



**TOWN OF LEDYARD
Land Use Department**

741 Colonel Ledyard Highway, Ledyard, CT 06339
Telephone: (860) 464-3266

FD#1
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Land Use Department

RE-SUBDIVISION MODIFICATION APPLICATION

Application # PZH26-4RESUB Receipt Date: 7/9/26 Fee: 360
Owner of Record: Avery Brook Homes, LLC Applicant: Avery Brook Homes, LLC
Mailing Address: 1641 CT Route 12, P.O. Box 335 Mailing Address: 1641 CT Route 12, P.O. Box 335
Gales Ferry, CT 06355 Gales Ferry, CT 06335
E-mail: dieter.gardner@yahoo.com E-mail: dieter.gardner@yahoo.com
Phone: (860) 464-7455 Phone: (860) 464-7455

☐ If applicant and owner of record are not the same, attach written proof of authority to act for owner.

Name of Subdivision: Avery Brook Homes Affordable Housing Resubdivision
Type: 8-30g Affordable Housing Resubdivision
Type: ☐ Conventional ☐ Conservation ☐ Open Space Total Lots to be Modified 4
Avery Court to be relocated
Acreage Open Space Provided 0 or Fee-in-lieu of Open Space Proposed 0
Total Acreage (of modification): 1.73 Zoning District: R-60

Location:

Street 96 Stoddards Wharf Road Map/Block/Lot 65 / 2360 / 96
Street 98 Stoddards Wharf Road Map/Block/Lot 65 / 2360 / 98
Street 100 Stoddards Wharf Road Map/Block/Lot 65 / 2360 / 100
Street _____ Map/Block/Lot _____ / _____ / _____

- ☒ Watershed Area
☐ Aquifer Protection Area
☐ FEMA Flood Zone
☐ Wetlands on property

Surveyor: Dieter & Gardner, Inc.
Mailing Address: P.O. Box 335
1641 Connecticut Route 12
Gales Ferry, CT 06335
E-mail: dieter.gardner@yahoo.com
Phone: (860) 464-7455

Engineer: LBM Engineering, LLC
Mailing Address: 11 Hally Lane
Colchester, CT 06415-2133
E-mail: john@lmbengineering.com
Phone: (860) 416-9809

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AUTHORIZATION

Land Use Department

AVERY BROOK HOMES, LLC hereby authorizes the law firm of Heller, Heller & McCoy and the land surveying – planning firm of Dieter & Gardner, Inc. to represent its interests in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to an application for resubdivision approval of a previously approved resubdivision in conjunction with the residential development of Avery Court, land to be conveyed to the Town of Ledyard and previously approved Lots 1, 2, 3 and 4 being components of property identified as 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, Connecticut as an affordable housing project in accordance with a plan entitled “Plan Showing Affordable Housing Development Per C.G.S §8-30g Resubdivision Modification Property Of Avery Brook Homes LLC Portions of 96, 98 & 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Parcel ID: 65-2360-96/98/100 Ledyard, Connecticut Scales: As Shown June 2026 Sheets 1 of 8 to 8 of 8 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 email: dieter.gardner@yahoo.com”.

Dated at Montville, Connecticut this 24th day of June, 2026.

AVERY BROOK HOMES, LLC

By: _____

Peter C. Gardner, its Member

AVERY BROOK HOMES, LLC
LIST OF COMPANY MEMBERS AUTHORIZED TO ACT

Peter C. Gardner
P.O. Box 335
Gales Ferry, CT 06335

Conrad C. Gardner, Jr.
2 Aberdeen Court
East Lyme, CT 06333

Anthony Bonafine
39 Bella Vista Drive
North Windham, CT 06256

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PLEASE RETURN TO:
Avery Brook Homes, LLC
Attn: Mr. Peter C. Gardner, Member
PO Box 335
Gales Ferry, CT 06335

