



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

Legislation Details (With Text)

File #: 24-0297 **Version:** 2 **Name:**

Type: Land Use Application **Status:** Passed

File created: 3/27/2024 **In control:** Town Council

On agenda: 4/11/2024 **Final action:** 4/10/2024

Title: 8-24 Review to accept the conveyance/transfer of the parcels and easement areas to the town as depicted on the plan entitled "Proposed Boundary Line Adjustments In the Area of Route 12 and Thamesview Pentway, Gales Ferry Connecticut" prepared by CLA Engineers, and approved by the Director of Planning in the Boundary Line Adjustment Application No. ZP#5946:

Attachments: 1. 7516_Overall Adjustment Plan-Thamesview Pentway-2024-03-27 Stamped.pdf, 2. APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY.pdf, 3. APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY-PLANNING DIRECTOR EMAIL-2024-03-26.pdf, 4. 1764 Route 12-Easement D Description.pdf, 5. 1764 Route 12-Parcel B Description.pdf, 6. Thamesview Easement E Description.pdf, 7. Thamesview Pentway -Parcel A Description.pdf, 8. Thamesview Pentway -Parcel C Description.pdf, 9. ORD-#300-028-Ledyard Pentway Ordinance-2019-09-25.pdf

Date	Ver.	Action By	Action	Result
4/11/2024	1	Planning & Zoning Commission	Approved and so declared	
4/10/2024	1	Town Council	Approved and so declared	Pass
4/1/2024	1	Land Use/Planning/Public Works Committee	Recommended for Approval	Pass

LAND USE APPLICATION

Subject/Application:

MOTION to recommend the Town of Ledyard 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 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.

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.

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:

(type text here)