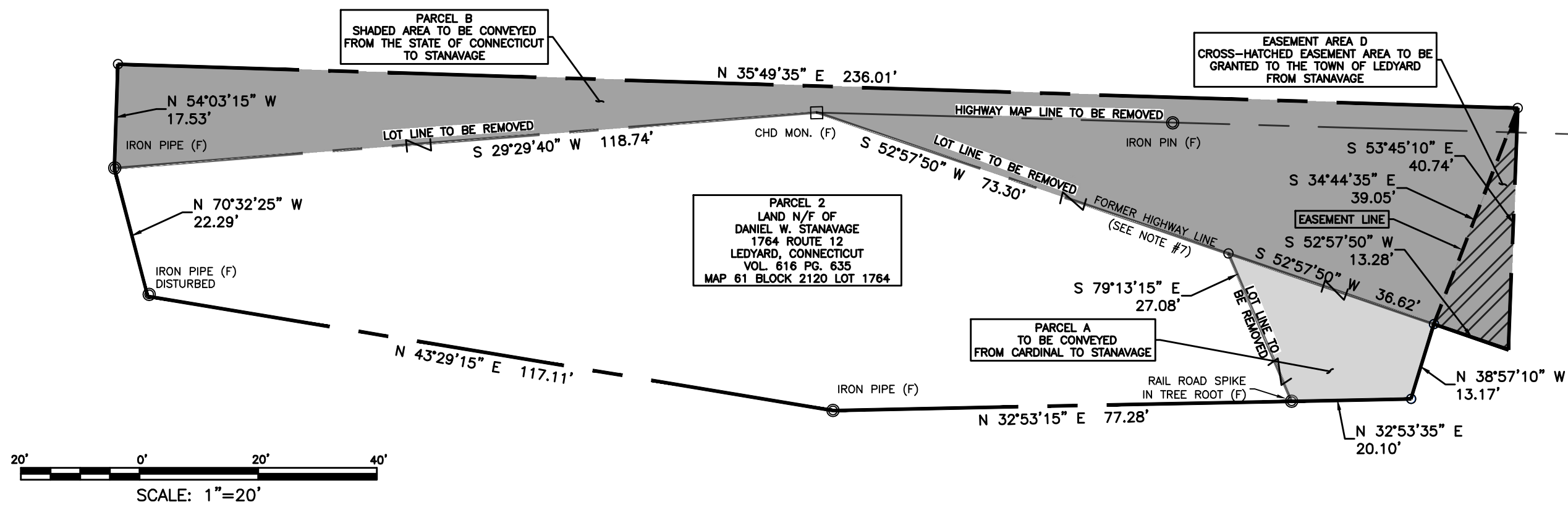
Any appropriation in excess of the limitations in Section 9 above shall become effective only after it has been approved by resolution of the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting.

Any resolution making a non-budgeted appropriation of more than one (1) percent of the current tax levy, but less than five (5) percent for any purpose, any resolution authorizing the issuance of bonds or notes or other borrowing of less than five (5) percent of the current tax levy, except notes in anticipation of taxes to be paid within the fiscal year in which issued, and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.

The Town Meeting shall not act upon any proposal for the sale or purchase of real estate or any interest therein, or the issuance of bonds or other borrowing, except upon the recommendation of the Town Council; nor act upon any appropriation which has not been acted upon by the Town Council, unless the same shall have been before the Town Council for sixty (60) days without action.



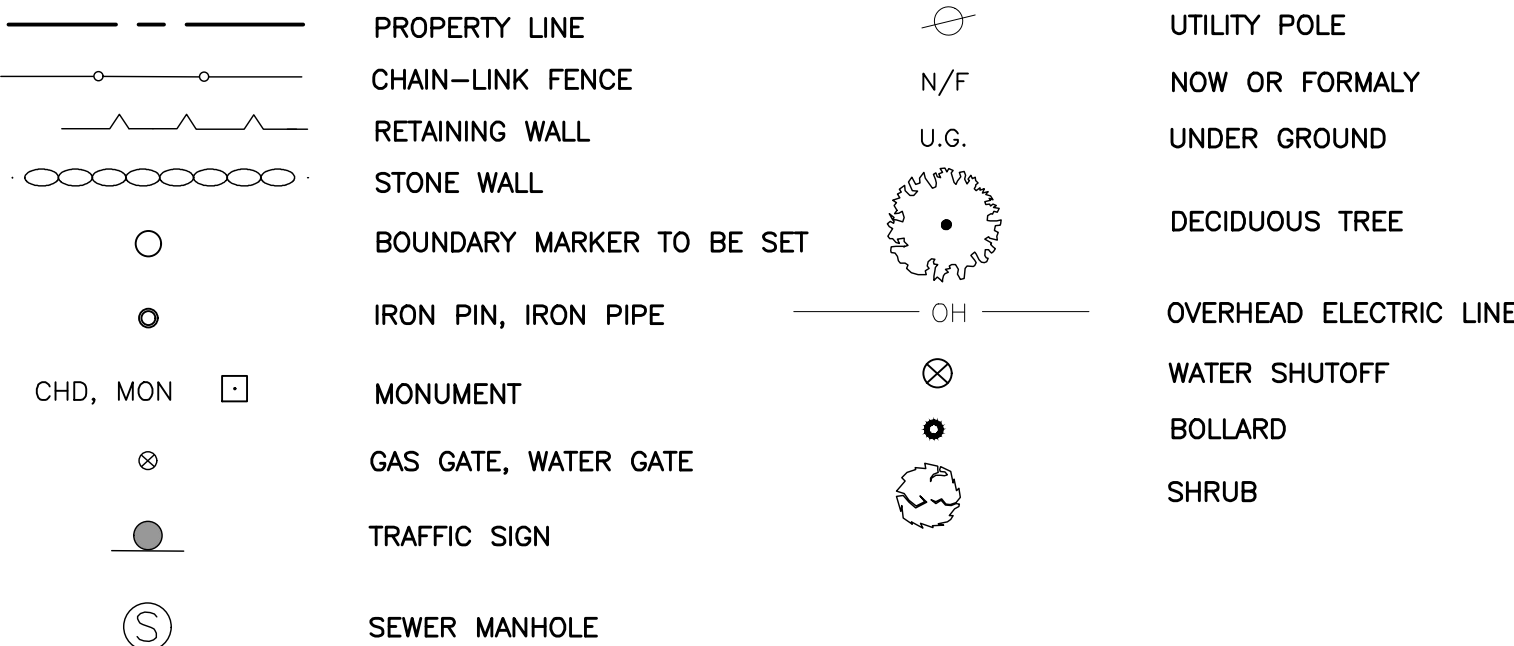
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: N/A
  - TOPOGRAPHIC ACCURACY: N/A
  - INTENT: TO DEPICT BOUNDARY LINES AND THE ADJUSTMENTS PROPOSED.
- DATE OF LATEST FIELD WORK: JULY 2023
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PARCEL B  
SHADED AREA TO BE CONVEYED FROM STATE OF CONNECTICUT TO STANAVAGE  
Area = 3961.22 SQ FT / 0.09 Acres

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LIGHT-SHADED AREA TO BE CONVEYED FROM CARDINAL TO STANAVAGE  
Area = 493.11 SQ FT / 0.01 Acres

EASEMENT AREA D TO BE GRANTED TO TOWN OF LEDYARD FROM STANAVAGE  
AREA=259.08 SQ FT / .006 ACRES

FRONTAGE TABLE		
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EXISTING	94.93'	192.04'
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PARCEL A	-493.1 SF	+ 493.1 SF
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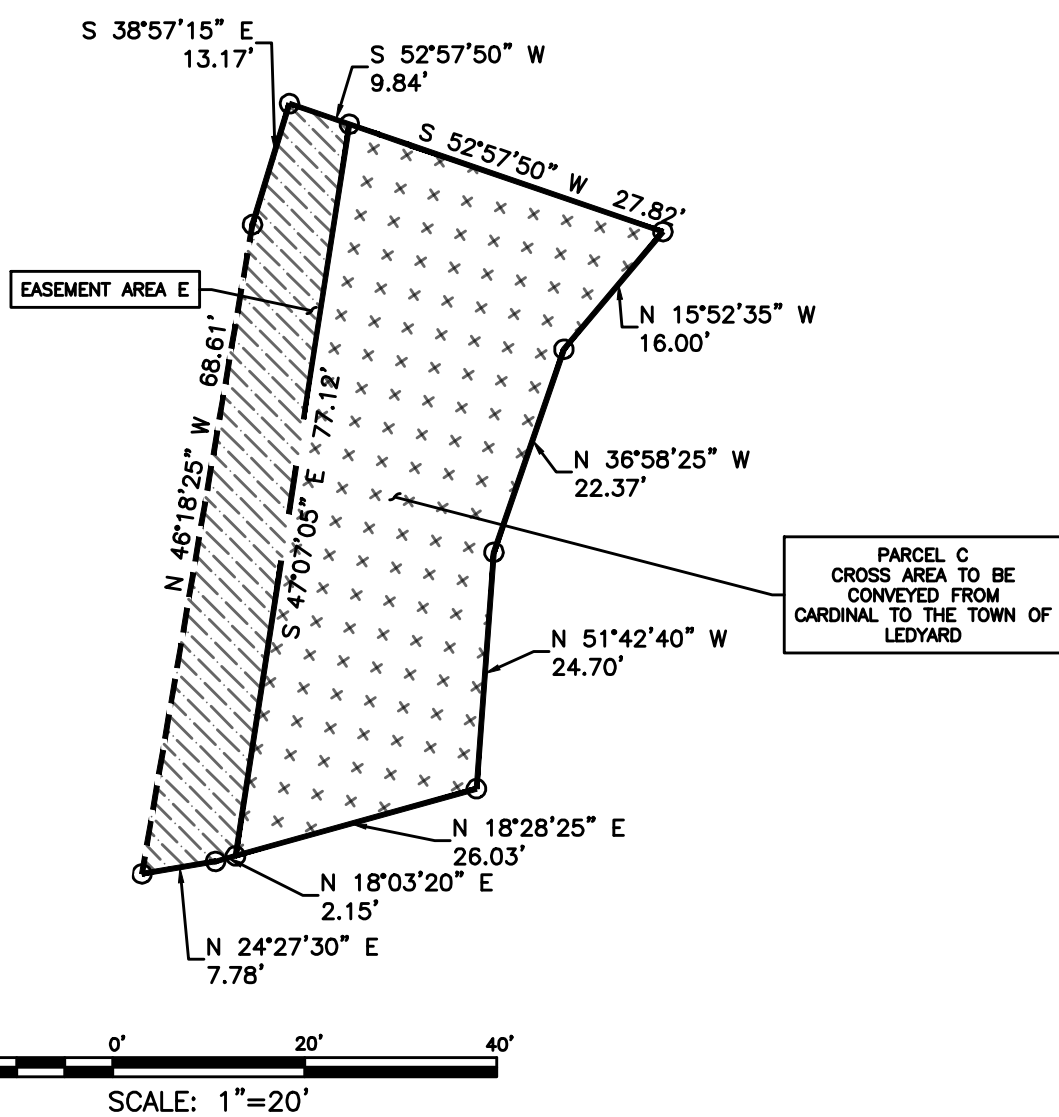
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MIN. LOT AREA (SQ. FT.)	40,000 SF	50526.38 SF	48,314.32 SF
MIN. LOT WIDTH	150'	81'	73'
MIN. FRONT YARD SETBACK	30'	66'	27'
MIN. SIDE YARD SETBACK	15'	3'	3'
MIN. REAR SETBACK	25'	108'	108'
MAX. LOT COVERAGE	25%	13%	11%

## ZONING CHART PARCEL 2 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	6853.25 SF	11307.55 SF
MIN. LOT WIDTH	150'	182'	283'
MIN. FRONT YARD SETBACK	30'	0.9'	10.5'
MIN. SIDE YARD SETBACK	15'	64'	64'
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# PARCEL C & EASEMENT AREA E DETAIL



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2		03/26/24	REVISIONS PER COMMENTS
1		02/09/24	EASEMENT AREA ADDED
No.	DATE	REVISION	

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

Project No. CLA-7516  
Proj. Surveyor R.J.C.  
Date: Dec 2023  
Sheet No. 1

**PROPOSED BOUNDARY LINE ADJUSTMENTS**

**IN THE AREA OF**

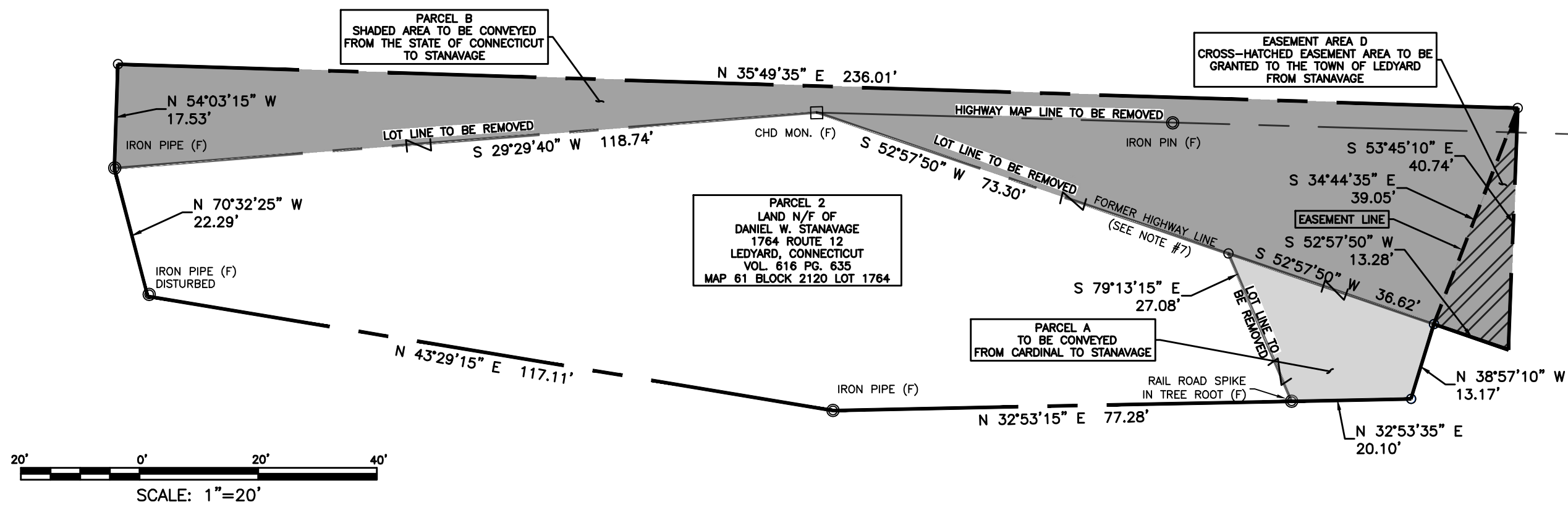
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**THAMESVIEW PENTWAY**

