



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3200

Chairman Gary St. Vil

November 13, 2025

Mr. Dennis S. Main, President  
Avalonia Land Conservancy, Inc.  
P.O. Box 49  
Old Mystic, Connecticut 06372

Subject: 19 Avery Hill Road Extension, Ledyard "Kettle Hole"  
13 Applewood Drive, Ledyard

Dear Mr. Main:

In accordance with CGS 07-163e and Chapter VII; Section 9 of the Town Charter the Ledyard Town Council held a Public Hearing that was followed by a Special Town meeting on November 12, 2025 at which the townspeople approved to transfer the following two town-owned properties to Avalonia Land Conservancy to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy's care with the following conditions:

- **19 Avery Hill Road Extension Ledyard 4.978 acres (Parcel ID:50:/130/19)**  
Transfer 19 Avery Hill Road Extension known as the "Kettle Hole" property to Avalonia Land Conservancy for no consideration to be combined with other lands of the DDJIM, LLC., at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road to be transferred to Avalonia Land Conservancy, to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:
  - 1) Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
  - 2) In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own the so-called "Kettle Hole" property, Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.
- **13 Applewood Drive, Ledyard 1.7 acres (parcel ID:99/530/13).**  
Transfer 13 Applewood Drive to Avalonia Land Conservancy to be combined with the Avalonia Land Conservancy "Pike Marshall Preserve" to Avalonia Land Conservancy for

Preserve” to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy care with the following conditions:


- 1). The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia Land Conservancy.
- 2) Appropriate signage identifying the open space parcel shall be installed by Avalonia Land Conservancy.
- 3) Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of the property.
- 4) In the event Avalonia Land Conservancy determines they no longer wish to own or no longer can own 13 Applewood Drive property (parcel ID:99-530-13), Avalonia Land Conservancy will first offer the property back to the Town of Ledyard as the last owner of record. Such conveyance will be at no cost to the Town, other than customary recording and legal fees. The Town shall have 120 days to accept or reject re-acquisition. The Town shall notify Avalonia Land Conservancy in writing of its intent to accept or reject. Should the Town choose not to accept the property back, Avalonia Land Conservancy will then have the right to convey the parcel to a third party of their choice.

Please make arrangements with the Mayors’ Office to execute the documentation regarding the transfer of these two parcels at your earliest convenience.

Avalonia Land Conservancy has proven to be good stewards of the land, protecting the natural habitat and it’s wildlife. Your organization’s efforts to seek out property to maintain and protect as open space for public passive recreation is of value to our community and the region.

Should you have any questions regarding this action please feel free to contact me at (860) 980-0656 or e-mail at [gsvil@ledyardct.org](mailto:gsvil@ledyardct.org)

Sincerely,



Gary St. Vil  
Chairman

Attachments

cc: Mayor  
Town Clerk  
Land Use Director/Town Planner



APPROVED BY THE LEADERS PLANNING COMMISSION AS TO COMPLIANCE WITH THE  
 REGULATIONS AND CONFIRMED THE NECESSITY OF GRANTING AN IMPROVEMENTS BE  
 COMPLETED BY \_\_\_\_\_

CHAIRMAN OF SOCIETY \_\_\_\_\_

TIME \_\_\_\_\_ APPLICATION # \_\_\_\_\_  
 APPROVED \_\_\_\_\_ (DATE) \_\_\_\_\_

NO FURTHER NECESSARY, (NOT WITH REGULAR AREA)

