



Chairman Gary St. Vil

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3200
council@ledyardct.org

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, November 12, 2025, at 6:15 p.m. to receive comment on the following:

- (1) The transfer town-owned property located at 19 Avery Hill Road Extension, Ledyard Connecticut (Parcel ID:50/130/19), known as the “Kettle Hole” property to Avalonia Land Conservancy for no consideration, to be combined with other lands of the DDJJM, 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.
- (2) The transfer town-owned property located at 13 Applewood Drive (parcel ID:99-530-13) to Avalonia Land Conservancy for no consideration, to be combined with the Avalonia Land Conservancy “Pike Marshall 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 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:

Join Zoom Meeting from your Computer, Smart Phone, or Tablet
<https://us06web.zoom.us/j/85931742238?pwd=QBnqcVHTwLKVVQnUIW3oLjGEeKCwhw.1>
or by audio only dial: +1 646 558 8656 Meeting ID: 859 3174 2238; Passcode: 647936

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

A vote regarding the conveyance/transfer of these properties will be held at a Special Town Meeting scheduled for November 12, 2025 at 6:30 p.m.

Dated at Ledyard, Connecticut this 23rd day of October, 2025.

For the Ledyard Town Council
s/s Gary St. Vil, Chairman

PLEASE PUBLISH: October 29, 2025 & November 3, 2025

Background:

19 Avery Hill Road

19 Avery Hill Road Extension is 4.978. acres; known as the “Kettle Hole”. The Property was donated to the Town of Ledyard by Mr.& Mrs. Main. Avalonia Land Conservancy has requested the Town transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently own and maintain.

Avalonia Land Conservancy has indicated they would like to acquire and conserve 19 Avery Hill Road Extension “Kettle Hole” because it is an exceptional geological feature and a great habitat area with the moraine that goes down and back up, The *Kettle Hole* is over 600 feet long and 60 feet deep; and a dry kettle hole. This property would be combined with a major Avalonia Land Conservancy open space piece that currently goes through the Pratt Property to the Glacial Park. Although all of these properties were pretty much connected, Avalonia Land Conservancy has been working to acquire some additional lots from surrounding properties.

200806 COMPLIANCE TABLE 2008: P80 PROPOSED HOUSE LOT

NO.	REMARKS	COMPLIANCE
1	HOUSE LOT	COMPLIANT
2	HOUSE LOT	COMPLIANT
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DEEP TEST PIT AND PERCOLATION TEST RESULTS

DATE: 2008-06-01
 BY: [Name]
 FOR: [Name]
 LOCATION: [Address]
 RESULTS: [Text]

GRAPHIC SCALE

1:1000

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EXISTING CONDITIONS

BOUNDARY SURVEY MAP
 SUBDIVISION PLAN
 PROPERTY OF
 RAYMOND G. MANN & ALTHEA L. MANN
 175 STODDARDS SWAMP ROAD
 (CONNECTICUT ROUTE 214)
 & AVERY HILL ROAD EXTENSION
 EDWINSTOWN, CONNECTICUT

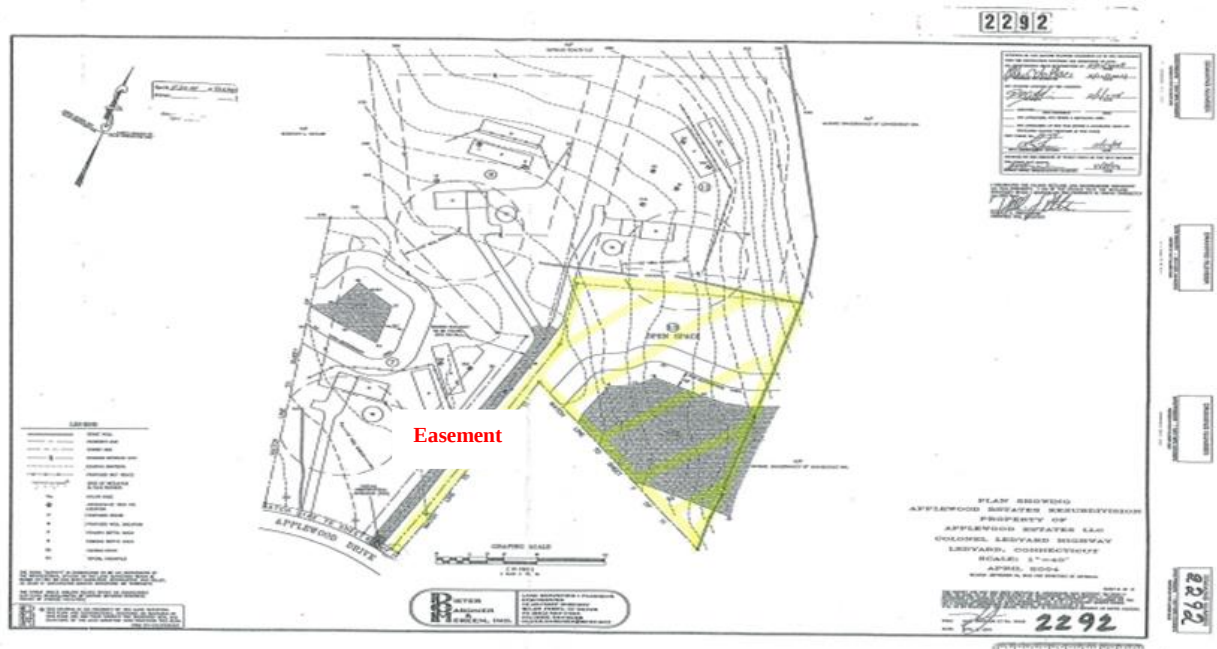
Trail

In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.

The Conservation Commission has also endorsed the transfer of the 19 Avery Hill Road Ex

13 Applewood Drive

Avalonia Land Conservancy submitted a proposal to the Town requesting the transfer 13 Applewood Drive a 1.7 acre open space parcel to their Organization to be combined with their 272-acre "Pike Marshall Preserve" which included 104 Gallup Hill Road, 104R Gallup Hill Road, 199 Lambtown Road, 49 Pumpkin Hill Road, and 480 Pumpkin Hill Road. Because the property located at 13 Applewood Drive was a flag lot, this transfer included a number of "Conditions" including that Avalonia Land Conservancy clearly mark the 10-foot wide easement to access to the property; so the public would not be trespassing on the adjacent private property. She also noted that the property could be accessed through Applewood Drive. She stated that Avalonia Land Conservancy would also provide appropriate signage.



In accordance with Connecticut General State Statutes the Planning & Zoning Commission conducted an 824 Review and provided a Favorable Recommendation; with Conditions as noted in the Legal Notice above, at their September 11, 2025 meeting.