**GALES FERRY, CONNECTICUT**



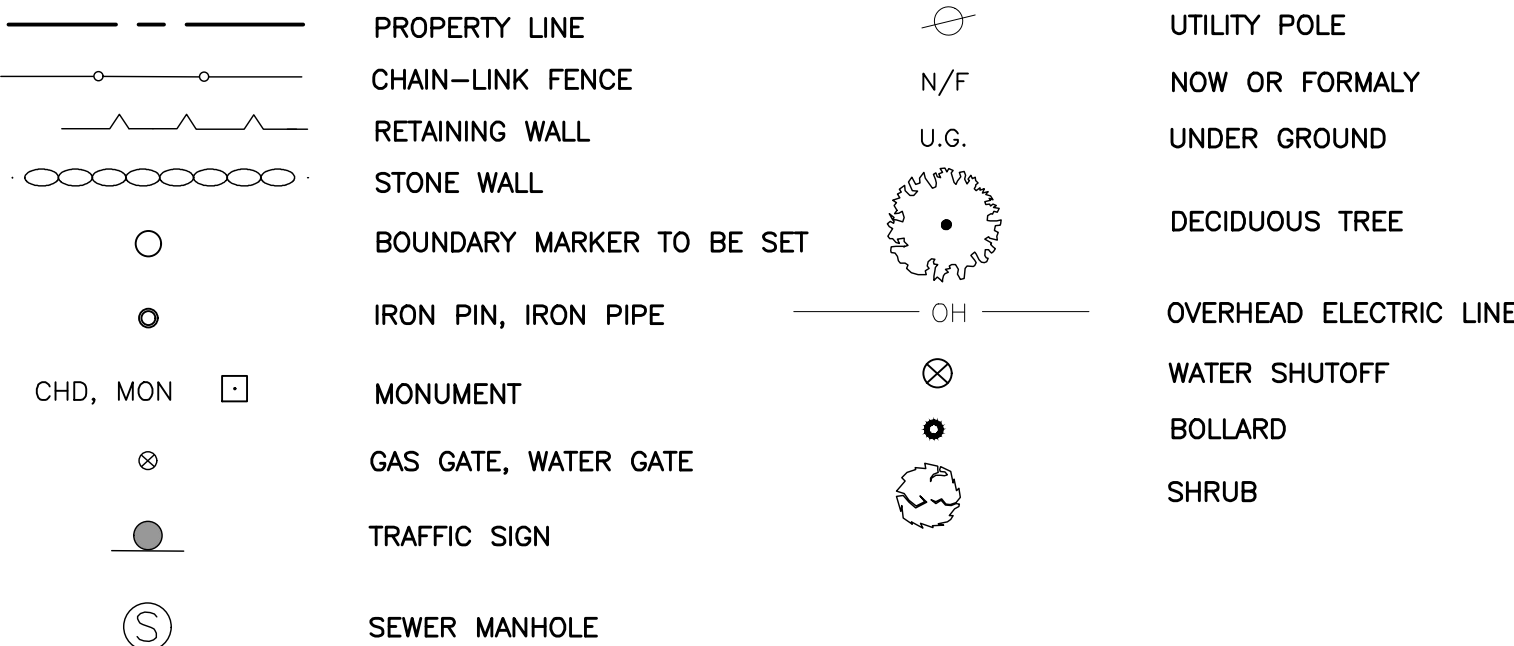
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

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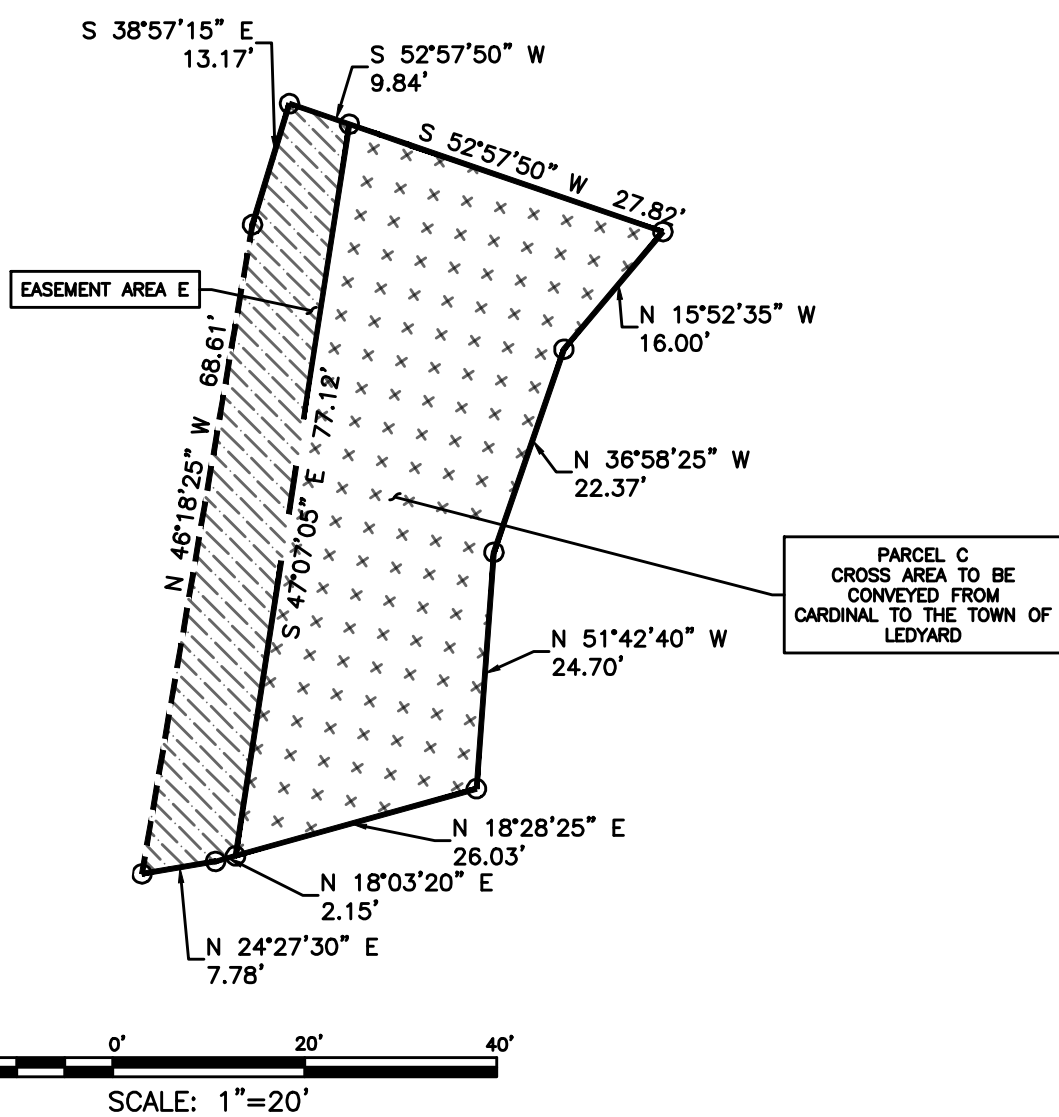
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No.	DATE	REVISION	

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

Project No. CLA-7516  
Proj. Surveyor R.J.C.  
Date: Dec 2023  
Sheet No. **1**

**PROPOSED BOUNDARY LINE ADJUSTMENTS**

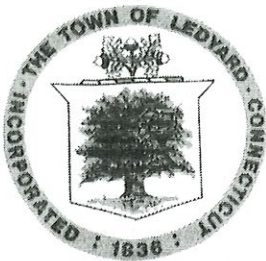
**IN THE AREA OF**

**ROUTE 12 AND**

**THAMESVIEW PENTWAY**

**GALES FERRY, CONNECTICUT**





APPLICATION # 5946 SUBMITTAL DATE: 2/26/24

2716  
302 859

**Town of Ledyard Land Use Department**  
**Free Split/Lot Merger/Lot Boundary Line Adjustment Compliance**  
**Application Form**

This completed form must be signed by all parties of record and submitted to the Town Clerk when plans are filed. Please return completed form to Planning Department. Department review of plans is authorized by C.G.S. § 20-304.

CHECK ONE: ☐ Free Split ☐ Lot Merger ☒ Boundary Line Adjustment

Scanned ☐ App File ☐  
E-file ☐ St. File ☐  
Planning Director ☐

**Addresses of all Subject Properties (including Assessor Map/Block/Lot #):**

1. 1764 ROUTE 12 MBL 61-2120-1764
2. \_\_\_\_\_

**Names & Addresses of Owners of Record of all Subject Properties:**

1. 2 THAMES VIEW PTWY MBL 61-2470-2
2. \_\_\_\_\_

**Telephone Numbers & Email Addresses of Owners of Record:**

1. Daniel Stanavage - 860-982-1505 - auctionman96@sbcglobal.net
2. Noah Cardinal - 775-293-0315 - noah\_cardinal@yahoo.com

**Agent Name, Address, Telephone & Email (if applicable):** \_\_\_\_\_

**\*\* Note: If there are more than two (2) Subject Properties, use additional sheet. \*\***

**Zoning District(s) of all Subject Properties:** R40

**LOT MERGER OR BOUNDARY LINE ADJUSTMENT PLANS:**

A Merger or Boundary Line Adjustment Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed conditions. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

**FREE SPLIT PLANS:**

A Free Split Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed lots. Evidence of eligibility for creation of a Free Split lot is required. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

**Signatures of Owners/Agents of Record of all Subject Properties:**

1. Daniel Stanavage  
Print Name
2. Noah Cardinal  
Print Name
3. \_\_\_\_\_  
Print Name

Date: 2-26-24  
Date: 2-26-24  
Date: \_\_\_\_\_

Additional Property, Owner of Record, Agent Information, as needed:

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Additional Signatures/Dates, as needed:

\_\_\_\_\_  
Print Name Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name Date: \_\_\_\_\_

**\*\* FOR STAFF USE ONLY BELOW THIS LINE \*\***

-----  
**STAFF APPROVALS**

**1. ZONING & WETLANDS OFFICIAL:**

\_\_\_\_\_  
Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
\_\_\_\_\_

**2. DIRECTOR OF LAND USE & PLANNING:**

\_\_\_\_\_  
Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
\_\_\_\_\_

**3. LEDGE LIGHT HEALTH DISTRICT:**

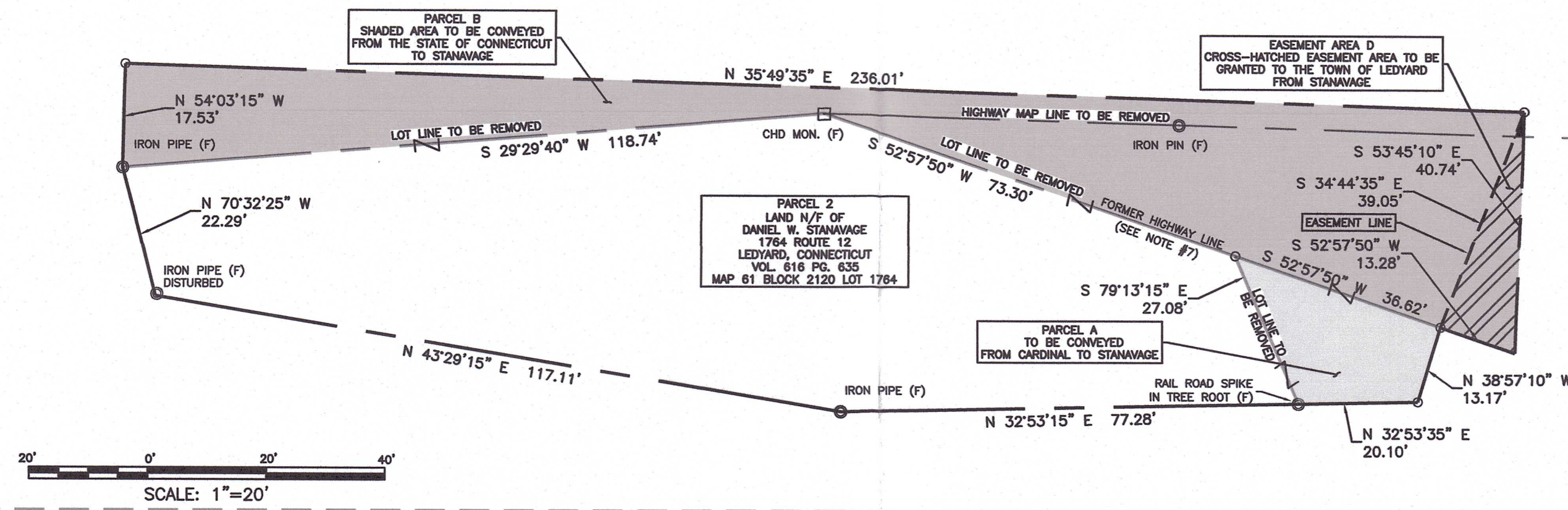
\_\_\_\_\_  
Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
\_\_\_\_\_

**IMPORTANT NOTE: TOWN SIGNATURES ON FORM AND ACCEPTANCE BY THE TOWN DOES NOT IMPLY OR GUARANTEE THAT AFFECTED LOTS CAN BE BUILT ON OR FURTHER DEVELOPED IN ANY WAY.**