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye That **AMER JAVED** of the Town of Plainfield, County of Windham and State of Connecticut, for the consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$250,000.00)** received to my satisfaction of **AVERY BROOK HOMES, LLC**, A Connecticut limited liability company with an office and place of business located in the Village of Gales Ferry, Town of Ledyard, County of New London and State of Connecticut, grants to **AVERY BROOK HOMES, LLC**, WITH WARRANTY COVENANTS all those certain tracts or parcels of land, located in the Town of Ledyard, County of New London in the State of Connecticut, known 94, 96, 98, 100 Stoddards Wharf Road, more particularly bounded and described in Schedule "A" attached hereto and made a part hereof.

In Witness Whereof, I have hereunto set my hand and seal this 28 day of March 2022.

Signed and Delivered in the presence of:

Kelly A. Corland
Kelly A. Corland
Richard L. Rothstein

Amer Javed

STATE OF CONNECTICUT }
 } ss: Norwich
COUNTY OF NEW LONDON }

On this 28 day of March 2022, before me, the undersigned officer, personally appeared Amer Javed, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein. In witness whereof, I hereunto set my hand and official seal.

Richard I. Rothstein
Richard I. Rothstein
Commissioner of the Superior Court

SCHEDULE "A"

Four certain tracts or parcels of land situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly bounded and described as follows:

FIRST TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as "N/F Amer Javad" on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road - (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979", with reference further being made to a plan entitled "Lot Division Plan Property of P Ande Holdings, LLC 98 Stoddards Wharf Road (Connecticut Route 214) Ledyard, Connecticut Date: May 10, 2007 Revision No. 1 5/23/07 Street Address, Location Map & Note 12 Added By JB Scale: 1"=40' Drawn By: JB Drawing No: 06064-1 Sheet No. 1 of 2" prepared by James Bernardo, L.S. and filed for record as Map 2524 in the Ledyard Town Clerk's Office, which premises is more particularly bounded and described as follows:

Beginning at an iron pin recovered in the northerly monumented highway line of Stoddards Wharf Road (Connecticut Route 214) at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 3 as shown on the above referenced plan; thence running North 04°37'34" West for a distance of 280.53 feet bounded westerly by Lot 3 as shown on the above referenced plan to an iron pin recovered; thence running North 88°04'34" East for a distance of 250.90 feet bounded northerly by Lot 3 as shown on the above referenced plan to an iron pin recovered in a stone wall; thence running South 01°58'21" West for a distance of 275.06 feet bounded easterly by land now or formerly of the City of Groton to a drill hole recovered in a stone wall corner face; thence running North 87°39'24" West for a distance of 46.59 feet along the face of a stone wall to a drill hole recovered in a stone wall angle face; thence running South 86°00'46" West for a distance of 96.76 feet along the face of a stone wall to a drill hole recovered in a stone wall face; thence running South 83°43'27" West for a distance of 76.04 feet along the face of a stone wall to the iron pin recovered at the point and place of beginning.

SECOND TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 1 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road - (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northerly monumented highway line of Stoddards Wharf Road at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 3 as shown on the above referenced plan; thence running South $83^{\circ}43'27''$ West for a distance of 32.85 feet, in part along the face of a stone wall, to a point; thence running South $85^{\circ}51'12''$ West for a distance of 97.42 feet along the face of a stone wall to a point; thence running South $77^{\circ}35'14''$ West for a distance of 72.60 feet to a stone wall end; thence running South $71^{\circ}32'53''$ West for a distance of 39.51 feet along the face of a stone wall to a point; thence running South $75^{\circ}13'07''$ West for a distance of 19.23 feet along the face of a stone wall to a monument recovered, the last five (5) courses being bounded southerly by Stoddards Wharf Road (Connecticut Route 214); thence running North $05^{\circ}22'49''$ West for a distance of 246.53 feet bounded westerly by Lot 2 as shown on the above referenced plan to an iron pin recovered; thence running North $85^{\circ}06'23''$ East for a distance of 262.73 feet bounded northerly in part by Lot 2 and in part by Lot 3, each as shown on the above referenced plan, to an iron pin recovered; thence running South $04^{\circ}37'34''$ East for a distance of 224.93 feet bounded easterly by Lot 3 as shown on the above referenced plan to the monument recovered at the point and place of beginning.

