



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

## Legislation Details (With Text)

**File #:** 24-0298      **Version:** 1      **Name:**

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

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

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

**Title:** MOTION to set a Hybrid (In-Person & Video Conference) Public Hearing date on May 8, 2024 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS 07-163e; to receive comments and recommendations regarding the following:  
For the Town of Ledyard 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" for no compensation, 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.
- (3)

In addition, set a Hybrid (In-Person & Video Conference) Special Town Meeting on May 8, 2024 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 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.?"

**Attachments:** 1. CGS-7-163e- Sale of Town Property- Public Hearing.pdf, 2. CHAPTER VII.-SALE-PURCHASE-TRANSFER PROPERTYdocx.pdf, 3. 7516\_Overall Adjustment Plan-Thamesview Pentway-2024-03-27 Stamped.pdf, 4. APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY.pdf, 5. APPLICATION ZP#5946 - 1764 ROUTE 12 & THAMES VIEW PENTWAY-PLANNING DIRECTOAR EMAIL-2024-03-26.pdf, 6. 1764 Route 12-Easement D Description.pdf, 7. 1764 Route 12-Parcel B Description.pdf, 8. Thamesview Easement E Description.pdf, 9. Thamesview Pentway -Parcel A Description.pdf, 10. Thamesview Pentway -Parcel C Description.pdf, 11. ORD-#300-028-Ledyard Pentway Ordinance-2019-09-25.pdf

Date	Ver.	Action By	Action	Result
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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 set a Hybrid (In-Person & Video Conference) Public Hearing date on May 8, 2024 at 6:15 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, in accordance with CGS 07-163e; to receive comments and recommendations regarding 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 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.

In addition, set a Hybrid (In-Person & Video Conference) Special Town Meeting on May 8, 2024 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 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:**

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.

This conveyance/transfer of property from private property owners to the Town of Ledyard involved three (3) different “areas” each at no cost to the Town as described below:

- 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)