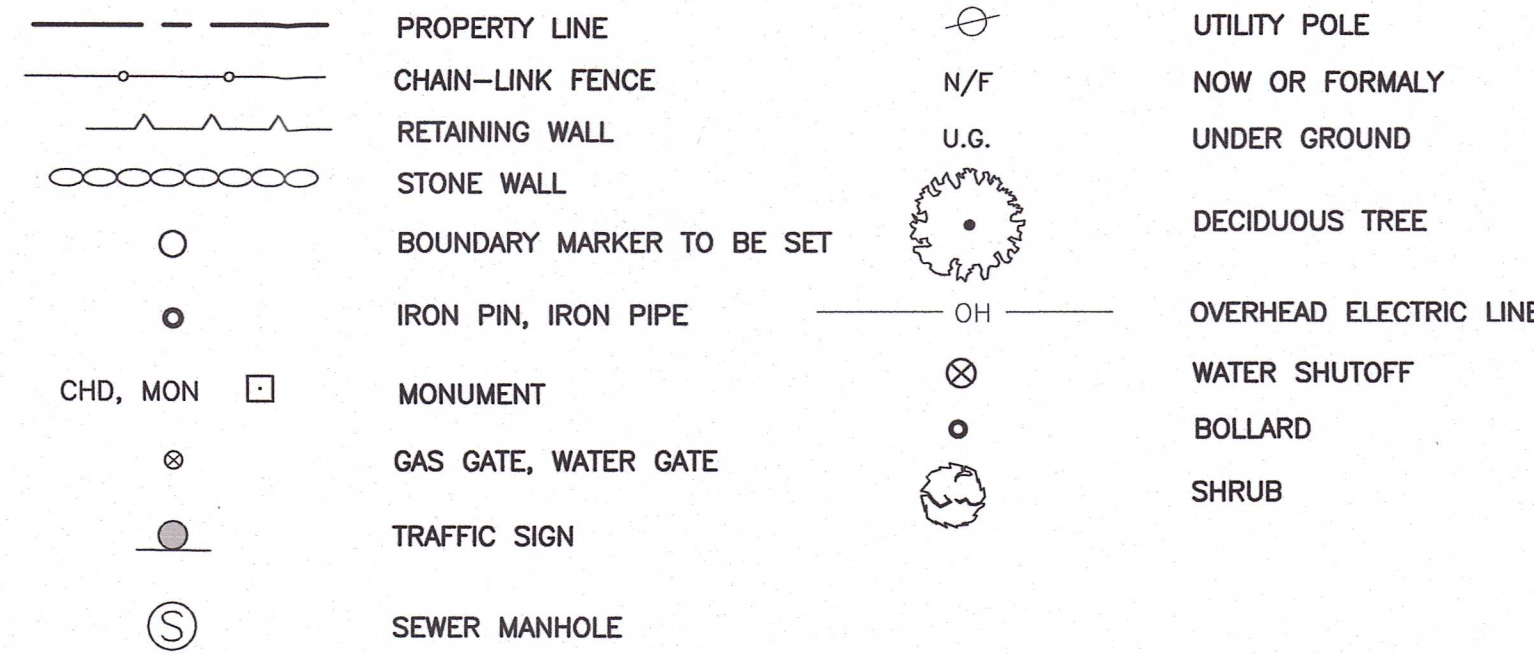
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

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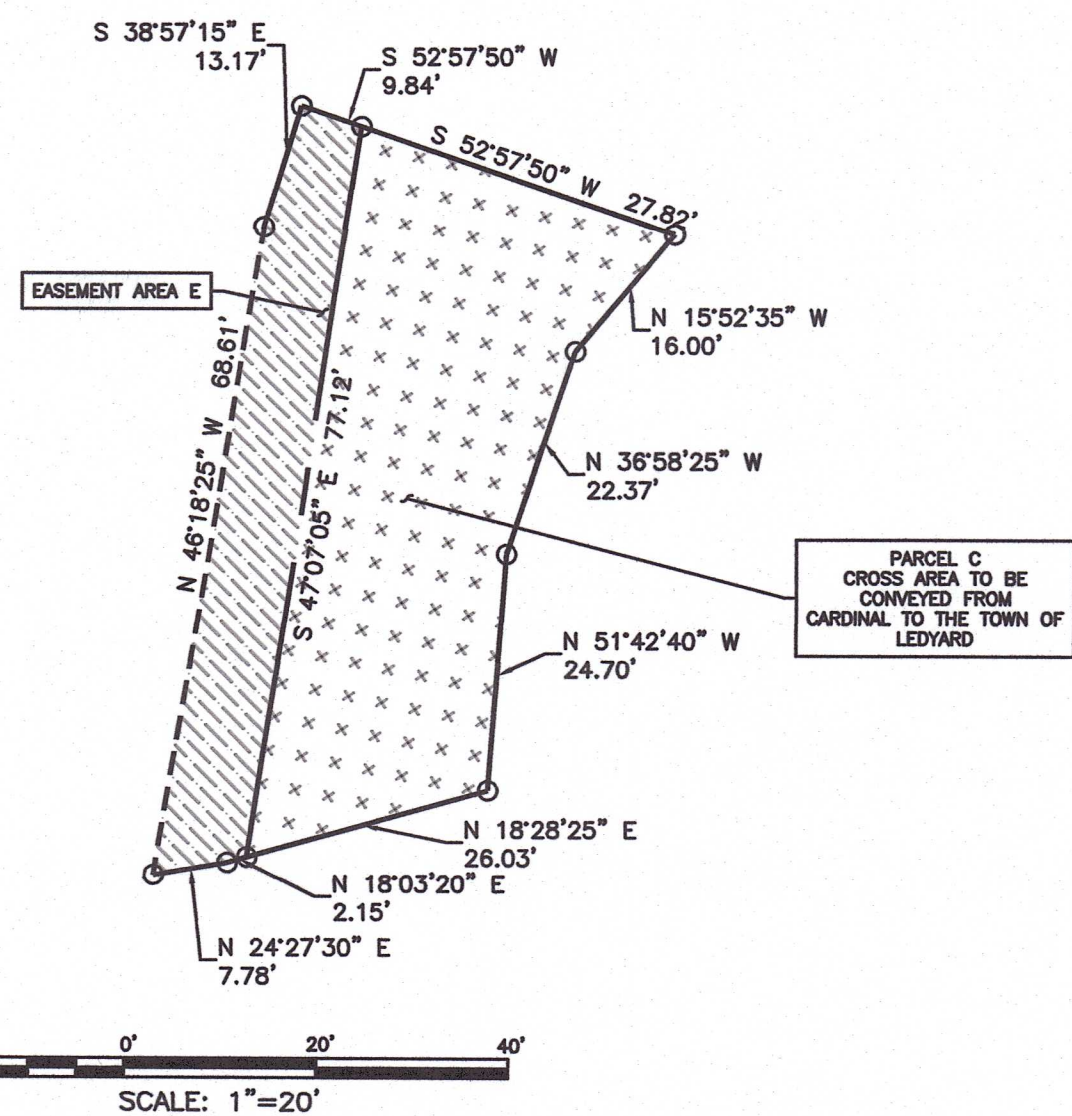
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- "PLAN SHOWING BUILDING LOTS ON PROPERTY OF ROBERT W. & PEARL C. BRUMBLE LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=40' DATE: APRIL 1963
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" SCALE: 1"=40' DATE: 11/05/57
- "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY ALLYN'S POINT, LEDYARD, CT" SCALE: 1"=100' DATE: DECEMBER 1953

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

BY: BRYAN J. CHEVERIE, L.L.S. #70454 DATE: 2/23/24

RECEIVED  
FEB 26 2024  
LAND USE DEPARTMENT

SCALE: 1"=20'

1 02/08/24 EASEMENT AREA ADDED		REVISION	
No.	DATE	REVISION	
<p><b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>			
<p>PROPOSED BOUNDARY LINE ADJUSTMENTS</p> <p><b>IN THE AREA OF ROUTE 12 AND THAMESVIEW PENTWAY</b></p> <p>GALES FERRY, CONNECTICUT</p>		<p>Project No. CLA-7516</p> <p>Proj. Surveyor R.J.C.</p> <p>Date: Dec 2023</p> <p>Sheet No. <b>1</b></p>	



## Roxanne Maher

---

**From:** Juliet Hodge  
**Sent:** Tuesday, March 26, 2024 9:24 AM  
**To:** Roxanne Maher  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

There are three(3) different “areas” being conveyed to the Town; each at no cost to the Town.

The first is shown as “Parcel C” on the map. It is .04acres. This is a portion of Thamesview Pentway that is currently owned by Noah Cardinal (2 Thamesview Pentway). Thamesview Pentway in its entirety is currently maintained by the Town, so nothing will change there.

The second area is “Easement Area D” (259.08sf) is being conveyed from Dan Stanavage (1764 Rte. 12) to the Town for the purpose of snow removal/snow stacking.

The third area is “Easement Area E” (685.67sf) is being conveyed from Noah. Cardinal to the Town also for the purpose of snow removal/snow stacking.

The deeds are being drafted and will be available prior to the meeting.

Let me know if you need anything else. Steve Masalin is also aware of this project.

Juliet

---

**From:** Roxanne Maher <council@ledyardct.org>  
**Sent:** Tuesday, March 26, 2024 8:01 AM  
**To:** Juliet Hodge <planner@ledyardct.org>  
**Cc:** Roxanne Maher <council@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

As we discussed, it would be helpful if you could provide the area of land that Mr. Stanavage will be conveying to the town, along with the easements and the Maps.

Also, just want to confirm that the property will be conveyed at no cost to the town.

Thank you,  
Roxanne

*Roxanne M. Maher*



*Administrative Assistant to*

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

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

---

**From:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Sent:** Tuesday, March 26, 2024 7:05 AM  
**To:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Cc:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

Could you please send me the Maps and any other supporting documentation regarding the Conveyance of this property to the Town.

Thank you,  
Roxanne

*Roxanne M. Maher*



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

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

---

**From:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 11:58 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Cc:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Ok, thanks for letting me know.

---

**From:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 11:04 AM  
**To:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Cc:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>; Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

LUPPW Cmt has cancelled their March 4, 2024 meeting.

I will include it on their April 1, 2024 Agenda.

Thank you,  
Roxanne

*Roxanne M. Maher*



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

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

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**From:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 10:10 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

This is going to TC because the applicant is deeding land to the Town as part of the whole project.  
Juliet

---

**From:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 10:07 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Cc:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Subject:** ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good morning,

Find attached the Boundary Line Adjustment application for 1764 Route 12 , and 2 Thames View Ptwy. I would greatly appreciate it if the application can be added to the agenda for the March 4, 2024, Land Use/Public Works Committee Meeting. It will potentially go to the P&Z, Special Meeting for 8-24 Review on March 28, 2024. And then approval by Town Council on their April 10, 2024, meeting. Please let me know if you have any questions or need any other information.

Best,  
Makenna

Makenna Perry



Land Use Administrative Assistant  
Town of Ledyard  
860-464-3266  
[MakennaP@Ledyardct.org](mailto:MakennaP@Ledyardct.org)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 24-0282

**Agenda Date:** 5/8/2024

**Agenda #:**

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## LAND USE APPLICATION

### **Subject/Application:**

To accept the conveyance/transfer of the following parcel and easement areas as depicted on plan entitled “*Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut*” prepared by CLA Engineers for no compensation, as approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

(1) The .04 acres shown as “Parcel C” on above-referenced map, a portion of Thamesview Pentway to be conveyed to the Town from Mr. Noah Cardinal;

(2) The 259.08 square feet area shown as “Easement Area D” to be conveyed from Daniel W. Stanavage (1764 Route. 12) to the Town for the purpose of snow removal/snow stacking.

(3) The 685.67 square feet area shown as “Easement Area E” on above-referenced map, to be conveyed to the Town from Mr. Noah Cardinal (2 Thamesview Pentway) for the purpose of snow removal/snow stacking”.

### **Background:**

There are three (3) different “areas” being conveyed to the Town; each at no cost to the Town.

- The first is shown as “Parcel C” on the map. It is .04 acres. This is a portion of 2 Thamesview Pentway that is currently owned by Noah Cardinal. In accordance with Ordinance: # 300-028 “*Town Of Ledyard Private Easements And Rights-Of-Way Ordinance*” the town was currently maintaining Thamesview Pentway; therefore, taking ownership of this area would not incur any additional costs to the town.
- The second is a 259.08 sf area identified as “Easement Area D” (259.08sf) located over a portion of 1764 Route 12, Gales Ferry, which was being conveyed from Dan Stanavage also to be used by the Town for the purpose of snow removal/snow stacking.
- The third is a 685.67 square feet area identified as “Easement Area E” that is being conveyed from Noah Cardinal. The Town was also using this area for the purpose of snow removal/snow stacking.

### **Additional Background:**

There are a number of components involved with these conveyances/transfer of properties. Some personal-private interests in terms of realigning the property boundaries to account for some structures that were currently overlapping the various boundary lines in that area. The conveyance of these areas of land are to straighten out some property boundaries to facilitate what the two property owners were doing with their

properties.

The boundary line adjustments, which included a lot line adjustment with the State would provide the abutting property, which currently did not have any frontage, with frontage along Route 12.

The town's involvement with the conveyance/transfer of these easements areas was a negligent interest on the part of the town.

Currently the Town had seven Pentways in town; and although the town typically owned no land on the Pentways, the town had some *Grandfathered Liability* to maintain the Pentways at some level of a town road. Ordinance: #300-028 "*Town of Ledyard Private Easements And Rights-of-Way Ordinance*" was established to codify the management of the Pentways and to provide boundaries on what the town would do on behalf of the residents who lived off of Pentways.

The easement areas being addressed in the proposed conveyance/transfer was a very small area at the bottom of Thamesview Pentway, which was the entry point to the Pentway. Accepting these easements would give the town some ownership of a part of a Pentway; however, it would not change the town's obligations in terms of what they do there. Last summer (2023) the Town previously reconstructed the entire Pentway, including the drainage, and the Pentway was now as good as any town road.

