



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

Legislation Details (With Text)

File #: 23-1717 **Version:** 3 **Name:**
Type: Land Use **Status:** Agenda Ready
File created: 5/30/2023 **In control:** Town Council
On agenda: 9/13/2023 **Final action:**
Title: Public Hearing Legal Notice:
The transfer/conveyance to Avalonia Land Conservancy the following:

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

Attachments: 1. PUB HEAR-LEGAL NOTICE-2023-09-13-334 COLONEL LEDYARD HWY-AVALONIA .pdf, 2. Map 334 & 538R Colonel Ledyard Highway.pdf, 3. 8-24-Referral Land transfer to Avalonia -Planning & Zoning Ltr-2023-07-03.pdf, 4. Request CGS 8-24 Review- 334 & 538R Colonel Ledyard Highway- Ltr to Planning & Zoning-2023-06-15 .pdf, 5. Conveyance Outback Subdivision-Avalonia-Land Use Director email-2023-05-31.pdf, 6. 332-334 CLH Surveys 334 highlighted in blue.png, 7. 334 COLONEL LEDYARD HIGHWAY-QUIT CLAIM RELEASE-2022-10-04.pdf, 8. Conveyance Colonel Ledyard Highway-Mayor email-2023-05-30.pdf, 9. 334 COLONEL LEDYARD HIGHWAY-DEED IN LIEU FORECLOSURE-2023-01-26.pdf, 10. MINUTES-SPEICAL TOWN MTG-2020-10-28-FOUNDERS PRESERVE.pdf, 11. 334 COLONEL LEDYARD HIGHWAY-OP -236 FORM- REAL ESTATE CONVEYANCE.pdf, 12. PUB HEAR-MIN-2020-10-28-FOUNDERS PRESERVE -ORD-300-011-ZONNG BOARD OF APPEALS-Signed-.pdf, 13. PLANNING-ZONING MINTUES -2020-10-08-8-24-REVEIW-FOUNDERS PRESERVE.pdf

Date	Ver.	Action By	Action	Result
6/14/2023	1	Town Council	Approved and so declared	Pass
6/5/2023	1	Land Use/Planning/Public Works Committee	Recommended for Approval	

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Public Hearing Legal Notice:

The transfer/conveyance to Avalonia Land Conservancy the following:

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

Background:

Planning & Zoning June 29, 2023 Meeting:

The Ledyard Planning & Zoning Commission, at its June 29, 2023 meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Town Council for a MOTION to

transfer two (2) town-owned properties located at 334 Colonel Ledyard Highway (Vol.604 Pg 763 29,752 +/- SF) and 538R Colonel Ledyard Highway (Vol. 99 Pg 139 3.32 +/- Acres) to the Avalonia Land Conservancy to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy's care. (see attached)

Additional Background:

These two parcels would provide access to the Founders Preserve (approximate 96.52 +/- acres) property, which the townspeople approved to convey to Avalonia at the October 28, 2020 Special Town Meeting.

334 Colonel Ledyard Highway: Has been a blighted property for many years. The last time the town placed a Blight Lien (4th blight lien) on the property owner offered the town the deed in lieu of foreclosure, because he did not want to pay the lien.

After acquiring the property the town obtained a Demolition Permit for the condemned house. The structure had 36 inches of asbestos in the roofing mastic which has been removed and the town has obtained a Permit to Abandon the Well from Ledge Light Health District, which would involve filling the well with gravel.

Once the structure has been removed from the property the town would convey 29,752 +/- strip of land to Avalonia Land Conservancy; which would provide frontage and suitable public access to the open space Founders Preserve (approximate 96.52 +/- acres) property.

Avalonia Land Conservancy planned to gravel this area to provide a parking lot that would accommodate about 8 - 10 cars and provide good access to the open space Founders Preserve Property.

538R Colonel Ledyard Highway: Was comprised of two-flag lots. Around 2015 several lots were created on the north side of the property for the Outback Stables Subdivision on Colonel Ledyard Highway, which included an open space parcel to meet the Subdivision Requirements.

The 3.32 +/- acre parcel (538 Colonel Ledyard Highway) was located behind the two flag lots and was landlocked. Avalonia Land Conservancy Vice-President Dennis Main contacted the Mayor and informed him that they would be acquiring 538 Colonel Ledyard Highway the Nature Conservancy.

Avalonia Land Conservancy Vice-President Mr. Main explained to the Mayor that 535R Colonel Ledyard Highway would be beneficial to Avalonia Land Conservancy because it was on a high side of a large swamp. The parcel would allow people, who were accessing the open space, to walk on the higher, dry side of the swamp.

538R Colonel Ledyard Highway was contiguous to land that Avalonia Land Conservancy recently acquired, and therefore, it would be a good parcel to convey to them.

Avalonia Land Conservancy recorded the deed for the property they received from The Nature Conservancy in Town Hall on May 22, 2023. The map showed that the parcel did not connect to anything that the town owned, but that it did connect to property Avalonia Land Conservancy owned.

Avalonia Land Conservancy has shown that they were great stewards of open space properties.

Legal Notice:

LEGAL NOTICE TOWN OF LEDYARD

NOTICE OF PUBLIC HEARING

In accordance with CGS 07-163e the Ledyard Town Council will conduct a Hybrid Format (In-Person and Video Conference) Public Hearing on Wednesday, September 13, 2023, at 6:15 p.m. to receive comment on the following:

The transfer/conveyance of the following town owned properties to the Avalonia Land Conservancy to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy's care:

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

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

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

Join the video conference meeting from your computer, tablet, or smartphone at:

<https://us06web.zoom.us/j/84560917819?pwd=SEZSZE9UNUtHenB2OWIzZVp2WXF0dz09>

or by audio only dial: +1 646 558 8656 Meeting ID: 845 6091 7819; Passcode: 790916

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

A vote regarding the transfer/conveyance of these properties will be held at a Special Town Meeting scheduled for September 13, 2023 at 6:30 p.m.

Dated at Ledyard, Connecticut this 31st day of August, 2023.

For the Ledyard Town Council
s/s Kevin J. Dombrowski, Chairman

PLEASE PUBLISH: August 31, 2023 & September 4, 2023