THIRD TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northerly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 3 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road - (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northerly monumented highway line of Stoddards Wharf Road (Connecticut Route 214) at the southwest corner of the herein described tract and on the dividing line between the herein described tract and Lot 1 as shown on the above referenced plan; thence running North $83^{\circ}43'27''$ East for a distance of 28.01 feet along the face of a stone wall bounded southerly by Stoddards Wharf Road (Connecticut Route 214) to an iron pin recovered; thence running North $04^{\circ}37'34''$ West for a distance of 280.53 feet to an iron pin recovered; thence running North $88^{\circ}04'34''$ East for a distance of 250.90 feet to an iron pin recovered in a stone wall, the last two courses being bounded easterly and southerly by land now or formerly of Amer Javad as shown on the above referenced plan; thence running North $01^{\circ}58'21''$ East for a distance of 54.77 feet along a stone wall bounded easterly by land now or formerly of the City of Groton to a drill hole recovered in a stone wall corner; thence running North $29^{\circ}46'29''$ West for a distance of 446.33 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running North $79^{\circ}54'55''$ West for a distance of 124.90 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running South $03^{\circ}45'19''$ West for a distance of 540.98 feet bounded westerly by Lot 2 as shown on the above referenced plan to an iron pin recovered; thence running North

85°06'23" East for a distance of 104.43 feet to an iron pin recovered; thence running South 04°37'34" East for a distance of 224.93 feet to the monument recovered at the point and place of beginning, the last two courses being bounded southerly and westerly by Lot 1 as shown on the above referenced plan.

FOURTH TRACT:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northwesterly side of Stoddards Wharf Road (Connecticut Route 214) in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown as Lot 2 on a certain map or plan entitled "Subdivision Plan Prepared For Amer Javad 98 Stoddards Wharf Road - (Conn. Rte #214) Ledyard, Connecticut Boundary Survey Map Project No. 11-060 Drawn By: R.A.D. Date: 9/12/11 Revisions 12/11 Per Comments Scale: 1"=40' Sheet 1 of 4 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the face of a stone wall in the northwesterly line of Stoddards Wharf Road (Connecticut Route 214) at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 1 as shown on the above referenced plan; thence running South 75°13'07" West for a distance of 20.27 feet along the face of stone wall bounded southeasterly by Stoddards Wharf Road (Connecticut Route 214) to an iron pipe recovered at an intersection of stone walls; thence running North 05°22'49" West for a distance of 219.67 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 44°05'31" West for a distance of 80.58 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 84°25'41" West for a distance of 51.72 feet along a stone wall to an angle in said stone wall; thence running North 69°56'31" West for a distance of 35.08 feet along a stone wall to a drill hole recovered at a stone wall corner, the last four courses being bounded by land now or formerly of Shirley P. Pandora as shown on the above referenced plan; thence running North 08°33'44" East for a distance of 45.03 feet along a stone wall to an angle in said stone wall; thence running North 14°05'31" East for a distance of 54.14 feet along a stone wall to an angle in said stone wall; thence running North 08°23'24" East for a distance of 58.63 feet along a stone wall to a drill hole recovered, the last three courses being bounded westerly by land now or formerly of Arlene Allard as shown on the above referenced plan; thence running North 08°20'33" East for a distance of 15.10 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 28°03'08" East for a distance of 129.46 feet along a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 28°56'22" East for a distance of 108.56 feet along a stone wall to a drill hole recovered at a stone wall corner; thence running North 26°53'21" East for a distance of 69.30 feet along a stone wall to the end of said stone wall; thence running North 30°20'54" East for a distance of 105.43 feet passing through a pile of stones and remains of stone wall on line as shown on the above referenced plan to an iron pin recovered, the last five courses being bounded northwesterly by land now or formerly of the City of Groton as shown on the above referenced plan; thence running South 79°54'55" East for a distance of 124.00 feet bounded northeasterly by land now or formerly of the City of Groton to an iron pin recovered; thence running South 03°45'19" West for