Through an Informal Agreement with property owner Mr. Noah Cardinal would move a retaining wall that put on the edge of the Pentway was back away from the road.

The official easement would provide town ownership and recognize that Mr. Cardinal would move the retaining wall that the edge of the Pentway and has caused problems for snow removal.

Although it looked like a lot was happening to the Pentway, that it would not change the Town's obligations or what they would gain from the ownership of the easements.

There would be no costs to the Town as Mr. Daniel Stanavage, 1764 Route 12, Gales Ferry, has incurred most of the costs, which included the engineering work, Ledge Light Health District Test Holes, and associated work.

The Planning & Zoning Commission provided a Favorable 8-24 Review regarding the conveyance of these areas at their April 11, 2024 meeting.

### Background:

There are three (3) different "areas" being conveyed to the Town; each at no cost to the Town.

- The first is shown as "Parcel C" on the map. It is .04 acres. This is a portion of 2 Thamesview Pentway that is currently owned by Noah Cardinal. In accordance with Ordinance: # 300-028 "*Town Of Ledyard Private Easements And Rights-Of-Way Ordinance*" the town was currently maintaining Thamesview Pentway; therefore, taking ownership of this area would not incur any additional costs to the town.

- The second is a 259.08 sf area identified as “Easement Area D” (259.08sf) located over a portion of 1764 Route 12, Gales Ferry, which was being conveyed from Dan Stanavage also to be used by the Town for the purpose of snow removal/snow stacking.
- The third is a 685.67 square feet area identified as “Easement Area E” that is being conveyed from Noah Cardinal. The Town was also using this area for the purpose of snow removal/snow stacking.

There are a number of components involved with these conveyances/transfer of properties. Some personal-private interests in terms of realigning the property boundaries to account for some structures that were currently overlapping the various boundary lines in that area. The conveyance of these areas of land are to straighten out some property boundaries to facilitate what the two property owners were doing with their properties.

The boundary line adjustments, which included a lot line adjustment with the State would provide the abutting property, which currently did not have any frontage, with frontage along Route 12.

The town’s involvement with the conveyance/transfer of these easements areas was a negligent interest on the part of the town.

Currently the Town had seven Pentways in town; and although the town typically owned no land on the Pentways, the town had some *Grandfathered Liability* to maintain the Pentways at some level of a town road. Ordinance: #300-028 “*Town of Ledyard Private Easements And Rights-of-Way Ordinance*” was established to codify the management of the Pentways and to provide boundaries on what the town would do on behalf of the residents who lived off of Pentways.

The easement areas being addressed in the proposed conveyance/transfer was a very small area at the bottom of Thamesview Pentway, which was the entry point to the Pentway. Accepting these easements would give the town some ownership of a part of a Pentway; however, it would not change the town’s obligations in terms of what they do there. Last summer (2023) the Town previously reconstructed the entire Pentway, including the drainage, and the Pentway was now as good as any town road.

Through an Informal Agreement with property owner Mr. Noah Cardinal would move a retaining wall that put on the edge of the Pentway was back away from the road.

The official easement would provide town ownership and recognize that Mr. Cardinal would move the retaining wall that the edge of the Pentway and has caused problems for snow removal.

Although it looked like a lot was happening to the Pentway, that it would not change the Town’s obligations or what they would gain from the ownership of the easements.

There would be no costs to the Town as Mr. Daniel Stanavage, 1764 Route 12, Gales Ferry, has incurred most of the costs, which included the engineering work, Ledge Light Health District Test Holes, and associated work.

The Planning & Zoning Commission provided a Favorable 8-24 Review regarding the conveyance of these

areas at their April 11, 2024 meeting.

**Land Use Director/Town Planner:**

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

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

The plans have been reviewed several times with the applicant and Director of Public Works.

The deeds are being drafted and will be available prior to the meeting.

**Mayor Recommendation:**





**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)

April, 15 2024

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

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

Dear Chairman Rodriguez,

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

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

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

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

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

Sincerely,

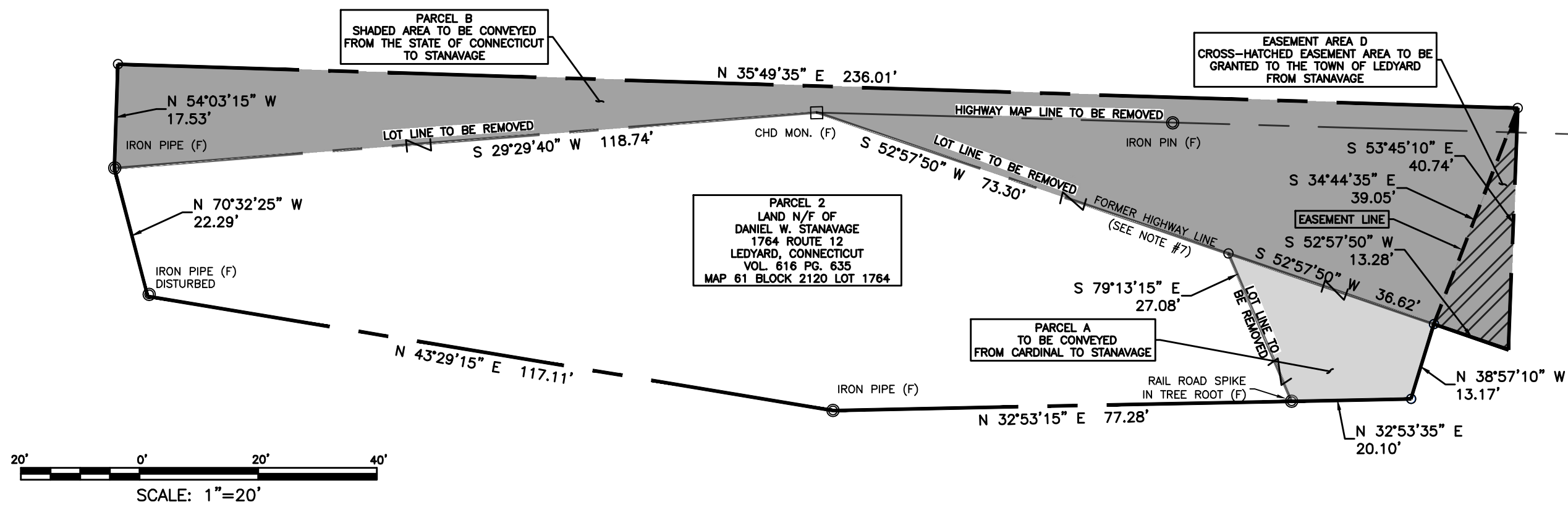
A handwritten signature in blue ink, appearing to read "Phil Hodge".

Director of Land Use & Planning

C: Fred Allyn III, Mayor  
File



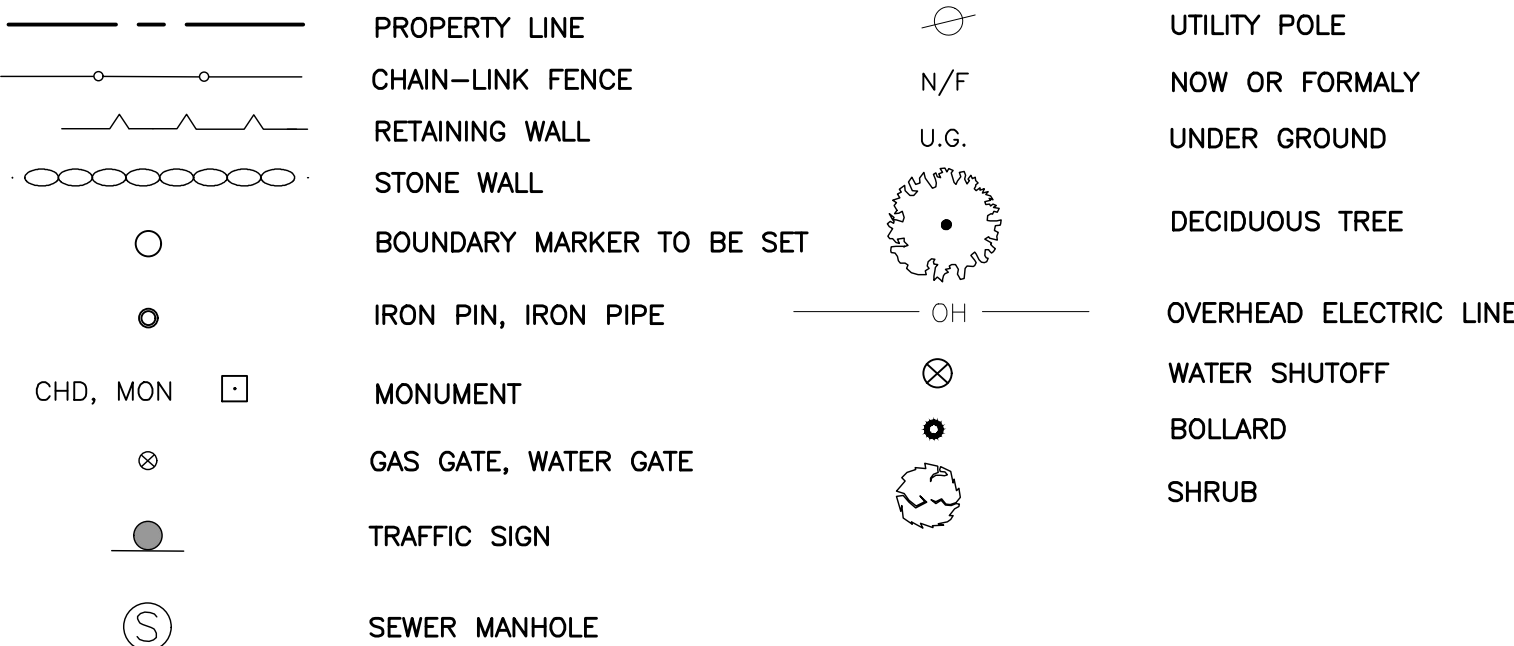
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: N/A
  - TOPOGRAPHIC ACCURACY: N/A
  - INTENT: TO DEPICT BOUNDARY LINES AND THE ADJUSTMENTS PROPOSED.
- DATE OF LATEST FIELD WORK: JULY 2023
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
- THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
- STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
- STATE DOT MAPPING DEPICTS AN "OLD HIGHWAY LINE" FOR ROUTE 12 AND A CAREFUL EXAMINATION OF THE LAND RECORDS INDICATES THE STATE NEVER RELEASED THE LAND UP TO THE PRESENT HIGHWAY LINE. THEREFORE, IT IS THE SURVEYORS OPINION THAT THE "OLD HIGHWAY LINE" IS THE BOUNDARY LINE ALONG ROUTE 12
- THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHT OF WAYS OR AGREEMENTS:
  - VOL. 20 PG. 186 AN EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 48 PG. 281 AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 155 PG. 928 A RIGHT OF WAY IN FAVOR OF 1758 THAMES VIEW PENTWAY (EXISTING ON PARCELS 1 & C)
  - VOL. 14 PG. 82 A RIGHT OF WAY IN FAVOR OF OTHERS TO THE MILITARY HIGHWAY (ROUTE 12) (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

PARCEL B  
SHADED AREA TO BE CONVEYED FROM STATE OF CONNECTICUT TO STANAVAGE  
Area = 3961.22 SQ FT / 0.09 Acres

PARCEL A  
LIGHT-SHADED AREA TO BE CONVEYED FROM CARDINAL TO STANAVAGE  
Area = 493.11 SQ FT / 0.01 Acres

EASEMENT AREA D TO BE GRANTED TO TOWN OF LEDYARD FROM STANAVAGE  
AREA=259.08 SQ FT / .006 ACRES

FRONTAGE TABLE		
	PARCEL 1	PARCEL 2
EXISTING	94.93'	192.04'
PROPOSED	77.12'	297.72'

AREA TABLE		
	PARCEL 1	PARCEL 2
EXISTING	50526.38 SF	6853.25 SF
PARCEL A	-493.1 SF	+ 493.1 SF
PARCEL B	-1718.96 SF	+ 3961.2 SF
PROPOSED	48314.32 SF	11307.55 SF