NOT APPLICABLE AT THIS TIME, OTHER A REGULATED AREA, NO REGULAR  
 AGENT PROPOSED AT THIS TIME

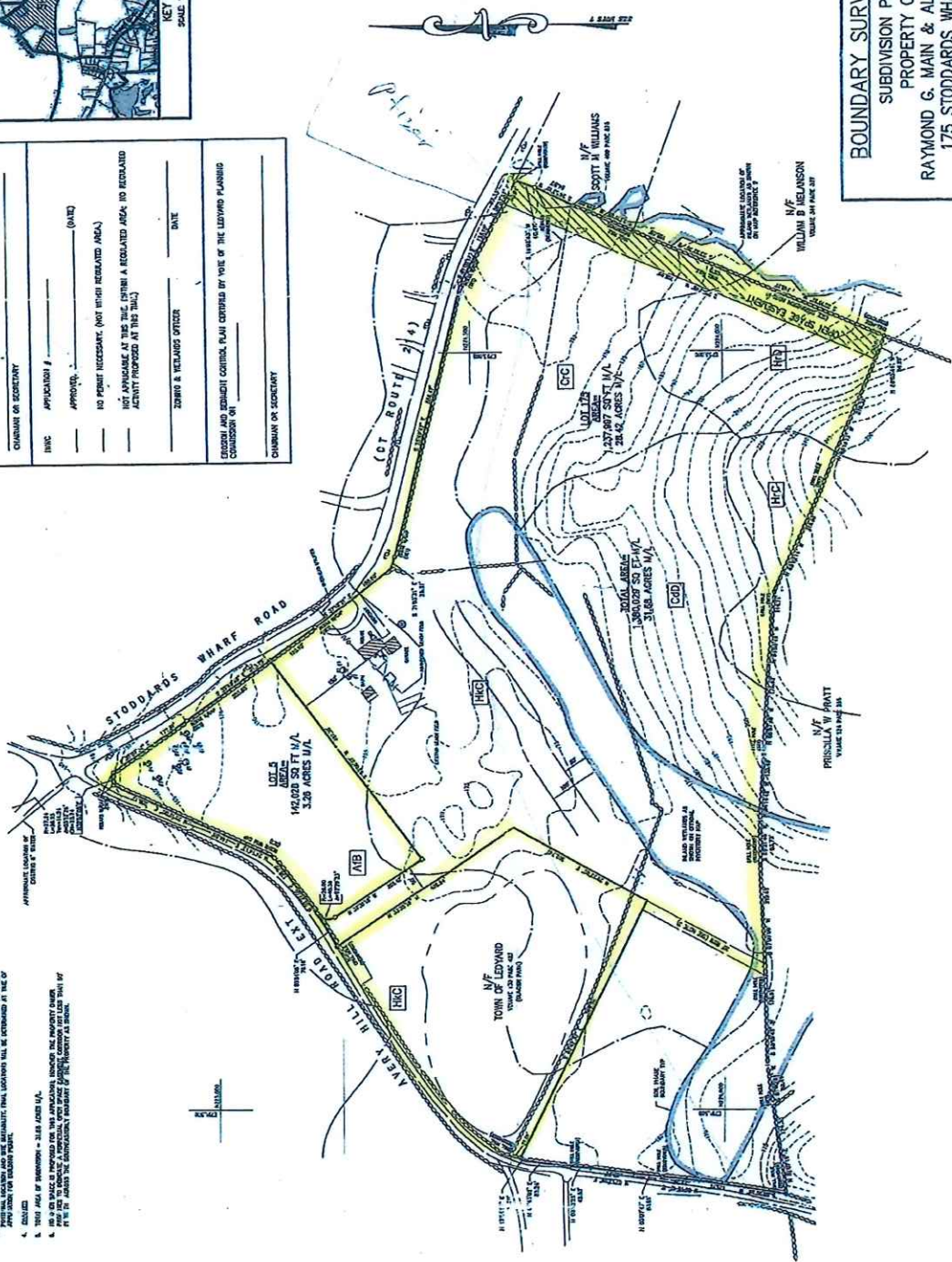
DATE \_\_\_\_\_

LEADER & REGULAR OFFICER \_\_\_\_\_

LEADER AND REGULAR CONTROL, THAT OFFERED BY VOICE OF THE LEADERS PLANNING  
 COMMISSION ON \_\_\_\_\_

CHUBMAN OR SOCIETY \_\_\_\_\_

**BOUNDARY SURVEY MAP**  
SUBDIVISION PLAN  
PROPERTY OF  
RAYMOND G. MAIN & ALTHEA L. MAIN  
175 STODDARDS WHARF ROAD  
(CONNECTICUT ROUTE 214)  
& AVERY HILL ROAD EXTENSION  
LEDYARD, CONNECTICUT

[illegible][illegible][illegible]

CHANGING THIS TO: LUNAR 177M  
SIDEWATER/CRUISE ENVOYOTN  
000071

[illegible]

2 Maps and Surveys  
Engineering & Surveying  
and A. King, PE  
7 Norwich Road (Rte  
Waldale, CT 06370

JAMES BERNARDO LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
HAYWARD, CALIFORNIA 94541

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.

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GRAPHIC SCALE

DATE					
10/04/07	200 RETIREMENT TO 2005 9-12/01				
1/19/07	RECEIVED NOTE & INTEREST				
3					



PL 83  
TOTAL DEPTH = 33"  
PRESSURE AT 12:00 PM  
DATE 12-14  
READING 29.21"

2292

DRAWING NUMBER  
2292

DRAWING NUMBER  
2292

DRAWING NUMBER  
2292

DRAWING NUMBER  
2292