a distance of 540.98 feet bounded southeasterly by Lot 3 as shown on the above referenced plan to an iron pin recovered; thence running South $85^{\circ}06'23''$ West for a distance of 158.30 feet to an iron pin recovered; thence running South $05^{\circ}22'49''$ East for a distance of 246.53 feet to the monument recovered at the point and place of beginning, the last two courses being bounded southerly and easterly by Lot 1 as shown on the above referenced plan.

Reference is hereby made to a Warranty Deed from Richard I. Rothstein to Amer Javed dated March 5, 2010 and recorded in Volume 474, Page 430 of the Ledyard Land Records.

Return to:
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

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JUL 06 2026

Land Use Department

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, AVERY BROOK HOMES, LLC, a Connecticut limited liability company, with an office and place of business at 1641 Connecticut Route 12 in the Village of Gales Ferry, Town of Ledyard, County of New London and State of Connecticut for the consideration of good and valuable considerations received to its full satisfaction of the TOWN OF LEDYARD, a municipal corporation with an office and place of business at 741 Colonel Ledyard Highway in the Town of Ledyard, County of New London and State of Connecticut and State of Connecticut does give, grant, bargain, sell and confirm unto the said **TOWN OF LEDYARD**:

Two (2) certain tracts or parcels of land, together with the improvements thereon, situated on the northerly side of and northerly of Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, County of New London and State of Connecticut and being more particularly bounded and described as follows:

FIRST TRACT

A certain tract or parcel of land located on the northerly side of the cul-de-sac at the northerly end of Avery Court in the Town of Ledyard, County of New London and State of Connecticut which tract is more particularly shown and designated as "To Be Conveyed To The Town of Ledyard Area = 17,340 Sq. Ft. 0.40 Acres" on a certain map or plan entitled "Plan Showing Affordable Housing Development Per C.G.S § 8-30g Resubdivision Property of Avery Brook Homes LLC 96, 98 & 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Parcel ID: 65-2360-96/98/100 Ledyard, Connecticut Scale: 1" = 40' March 2024 Revised: June 25, 2025 To 14 Lots Sheet 2 of 8 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com" which premises is more particularly bounded and described as follows:

Beginning at a rebar or drill hole to be set in the northwesterly line of the cul-de-sac at the northerly end of Avery Court at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 11 as shown on the above referenced plan; thence running North 44°57'45" West for a distance of 146.73 feet bounded southwesterly by Lot 11 as shown on the above referenced to a rebar or drill hole to be set in the centerline of a stone wall at land now or formerly of the City of Groton as shown on the above referenced plan; thence running North 40°32'06" East for a distance of 62.07 feet along the centerline of a stone wall bounded northwesterly by land now or formerly of the City of Groton to a rebar or drill hole to be set in said stone wall; thence running North 86°50'26" East for a distance of 126.00 feet bounded northwesterly by land to be conveyed to the City of Groton to a rebar or drill hole to be set; thence running South 05°43'05" West for a distance of 141.39 feet bounded easterly by Lot 18 as shown on the above referenced plan to a rebar or drill hole to be set in the northerly line of the cul-de-sac at the northerly end of Avery Court as shown on the above referenced plan; thence running along the arc of a curve to the left with a radius of 60.00 feet, a central angle of 50°40'49" for a distance of 53.07 feet bounded southerly by the cul-de-sac at the northerly end of Avery Court to the rebar or drill hole to be set at the point and place of beginning.