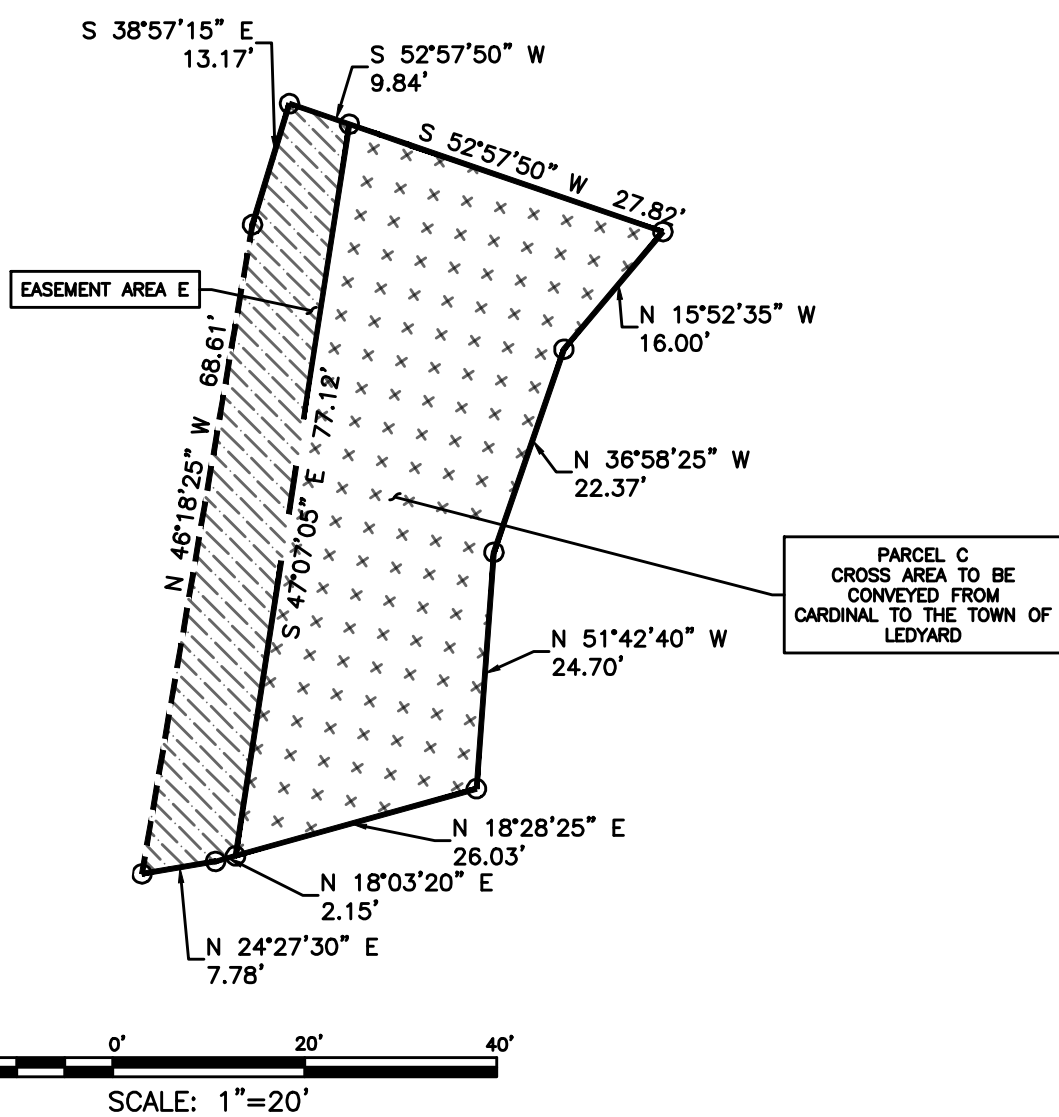
## ZONING CHART PARCEL 1 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	50526.38 SF	48,314.32 SF
MIN. LOT WIDTH	150'	81'	73'
MIN. FRONT YARD SETBACK	30'	66'	27'
MIN. SIDE YARD SETBACK	15'	3'	3'
MIN. REAR SETBACK	25'	108'	108'
MAX. LOT COVERAGE	25%	13%	11%

## ZONING CHART PARCEL 2 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	6853.25 SF	11307.55 SF
MIN. LOT WIDTH	150'	182'	283'
MIN. FRONT YARD SETBACK	30'	0.9'	10.5'
MIN. SIDE YARD SETBACK	15'	64'	64'
MIN. REAR SETBACK	25'	12.9'	12.9'
MAX. LOT COVERAGE	25%	14%	15%

# PARCEL C & EASEMENT AREA E DETAIL



## MAP REFERENCES

- "PLAN SHOWING PROPOSED WATER CONNECTION, SEWAGE DISPOSAL SYSTEM AND DRIVEWAY PREPARED FOR DANIEL STANAVAGE 1764 CONNECTICUT STATE ROUTE 12 A.K.A NORWICH-GROTON ROAD LEDYARD, CONNECTICUT" PREPARED BY: DIETER & GARDNER, INC. SCALE: 1"=20' DATE: APRIL 2022
- "TOWN OF LEDYARD SKETCH SHOWING LAND LEASED TO THE TOWN OF LEDYARD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 12 (GROTON-NORWICH ROAD) SCALE: 1"=40' DATE: MAY 2002
- "THE 236 WHALEHEAD ROAD SUBDIVISION DETAILED LAYOUT MAP 1 OF 2 236 WHALEHEAD ROAD GALES FERRY, CONNECTICUT" PREPARED BY: THOMAS J. BULZAK SCALE: 1"=40' DATE: 08/2000 REVISED: 01/05/2001
- "PLAN SHOWING PARCELS OF LAND PROPERTY OF ERIC A. WIDSTROM AND DENNIS E. WIDSTROM THAMES VIEW PENTWAY LEDYARD, CONNECTICUT" PREPARED BY: DIETER AND GARDNER, INC. SCALE: 1"=40' DATE: MAY 1997

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

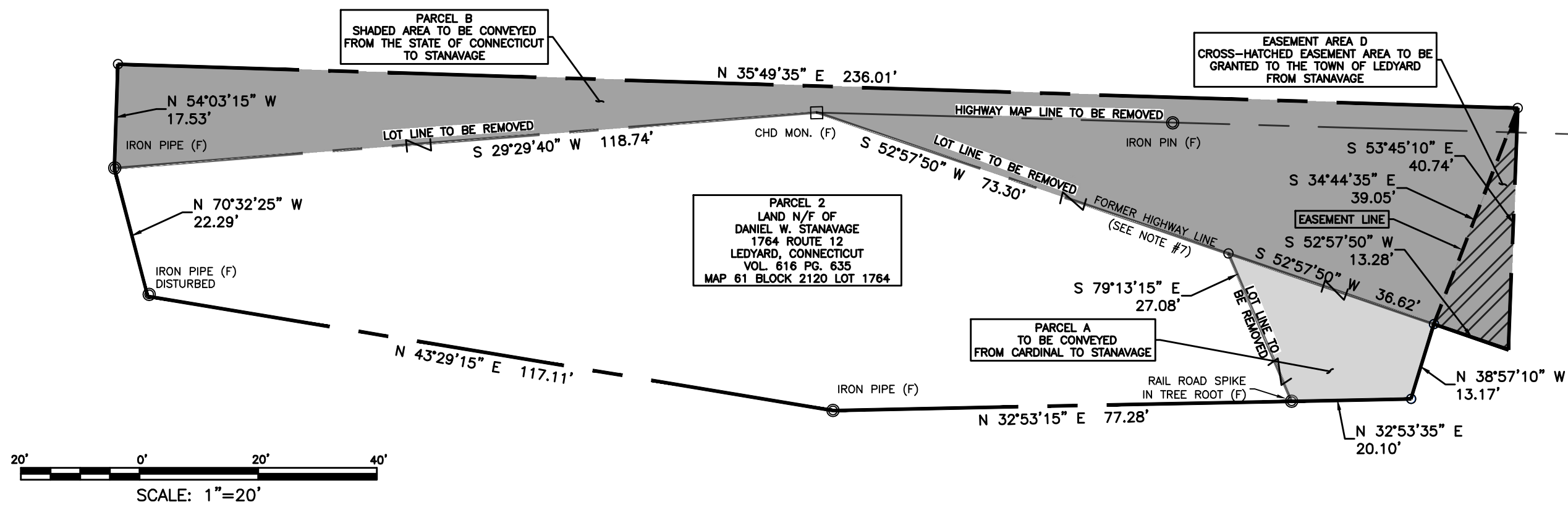
RYAN J. CHEVERIE, L.L.S. #70454  
03/27/24  
DATE

- "PLAN SHOWING 16' RIGHT OF WAY OVER PROPERTY OF OLAND E. SMITH AND MARIE M. SMITH LOCATED OFF CONNECTICUT STATE ROUTE 12 LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=20' DATE: JUNE 1994
- "PLAN SHOWING PROPERTY TO BE CONVEYED BY ESTATE OF ROLAND P. SANFORD TO HOMER L. MARTHA M. WALKER AND HARRIET V. & HARLAN D. SONK" PREPARED BY: GEORGE DIETER SCALE: 1"=30' DATE: SEPTEMBER 1963
- "PLAN SHOWING BUILDING LOTS ON PROPERTY OF ROBERT W. & PEARL C. BRUMBLE LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=40' DATE: APRIL 1963
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" SCALE: 1"=40' DATE: 11/05/57
- "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY ALLYN'S POINT, LEDYARD, CT" SCALE: 1"=100' DATE: DECEMBER 1953

<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. CLA-7516 Proj. Surveyor R.J.C. Date: Dec 2023 Sheet No. <b>1</b>
<b>PROPOSED BOUNDARY LINE ADJUSTMENTS</b> <b>IN THE AREA OF</b> <b>ROUTE 12 AND</b> <b>THAMESVIEW PENTWAY</b> <b>GALES FERRY, CONNECTICUT</b>		



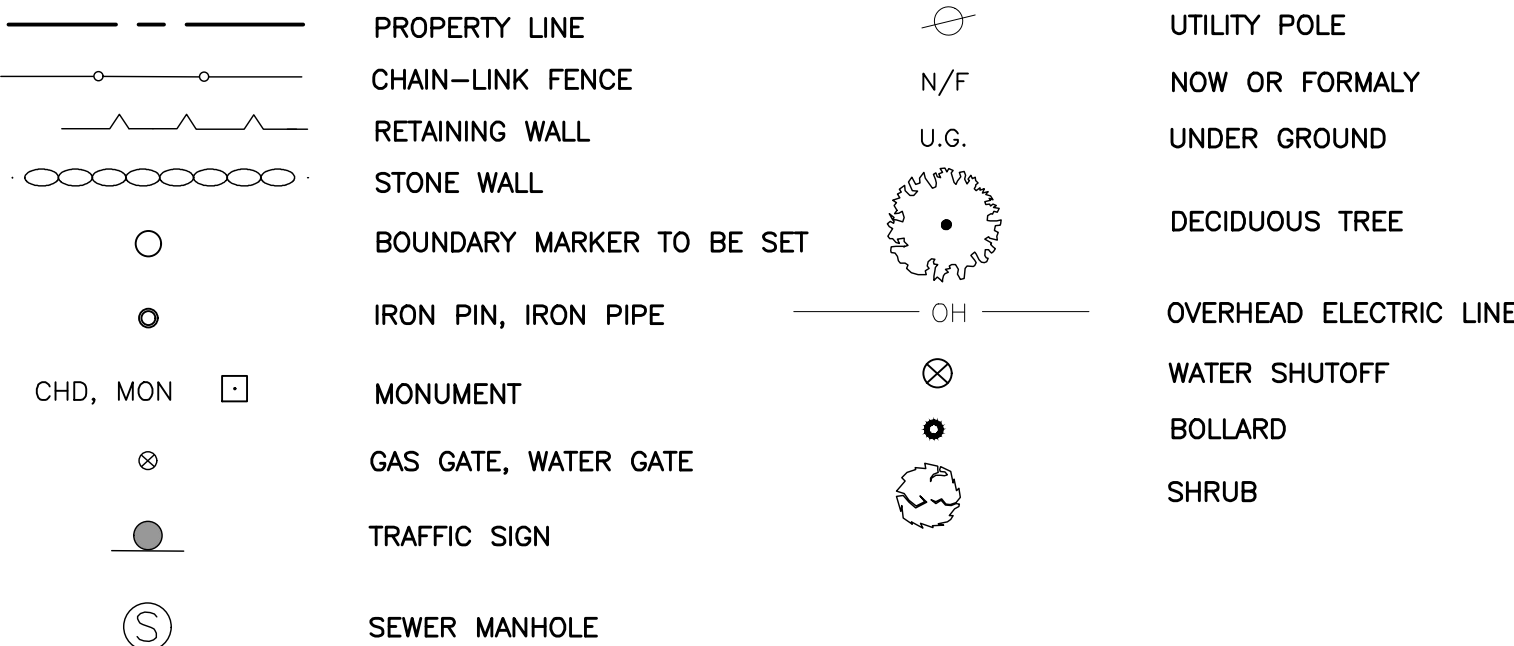
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: N/A
  - TOPOGRAPHIC ACCURACY: N/A
  - INTENT: TO DEPICT BOUNDARY LINES AND THE ADJUSTMENTS PROPOSED.
- DATE OF LATEST FIELD WORK: JULY 2023
- HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
- THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
- STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
- STATE DOT MAPPING DEPICTS AN "OLD HIGHWAY LINE" FOR ROUTE 12 AND A CAREFUL EXAMINATION OF THE LAND RECORDS INDICATES THE STATE NEVER RELEASED THE LAND UP TO THE PRESENT HIGHWAY LINE. THEREFORE, IT IS THE SURVEYORS OPINION THAT THE "OLD HIGHWAY LINE" IS THE BOUNDARY LINE ALONG ROUTE 12
- THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHT OF WAYS OR AGREEMENTS:
  - VOL. 20 PG. 186 AN EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 48 PG. 281 AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 155 PG. 928 A RIGHT OF WAY IN FAVOR OF 1758 THAMES VIEW PENTWAY (EXISTING ON PARCELS 1 & C)
  - VOL. 14 PG. 82 A RIGHT OF WAY IN FAVOR OF OTHERS TO THE MILITARY HIGHWAY (ROUTE 12) (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

FRONTAGE TABLE		
	PARCEL 1	PARCEL 2
EXISTING	94.93'	192.04'
PROPOSED	77.12'	297.72'

AREA TABLE		
	PARCEL 1	PARCEL 2
EXISTING	50526.38 SF	6853.25 SF
PARCEL A	-493.1 SF	+ 493.1 SF
PARCEL B	-1718.96 SF	+ 3961.2 SF
PROPOSED	48314.32 SF	11307.55 SF

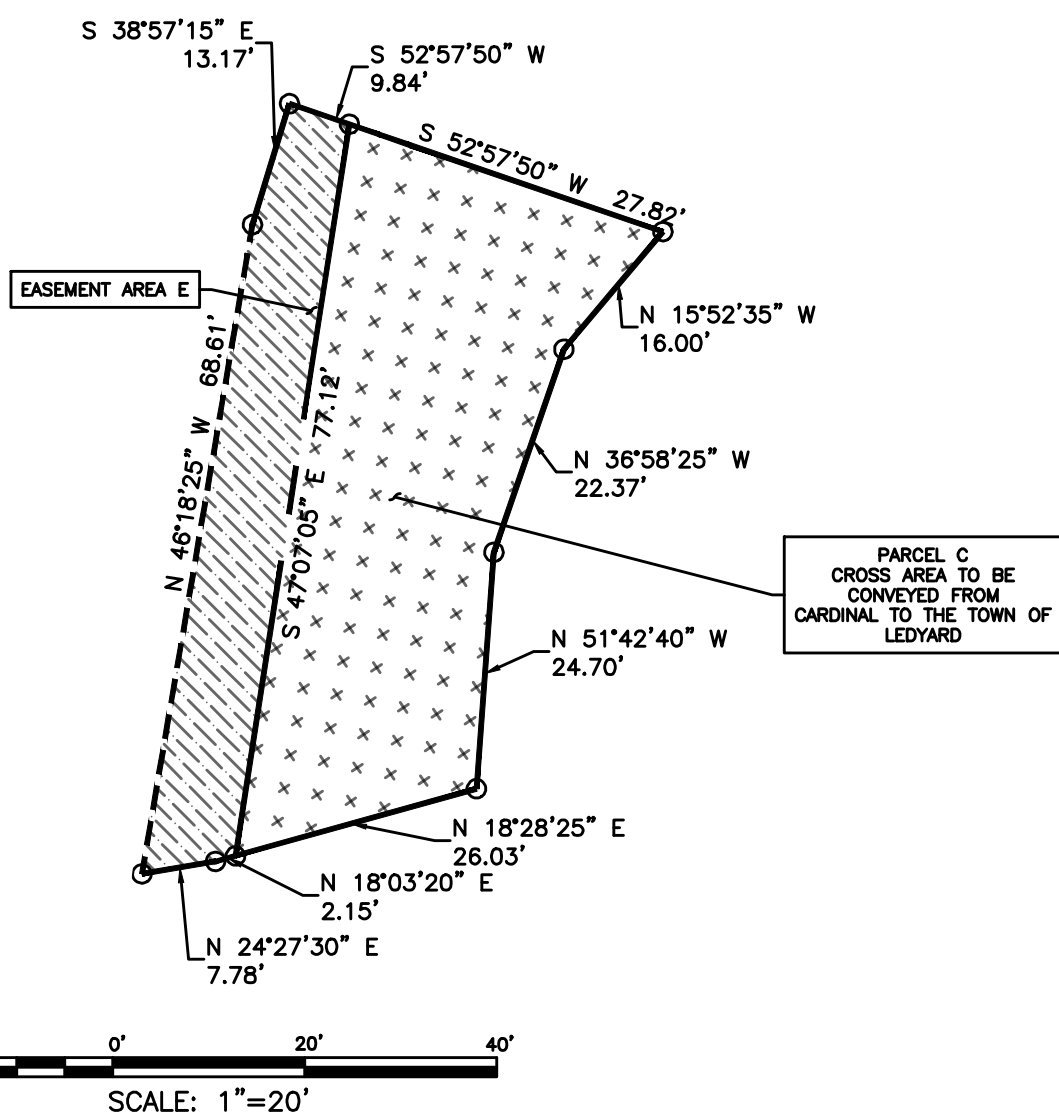
## ZONING CHART PARCEL 1 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	50526.38 SF	48,314.32 SF
MIN. LOT WIDTH	150'	81'	73'
MIN. FRONT YARD SETBACK	30'	66'	27'
MIN. SIDE YARD SETBACK	15'	3'	3'
MIN. REAR SETBACK	25'	108'	108'
MAX. LOT COVERAGE	25%	13%	11%

## ZONING CHART PARCEL 2 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	6853.25 SF	11307.55 SF
MIN. LOT WIDTH	150'	182'	283'
MIN. FRONT YARD SETBACK	30'	0.9'	10.5'
MIN. SIDE YARD SETBACK	15'	64'	64'
MIN. REAR SETBACK	25'	12.9'	12.9'
MAX. LOT COVERAGE	25%	14%	15%

# PARCEL C & EASEMENT AREA E DETAIL



## MAP REFERENCES

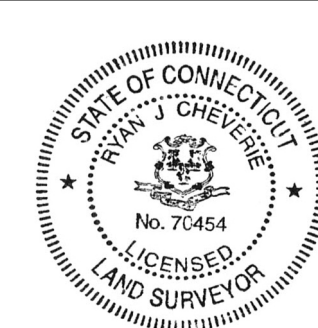
- "PLAN SHOWING PROPOSED WATER CONNECTION, SEWAGE DISPOSAL SYSTEM AND DRIVEWAY PREPARED FOR DANIEL STANAVAGE 1764 CONNECTICUT STATE ROUTE 12 A.K.A NORWICH-GROTON ROAD LEDYARD, CONNECTICUT" PREPARED BY: DIETER & GARDNER, INC. SCALE: 1"=20' DATE: APRIL 2022
- "TOWN OF LEDYARD SKETCH SHOWING LAND LEASED TO THE TOWN OF LEDYARD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 12 (GROTON-NORWICH ROAD) SCALE: 1"=40' DATE: MAY 2002
- "THE 236 WHALEHEAD ROAD SUBDIVISION DETAILED LAYOUT MAP 1 OF 2 236 WHALEHEAD ROAD GALES FERRY, CONNECTICUT" PREPARED BY: THOMAS J. BULZAK SCALE: 1"=40' DATE: 08/2000 REVISED: 01/05/2001
- "PLAN SHOWING PARCELS OF LAND PROPERTY OF ERIC A. WIDSTROM AND DENNIS E. WIDSTROM THAMES VIEW PENTWAY LEDYARD, CONNECTICUT" PREPARED BY: DIETER AND GARDNER, INC. SCALE: 1"=40' DATE: MAY 1997

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454 03/27/24 DATE

- "PLAN SHOWING 16' RIGHT OF WAY OVER PROPERTY OF OLAND E. SMITH AND MARIE M. SMITH LOCATED OFF CONNECTICUT STATE ROUTE 12 LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=20' DATE: JUNE 1994
- "PLAN SHOWING PROPERTY TO BE CONVEYED BY ESTATE OF ROLAND P. SANFORD TO HOMER L. MARTHA M. WALKER AND HARRIET V. & HARLAN D. SONK" PREPARED BY: GEORGE DIETER SCALE: 1"=30 DATE: SEPTEMBER 1963
- "PLAN SHOWING BUILDING LOTS ON PROPERTY OF ROBERT W. & PEARL C. BRUMBLE LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=40' DATE: APRIL 1963
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" SCALE: 1"=40' DATE: 11/05/57
- "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY ALLYN'S POINT, LEDYARD, CT" SCALE: 1"=100' DATE: DECEMBER 1953

3 03/27/24		REVISIONS PER COMMENTS	<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	Project No. CLA-7516
2 03/26/24		REVISIONS PER COMMENTS		Proj. Surveyor R.J.C.
1 02/09/24		EASEMENT AREA ADDED		Date: Dec 2023
No.	DATE	REVISION	Sheet No. <b>1</b>	

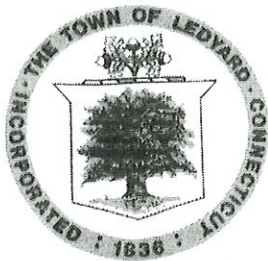


## PROPOSED BOUNDARY LINE ADJUSTMENTS

IN THE AREA OF  
ROUTE 12 AND  
THAMESVIEW PENTWAY

GALES FERRY, CONNECTICUT



APPLICATION # 5946 SUBMITTAL DATE: 2/26/24

2716  
302 859

**Town of Ledyard Land Use Department**  
**Free Split/Lot Merger/Lot Boundary Line Adjustment Compliance**  
**Application Form**

This completed form must be signed by all parties of record and submitted to the Town Clerk when plans are filed. Please return completed form to Planning Department. Department review of plans is authorized by C.G.S. § 20-304.

CHECK ONE: ☐ Free Split ☐ Lot Merger ☒ Boundary Line Adjustment

Scanned ☐ App File ☐  
E-file ☐ St. File ☐  
Planning Director ☐

**Addresses of all Subject Properties (including Assessor Map/Block/Lot #):**

1. 1764 ROUTE 12 MBL 61-2120-1764
2. \_\_\_\_\_

**Names & Addresses of Owners of Record of all Subject Properties:**

1. 2 THAMES VIEW PTWY MBL 61-2470-2
2. \_\_\_\_\_

**Telephone Numbers & Email Addresses of Owners of Record:**

1. Daniel Stanavage - 860-982-1505 - auctionman96@sbcglobal.net
2. Noah Cardinal - 775-293-0315 - noah\_cardinal@yahoo.com

**Agent Name, Address, Telephone & Email (if applicable):** \_\_\_\_\_

\*\* Note: If there are more than two (2) Subject Properties, use additional sheet. \*\*

Zoning District(s) of all Subject Properties: R40**LOT MERGER OR BOUNDARY LINE ADJUSTMENT PLANS:**

A Merger or Boundary Line Adjustment Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed conditions. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

**FREE SPLIT PLANS:**

A Free Split Plan prepared by a Licensed Land Surveyor and/or Professional Engineer as required shall be submitted with this application showing existing and proposed lots. Evidence of eligibility for creation of a Free Split lot is required. The plan shall comply with all applicable local, state or federal requirements, including but not limited to, Zoning & Wetlands Regulations, Stormwater & Road Ordinances, CT Public Health Code, etc. New Deeds and Easements must be filed at the time the approved survey is filed and shall reflect proposed lots and plan conditions.

**Signatures of Owners/Agents of Record of all Subject Properties:**

1. Daniel Stanavage  
Print Name
2. Noah Cardinal  
Print Name
3. \_\_\_\_\_  
Print Name

Date: 2-26-24Date: 2-26-24

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

**Additional Property, Owner of Record, Agent Information, as needed:**


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**Additional Signatures/Dates, as needed:**

\_\_\_\_\_  
 Print Name Date: \_\_\_\_\_

\_\_\_\_\_  
 Print Name Date: \_\_\_\_\_

**\*\* FOR STAFF USE ONLY BELOW THIS LINE \*\***


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**STAFF APPROVALS**
**1. ZONING & WETLANDS OFFICIAL:**

\_\_\_\_\_  
 Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_

**2. DIRECTOR OF LAND USE & PLANNING:**

\_\_\_\_\_  
 Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_

**3. LEDGE LIGHT HEALTH DISTRICT:**

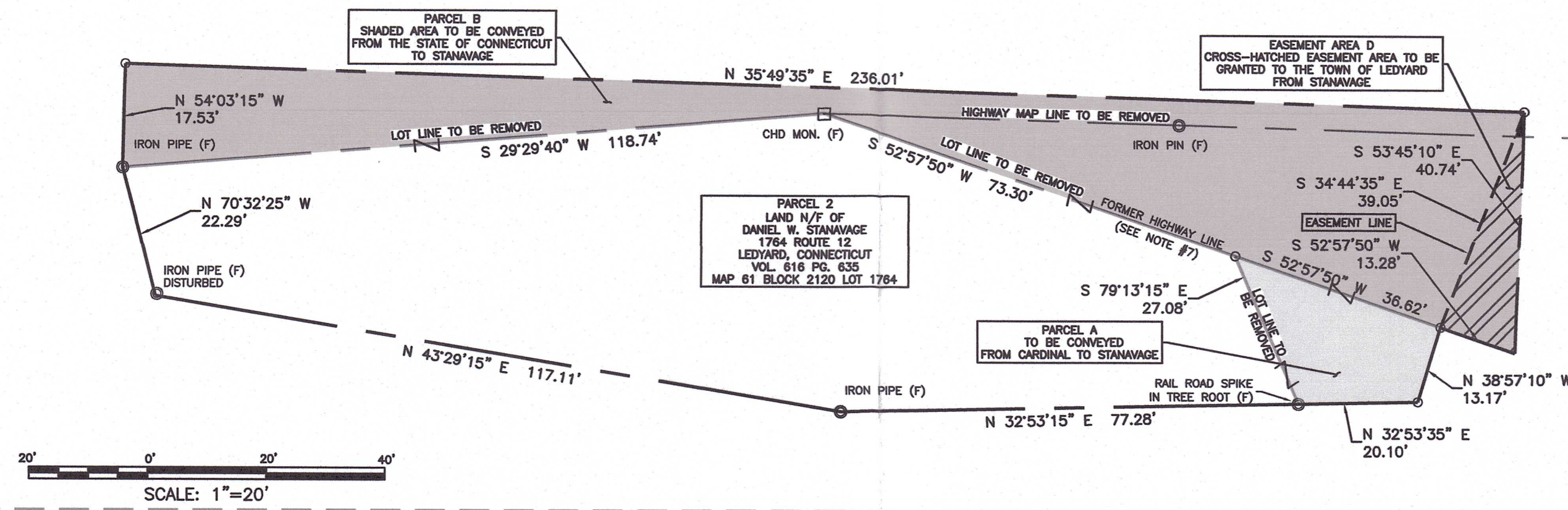
\_\_\_\_\_  
 Print Name Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_

**IMPORTANT NOTE: TOWN SIGNATURES ON FORM AND ACCEPTANCE BY THE TOWN DOES NOT IMPLY OR GUARANTEE THAT AFFECTED LOTS CAN BE BUILT ON OR FURTHER DEVELOPED IN ANY WAY.**