Said premises is conveyed together with the right to flow collected and discharged stormwater from structures constructed within the herein described premises over remaining lands of the Grantor in the natural drainage pattern as the same exists as of the date of this conveyance.

Said premises is conveyed subject to the right of the City of Groton to enter upon the hereinbefore described premises to perform periodic water quality testing of groundwater withdrawn from three (3) groundwater monitoring wells installed on the above described premises.

SECOND TRACT

A certain tract or parcel of land located on the easterly side of Avery Court and the northerly side of Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, County of New London and State of Connecticut and being more particularly shown and designated as "To Be Conveyed To The Town Of Ledyard (Crosshatched Area)" on a certain map or plan entitled "Plan Showing Affordable Housing Development Per C.G.S § 8-30g Resubdivision Modification Property of Avery Brook Homes LLC Portions of 96, 98 & 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 Parcel ID: 65-2360-96/98/100 Ledyard, Connecticut Scale: 1" = 40' June 2026 Sheet 2 of 8 Dieter & Gardner Land Surveyors – Planners 1641 Connecticut Route 12 P.O. Box 335 Gales Ferry, CT. 06335 (860) 464-7455 Email: dieter.gardner@yahoo.com" which premises is more particularly bounded and described as follows:

Beginning at a rebar or drill hole to be set in the face of a stone wall in the northerly monumented highway line of Stoddards Wharf Road A.K.A. Connecticut Route 214 at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and other land now or formerly of Avery Brook Homes LLC as shown on the above referenced plan; thence running North 84°40'49" West for a distance of 60.86 feet, in part along the face of a stone wall, to a rebar or drill hole to be set; thence running North 82°33'04" West for a distance of 3.97 feet to a monument or drill hole to be set, the last two (2) courses being bounded southerly by Stoddards Wharf Road A.K.A. Connecticut Route 214; thence running along the arc of a curve to the right with a radius of 25.00 feet, a central angle of 85°57'38" for a distance of 37.51 feet bounded southwesterly by the intersection of Stoddards Wharf Road A.K.A. Connecticut Route 214 with Avery Court to a monument to be set; thence running along the arc of a curve to the left with a radius of 175.00 feet, a central angle of 07°37'24" for a distance of 23.28 feet bounded westerly by Avery Court to a rebar or drill hole to be set; thence running North 84°39'25" East for a distance of 94.71 feet bounded northerly by Lot 2 as shown on the above referenced plan to a rebar or drill hole to be set; thence running South 06°58'15" West for a distance of 65.00 feet bounded easterly by other land now or formerly of Avery Brook Homes LLC as shown on the above referenced plan to the rebar or drill hole to be set at the point and place of beginning.

Said premises is conveyed together with the right to flow collected and discharged stormwater from structures constructed within the herein described premises over remaining lands of the Grantor in the natural drainage pattern as the same exists as of the date of this conveyance.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said grantor does for itself and its successors and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensealing of these presents, it is well

seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, it, the said grantor does by these presents bind itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Avery Brook Homes, LLC, acting herein by Peter C. Gardner, its Manager, has hereunto set its hand and seal this ____ day of _____, 2026.

Signed, Sealed and Delivered
in the Presence of:

AVERY BROOK HOMES, LLC

By: _____ (L.S.)
Peter C. Gardner, its Manager

STATE OF CONNECTICUT)
) ss: Montville
COUNTY OF NEW LONDON)

On this the ____ day of _____, 2026, before me, the undersigned officer, personally appeared Peter C. Gardner, who acknowledged himself to be the Manager of Avery Brook Homes, LLC, a limited liability company, hereunto duly authorized, signer and sealer of the foregoing instrument and acknowledged the execution of the foregoing instrument to be his free act and deed, as Manager aforesaid and the free act and deed of Avery Brook Homes, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commissioner of the Superior Court/ Notary
Public
My Commission Expires: _____

Latest Address of the Grantee:
741 Colonel Ledyard Highway
Ledyard, CT 06339