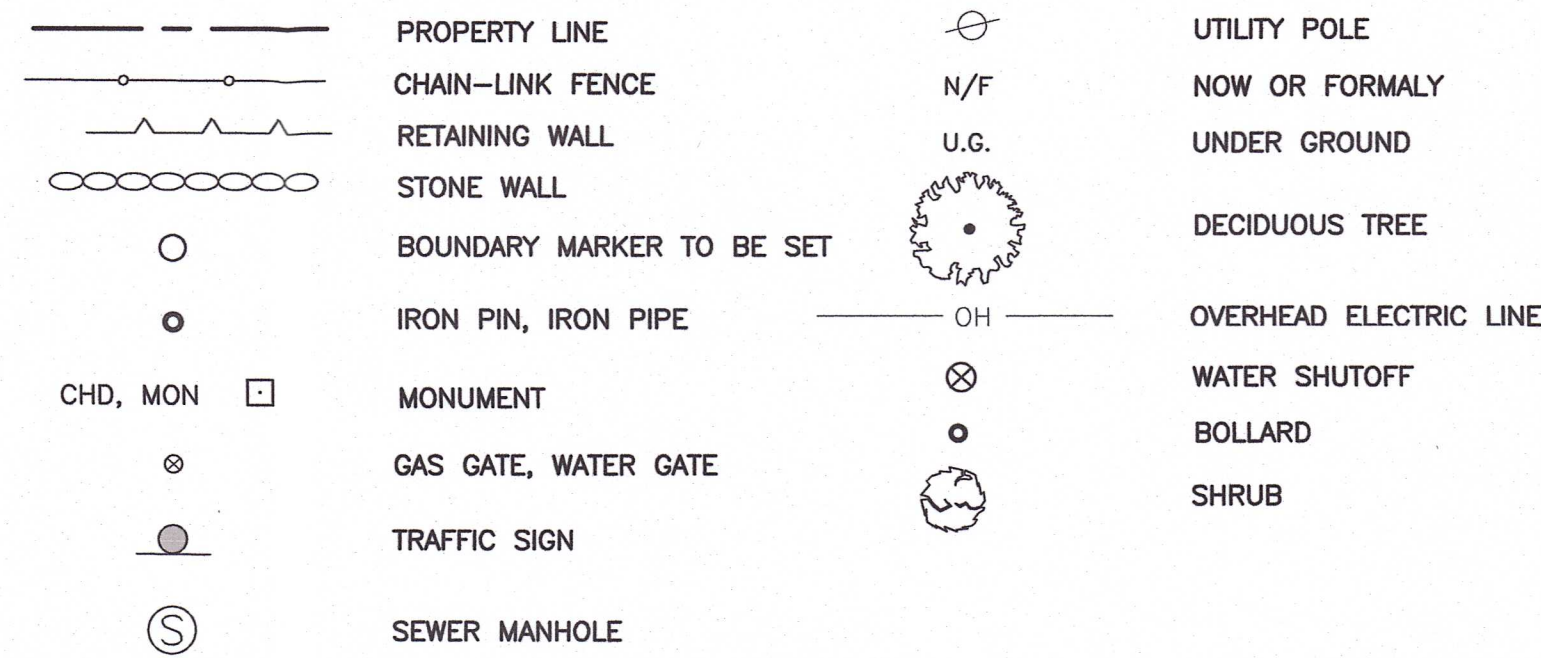
# PARCEL B, A & EASEMENT AREA D DETAIL



C.T. ROUTE 12

- NORWICH - GROTON ROAD -

## LEGEND:



## SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: N/A
  - TOPOGRAPHIC ACCURACY: N/A
  - INTENT: TO DEPICT BOUNDARY LINES AND THE ADJUSTMENTS PROPOSED.
- DATE OF LATEST FIELD WORK: JULY 2023
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS
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- STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
- STATE DOT MAPPING DEPICTS AN "OLD HIGHWAY LINE" FOR ROUTE 12 AND A CAREFUL EXAMINATION OF THE LAND RECORDS INDICATES THE STATE NEVER RELEASED THE LAND UP TO THE PRESENT HIGHWAY LINE. THEREFORE, IT IS THE SURVEYOR'S OPINION THAT THE "OLD HIGHWAY LINE" IS THE BOUNDARY LINE ALONG ROUTE 12
- THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHT OF WAYS OR AGREEMENTS:
  - VOL. 20 PG. 186 AN EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 48 PG. 281 AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
  - VOL. 155 PG. 928 A RIGHT OF WAY IN FAVOR OF 1758 THAMES VIEW PENTWAY (EXISTING ON PARCELS 1 & C)
  - VOL. 14 PG. 82 A RIGHT OF WAY IN FAVOR OF OTHERS TO THE MILITARY HIGHWAY (ROUTE 12) (EXISTING ON PARCELS 1 & C) (PROPOSED ON PARCEL 2)
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

FRONTAGE TABLE		
	PARCEL 1	PARCEL 2
EXISTING	94.93'	192.04'
PROPOSED	77.12'	297.72'

AREA TABLE		
	PARCEL 1	PARCEL 2
EXISTING	50526.38 SF	6853.25 SF
PARCEL A	-493.1 SF	+ 493.1 SF
PARCEL B	-1718.96 SF	+ 3961.2 SF
PROPOSED	48314.32 SF	11307.55 SF

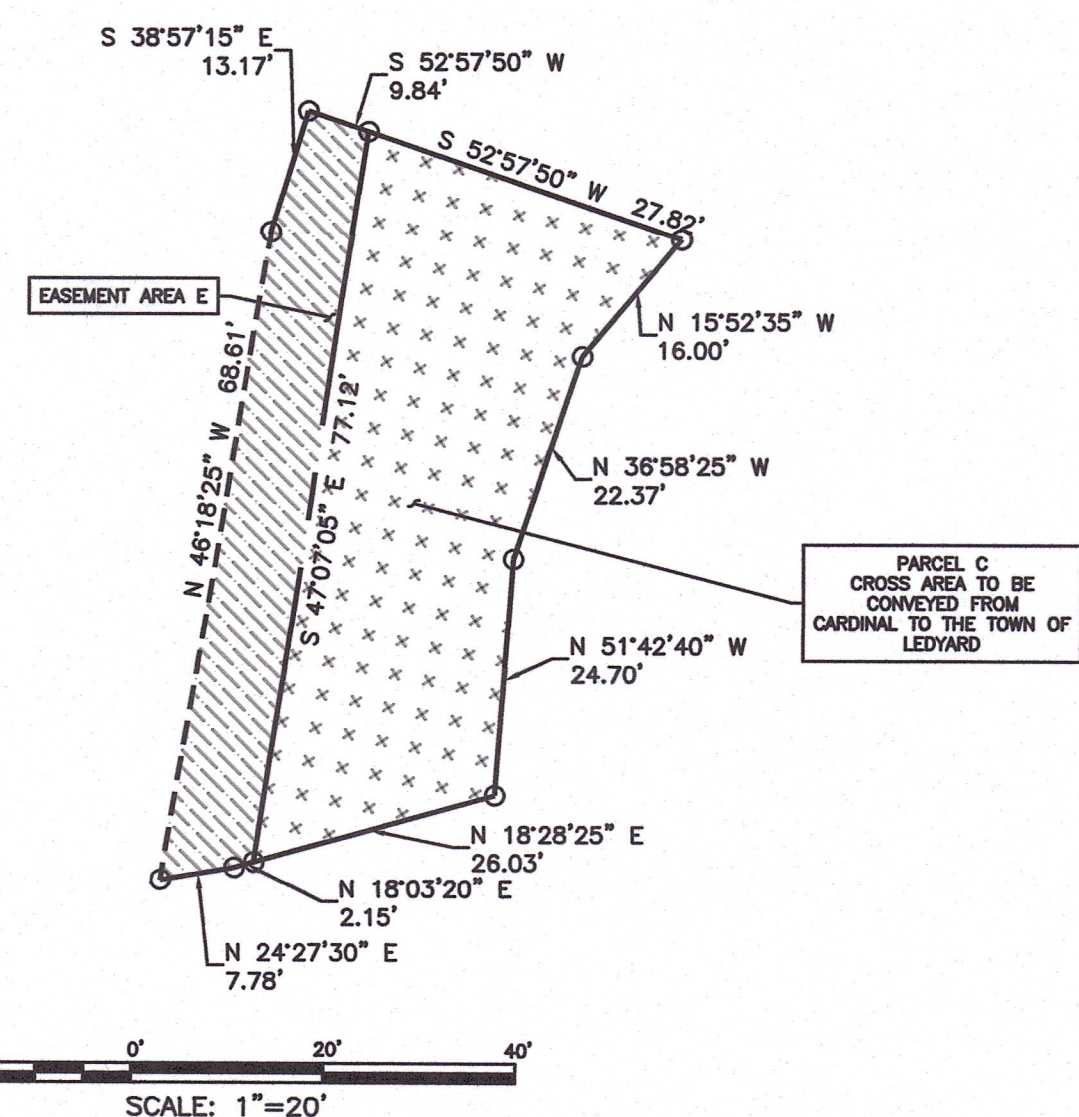
## ZONING CHART PARCEL 1 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	50526.38 SF	48,314.32 SF
MIN. LOT WIDTH	150'	81'	73'
MIN. FRONT YARD SETBACK	30'	66'	27'
MIN. SIDE YARD SETBACK	15'	3'	3'
MIN. REAR SETBACK	25'	108'	108'
MAX. LOT COVERAGE	25%	13%	11%

## ZONING CHART PARCEL 2 ZONE R40

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 SF	6853.25 SF	11307.55 SF
MIN. LOT WIDTH	150'	182'	283'
MIN. FRONT YARD SETBACK	30'	0.9'	10.5'
MIN. SIDE YARD SETBACK	15'	64'	64'
MIN. REAR SETBACK	25'	12.9'	12.9'
MAX. LOT COVERAGE	25%	14%	15%

## PARCEL C & EASEMENT AREA E DETAIL



## MAP REFERENCES

- "PLAN SHOWING PROPOSED WATER CONNECTION, SEWAGE DISPOSAL SYSTEM AND DRIVEWAY PREPARED FOR DANIEL STANAVAGE 1764 CONNECTICUT STATE ROUTE 12 A.K.A NORWICH-GROTON ROAD LEDYARD, CONNECTICUT" PREPARED BY: DIETER & GARDNER, INC. SCALE: 1"=20' DATE: APRIL 2022
- "TOWN OF LEDYARD SKETCH SHOWING LAND LEASED TO THE TOWN OF LEDYARD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 12 (GROTON-NORWICH ROAD) SCALE: 1"=40' DATE: MAY 2002
- "THE 236 WHALEHEAD ROAD SUBDIVISION DETAILED LAYOUT MAP 1 OF 2 236 WHALEHEAD ROAD GALES FERRY, CONNECTICUT" PREPARED BY: THOMAS J. BULZAK SCALE: 1"=40' DATE: 08/2000 REVISED: 01/05/2001
- "PLAN SHOWING PARCELS OF LAND PROPERTY OF ERIC A. WIDSTROM AND DENNIS E. WIDSTROM THAMES VIEW PENTWAY LEDYARD, CONNECTICUT" PREPARED BY: DIETER AND GARDNER, INC. SCALE: 1"=40' DATE: MAY 1997
- "PLAN SHOWING 16' RIGHT OF WAY OVER PROPERTY OF OLAND E. SMITH AND MARIE M. SMITH LOCATED OFF CONNECTICUT STATE ROUTE 12 LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=20' DATE: JUNE 1994
- "PLAN SHOWING PROPERTY TO BE CONVEYED BY ESTATE OF ROLAND P. SANFORD TO HOMER L. MARTHA M. WALKER AND HARRIET V. & HARLAN D. SONK" PREPARED BY: GEORGE DIETER SCALE: 1"=30 DATE: SEPTEMBER 1963
- "PLAN SHOWING BUILDING LOTS ON PROPERTY OF ROBERT W. & PEARL C. BRUMBLE LEDYARD, CONNECTICUT" PREPARED BY: GEORGE DIETER SCALE: 1"=40' DATE: APRIL 1963
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD GROTON-NORWICH ROAD GALES FERRY ROAD TO ALLYN'S BROOK" SCALE: 1"=40' DATE: 11/05/57
- "MAP SHOWING PROPERTY OWNED BY DOW CHEMICAL COMPANY ALLYN'S POINT, LEDYARD, CT" SCALE: 1"=100' DATE: DECEMBER 1953

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

BY: BRYAN J. CHEVERIE, L.L.S. #70454 DATE: 2/23/24

RECEIVED  
FEB 26 2024  
LAND USE DEPARTMENT

SCALE: 1"=20'

1 02/08/24 EASEMENT AREA ADDED		2 2/23/24	
No.	DATE	REVISION	
<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165			
PROJECT NO. CLA-7516 PROJ. SURVEYOR R.J.C. DATE: Dec 2023 SHEET NO. 1		PROPOSED BOUNDARY LINE ADJUSTMENTS <b>IN THE AREA OF ROUTE 12 AND THAMESVIEW PENTWAY</b> GALES FERRY, CONNECTICUT	



CLA-7516

Thamesview Pentway

Lot Line Adjustments

A tract of land situated on the easterly edge of Norwich Groton Road (C.T. Route 12) shown as Easement Area D on a plan titled "Proposed Boundary Line Adjustments in the Area of Route 12 and Thamesview Pentway Gales Ferry, Connecticut" Prepared By: CLA Engineers Date: December 2023 Revised: 02/09/24 Project No. 7516 Sheet No. 1 and which is more particularly described as follows:

Beginning at a point to be set on the easterly edge of Norwich Groton Road, said point being the westerly corner of the easement herein described;

Thence S  $53^{\circ}45'10''$  E a distance of 40.74' to a point to be set;

Thence S  $52^{\circ}57'50''$  W a distance of 13.28' to a point to be set;

Thence N  $34^{\circ}44'35''$  W a distance of 39.05' to the point of beginning;

Containing 259.08 square feet or 0.006 acres



A tract of land situated on the easterly edge of Norwich Groton Road (C.T. Route 12) shown as Parcel B on a plan titled "Proposed Boundary Line Adjustments in the Area of Route 12 and Thamesview Pentway Gales Ferry, Connecticut" Prepared By: CLA Engineers Date: December 2023 Revised: 02/09/24 Project No. 7516 Sheet No. 1 and which is more particularly described as follows:

Beginning at an iron pipe found, said pipe being the southeasterly corner of the herein described parcel;

Thence N 54°03'15" W a distance of 17.53' to a point to be set on the new right of way line for Norwich Groton Road;

Thence N 35°49'35" E a distance of 236.01', along the new right of way line for Norwich Groton Road, to a point to be set;

Thence S 53°45'10" E a distance of 40.74' to a point to be set;

Thence S 52°57'50" W a distance of 13.28' to a point to be set;

Thence S 52°57'50" W a distance of 36.62' to a point;

Thence S 52°57'50" W a distance of 73.30' to a Connecticut Highway Department monument found;

Thence S 29°29'40" W a distance of 118.74' to the point of beginning, an iron pipe found;

Containing 3961.22 square feet or 0.09 acres

A tract of land situated on the easterly edge of Norwich Groton Road (C.T. Route 12) shown as Easement Area E on a plan titled "Proposed Boundary Line Adjustments in the Area of Route 12 and Thamesview Pentway Gales Ferry, Connecticut" Prepared By: CLA Engineers Date: December 2023 Revised: 02/09/24 Project No. 7516 Sheet No. 1 and which is more particularly described as follows:

Beginning at a point on the former highway line of Norwich Groton Road, said point being the northeasterly point of the herein described easement;

Thence S 47°07'05" E a distance of 77.12' to a point;

Thence S 18°03'20" W a distance of 2.15' to a point;

Thence S 24°27'30" W a distance of 7.78' to a point;

Thence N 46°18'25" W a distance of 68.61' to a point;

Thence N 38°57'15" W a distance of 13.17' to a point;

Thence N 52°57'50" E a distance of 9.84' to the point of beginning;

Containing 685.67 square feet or 0.015 acres

A tract of land situated on the easterly edge of Norwich Groton Road (C.T. Route 12) shown as Parcel A on a plan titled "Proposed Boundary Line Adjustments in the Area of Route 12 and Thamesview Pentway Gales Ferry, Connecticut" Prepared By: CLA Engineers Date: December 2023 Revised: 02/09/24 Project No. 7516 Sheet No. 1 and which is more particularly described as follows:

Beginning at a railroad spike in a tree root found, said spike being the southeasterly corner of the herein described parcel;

Thence N 32°53'35" E a distance of 20.10' to a point to be set;

Thence N 38°57'10" W a distance of 13.17' to a point to be set;

Thence S 52°57'50" W a distance of 36.62' to a point;

Thence S 79°13'15" E a distance of 27.08' to the point of beginning;

Containing 493.11 square feet or 0.01 acres

A tract of land situated on the easterly edge of Norwich Groton Road (C.T. Route 12) shown as Parcel C on a plan titled "Proposed Boundary Line Adjustments in the Area of Route 12 and Thamesview Pentway Gales Ferry, Connecticut" Prepared By: CLA Engineers Date: December 2023 Revised: 02/09/24 Project No. 7516 Sheet No. 1 and which is more particularly described as follows:

Beginning at a point to be set on the easterly right of way line of Norwich Groton Road, said point being the northeasterly corner of the herein described parcel;

Thence S 52°57'50" W a distance of 27.82' to a point to be set;

Thence S 47°07'05" E a distance of 77.12' to a point to be set;

Thence N 18°28'25" E a distance of 26.03' to a point to be set;

Thence N 51°42'40" W a distance of 24.70' to a point;

Thence N 36°58'25" W a distance of 22.37' to a point;

Thence N 15°52'35" W a distance of 16.00' to the point of beginning;

Containing 1718.55 square feet or 0.04 acres

## Roxanne Maher

---

**From:** Juliet Hodge  
**Sent:** Tuesday, March 26, 2024 9:24 AM  
**To:** Roxanne Maher  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

There are three(3) different “areas” being conveyed to the Town; each at no cost to the Town.

The first is shown as “Parcel C” on the map. It is .04acres. This is a portion of Thamesview Pentway that is currently owned by Noah Cardinal (2 Thamesview Pentway). Thamesview Pentway in its entirety is currently maintained by the Town, so nothing will change there.

The second area is “Easement Area D” (259.08sf) is being conveyed from Dan Stanavage (1764 Rte. 12) to the Town for the purpose of snow removal/snow stacking.

The third area is “Easement Area E” (685.67sf) is being conveyed from Noah. Cardinal to the Town also for the purpose of snow removal/snow stacking.

The deeds are being drafted and will be available prior to the meeting.

Let me know if you need anything else. Steve Masalin is also aware of this project.

Juliet

---

**From:** Roxanne Maher <council@ledyardct.org>  
**Sent:** Tuesday, March 26, 2024 8:01 AM  
**To:** Juliet Hodge <planner@ledyardct.org>  
**Cc:** Roxanne Maher <council@ledyardct.org>; Steve Masalin <pwd@ledyardct.org>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

As we discussed, it would be helpful if you could provide the area of land that Mr. Stanavage will be conveying to the town, along with the easements and the Maps.

Also, just want to confirm that the property will be conveyed at no cost to the town.

Thank you,  
Roxanne

*Roxanne M. Maher*



*Administrative Assistant to*

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

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

---

**From:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Sent:** Tuesday, March 26, 2024 7:05 AM  
**To:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Cc:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

Could you please send me the Maps and any other supporting documentation regarding the Conveyance of this property to the Town.

Thank you,  
Roxanne

*Roxanne M. Maher*



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

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

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**From:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 11:58 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Cc:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Ok, thanks for letting me know.

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**From:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 11:04 AM  
**To:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Cc:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>; Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good Morning Juliet:

LUPPW Cmt has cancelled their March 4, 2024 meeting.

I will include it on their April 1, 2024 Agenda.

Thank you,  
Roxanne

*Roxanne M. Maher*



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

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

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**From:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 10:10 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** RE: ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

This is going to TC because the applicant is deeding land to the Town as part of the whole project.  
Juliet

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**From:** Makenna Perry <[land.use.asst@ledyardct.org](mailto:land.use.asst@ledyardct.org)>  
**Sent:** Thursday, February 29, 2024 10:07 AM  
**To:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Cc:** Juliet Hodge <[planner@ledyardct.org](mailto:planner@ledyardct.org)>  
**Subject:** ZP#5946 - Boundary Line Adjustment for 1764 Route 12 and 2 Thames View Ptwy

Good morning,

Find attached the Boundary Line Adjustment application for 1764 Route 12 , and 2 Thames View Ptwy. I would greatly appreciate it if the application can be added to the agenda for the March 4, 2024, Land Use/Public Works Committee Meeting. It will potentially go to the P&Z, Special Meeting for 8-24 Review on March 28, 2024. And then approval by Town Council on their April 10, 2024, meeting. Please let me know if you have any questions or need any other information.

Best,  
Makenna

Makenna Perry



Land Use Administrative Assistant  
Town of Ledyard  
860-464-3266  
[MakennaP@Ledyardct.org](mailto:MakennaP@Ledyardct.org)



TOWN OF LEDYARD  
PRIVATE EASEMENTS AND RIGHTS-OF-WAY ORDINANCE

Be it ordained by the Town Council of the Town of Ledyard:

Section 1. Authority:

Section 47-42f of the Connecticut General Statutes addresses the burden of maintenance of private easements and rights-of-way. This statute stipulates terms and obligations regarding such maintenance. The Town has also assumed obligations for maintenance on certain pentways in accordance with past practices on certain pentways, as described in Section 5 below.

Section 2. Purpose:

The purpose of this ordinance is to reiterate the statutory terms and obligations governing the maintenance of private easements and rights-of way, and to establish the manner and methods by which the Town shall provide maintenance of certain recognized pentways, and to define the scope and procedures for the changing of such Town maintenance.

Section 3. Definitions:

- a. “Benefited property or property that benefits” – includes residential real property burdened by an easement or right-of-way, the owner of said residential real property uses such easement or right-of-way for access to public roads in the Town of Ledyard.
- b. “Easement or Right-of-way” – an interest in property that provides the right to pass and repass on foot, by vehicle, and for utilities by access and use of adjoining property which property right transfers with the land.
- c. “Pentway” – a road on privately-owned property that provides public passage and access to public roads and has not been given to or accepted by a government entity.
- d. “Residential real property” – all privately owned residential land and buildings, but does not include property owned by the State of Connecticut or the Town of Ledyard.

Section 4. Maintenance of Private Easements and Rights-Of-Way:

A) FUNDAMENTAL MAINTENANCE AND COST OBLIGATIONS

In the absence of terms and conditions that specify otherwise, the owner of any residential real property that benefits from an easement or right-of-way, the purpose of which is to provide access to and from such residential real property, shall be responsible for the cost of maintaining such easement or right-of-way in good repair and the cost of repairing or restoring any damaged portion of such easement or right-of-way. Such maintenance shall include, but not be limited to, the removal of snow from such easement or right-of-way.

B) SHARED MAINTENANCE COST OBLIGATIONS

If more than one residential real property benefits from such easement or right-of-way, the cost of maintaining and repairing or restoring such easement or right-of-way shall be shared by each owner of a benefited property, pursuant to the terms of any enforceable written agreement entered into for such purpose. In the absence of such agreement, the cost of maintaining and repairing or restoring such easement or right-of-way shall be shared by each owner of the benefited property in proportion to the benefit received by each such property.

C) PAYMENT OBLIGATIONS REGARDING DAMAGE

Notwithstanding the provisions of paragraphs A) and B) of this section, any owner of a benefited property who directly or indirectly damages any portion of the easement of right-of-way shall be solely responsible for repairing or restoring the portion damaged by such owner.

D) FAILURE TO MEET COST OBLIGATIONS

If any owner of a benefited property refuses to repair or restore a damaged portion of an easement or right-of-way in accordance with paragraph C) of this section, or fails, after demand in writing, to pay such owner's proportion of the cost of maintaining or repairing or restoring such easement or right-of-way in accordance with paragraph B) of this section, an action for specific performance or contribution may be brought in the Superior Court against such owner by other owners of benefited properties, either jointly or severally.

E) RESOLUTION OF CONFLICTS BETWEEN TERMS

In the event of any conflict between the provisions of this section and an agreement described in paragraph B) of this section, the terms of the agreement shall control.

Section 5. Obligations of the Town Regarding Pentways

A) EXCEPTIONS

The provisions of Section 4 shall be qualified by the provisions set forth in this section for specific pentways.

B) LIST OF PENTWAYS

The Town shall perform maintenance for the following recognized pentways, as described.

- 1) Cider Hill Pentway. Improved surface beginning at Long Pond Road, continuing approximately .19 miles, then unimproved surface terminating after approximately .25 more miles, for a total length of approximately .44 miles.
- 2) Homestead Pentway. Improved surface beginning at Homestead Road, continuing approximately .3 miles.
- 3) Hurlbutt Circle. Improved surface beginning at Hurlbutt Road, continuing approximately .06 miles.
- 4) Sawmill Pentway. Improved surface beginning at Iron Street, continuing approximately .33 miles.
- 5) Sleepy Hollow Pentway. Improved surface beginning at Military Highway, continuing approximately .15 miles.
- 6) Smith Pond Way. Improved surface beginning at Woodland Lane, continuing approximately .11 miles and terminating at Inchcliffe Drive.
- 7) Thames View Pentway. Improved surface beginning at Route 12, continuing approximately .23 miles.

C) SPECIFIC MAINTENANCE OBLIGATIONS

The Town shall perform a level of maintenance for the pentways listed in paragraph B) of this section equivalent to that which was previously provided by the Town through longstanding past practices, as reflected and/or adjusted herein.

- 1) Improved Roadway: resurfacing/patching, drainage repairs, snow removal, sweeping (as necessary), roadside mowing (as necessary), brush/limb removal (as necessary).

- 2) Unimproved Roadway: grading (as necessary), drainage repairs, snow removal.

D) LIMITS ON TOWN OBLIGATIONS

Maintenance above and beyond the scope of paragraphs B) and C) of this section shall not be the responsibility of the Town. Owners of property shall continue to be responsible for any maintenance and repairs over and above that provided by the Town under this section.

Several maintenance activities cited in paragraph C) of this section involve or otherwise impact the shoulder area beyond the paved surface. Structures, plantings, and other fixed objects placed within ten feet of the edge of the paved surface are subject to this impact and are placed there at the owner's risk. The Town does not assume liability for repairs to such objects or items that incur damage because of routine maintenance activities.

E) CHANGE OF SCOPE

No change in scope of the Town of Ledyard's obligations regarding pentway maintenance, whether additions or deletions to the list of authorized pentways or nature of maintenance applied to authorized pentways, shall be undertaken apart from official approval of the Town Council as enacted through revision to this ordinance.

F) EXCLUSIONS

Nothing in this section shall be construed to modify or change any requirements established by the Planning and Zoning Commission and/or included in the Town of Ledyard Planning and Zoning regulations.

Section 6. 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 7. Effective Date

Adopted: May 23, 2018

Effective Date: June 21, 2018

Renumbered by the Ledyard Town Council on: September 25, 2019

\_\_\_\_\_  
Linda C. Davis, Chairman

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Fred B. Allyn, III, Mayor

\_\_\_\_\_  
Patricia A. Riley, Town Clerk

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Revisions: Ordinance #150 *"An Town of Ledyard Private Easement and Rights-of-Way Ordinance"* Adopted May 23, 2018; Effective: June 21, 2018.

History:

The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #150 “*An Town of Ledyard Private Easement and Rights-of-Way Ordinance*” to Ordinance #300-028.

2018: (Public Act No. 14-67) revised CGS 47-42f explicitly “*assigns maintenance liability for accessways to properties acquired through easement(s) to the beneficiaries for access of such easements*” Ledyard has seven Pentways (Cider Hill Pentway (off Long Pond Road), Homestead Pentway (off Homestead Road), Hurlbutt Circle (off Hurlbutt Road), Saw Mill Pentway (off Iron Street), Sleepy Hollow Pentway (off Military Highway), Smith Pond Way (between Woodland Lane and Inchcliffe Drive), and Thames View Pentway (off Route 12) that the Town has essentially maintained, at the level accepted for local streets, several Pentway which included Cider Hill Pentway (off Long Pond Road). Pentways are not owned by the Town, and traverse property owned by one or more property owners. The Town currently has an undocumented arrangement that has been passed down and inherited from Public Works Director to the next in terms of maintenance obligations for these roads because of the historic public access it provides to the lots off these Pentways. Because there is no formal documentation to lay out specific obligations, liabilities, exclusions, etc. this Ordinance serves to codified what the town was already doing in terms of Pentways. This Ordinance does not obligate the town to do any more than what they were currently doing and that it adds further protection regarding the status of any other Pentways. Additional Pentways would have to go thru a formal approval process, as dictated by this Ordinance to be accepted if the Pentway was not on the List. In addition, there is also a formal process for a Pentway to be removed from the List. Because the Pentway land was not owned by the town, and was owned by others, this Ordinance served to document what the town’s obligations were and it included a stipulation to limit the town’s liability for damages that occur on a Pentway.

2019: No substantive changes were made to the ordinance.