



Chairman Gary St. Vil

TOWN OF LEDYARD

CONNECTICUT

TOWN COUNCIL

MINUTES
PUBLIC HEARING
LEDYARD TOWN COUNCIL
COUNCIL CHAMBERS - ANNEX BUILDING
HYBRID FORMAT

DRAFT

PUBLIC HEARING MINUTES

6:15 PM; NOVEMBER 12, 2025

- I. CALL TO ORDER – Chairman St. Vil called to order the Public Hearing at 6:15 p.m. regarding the transfer of town-owned land -19 Avery Hill Road Extension and 13 Applewood Drive to Avalonia Land Conservancy.
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURE OF THE PUBLIC HEARING

Chairman St. Vil welcomed all to the Hybrid Meeting. He stated for the members of the Town Council and the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town's Website – Granicus-Legistar Meeting Portal.

Chairman St. Vil provided an overview of the procedure of the Public Hearing, and he asked those attending remotely to put their name and address in the "Chat" noting that they would be called upon during the Public Comment portion of tonight's meeting.

IV. CALL OF THE PUBLIC HEARING

The following call of the Public Hearing was read by Town Council Administrative Assistant Roxanne M. Maher:

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 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.

- (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

V. PRESENTATIONS

Chairman St. Vil called on Land Use Director/Town Planner Elizabeth Burdick to present the proposed land transfer.

Land Use Director/Town Planner Elizabeth Burdick provided some background noting that in preparation for tonight’s Public Hearin and Special Town Meeting that will following the Public Hearing that she presented the proposed land transfer at the October 22, 2025 Town Council Meeting.

- **19 Avery Hill Road Extension**

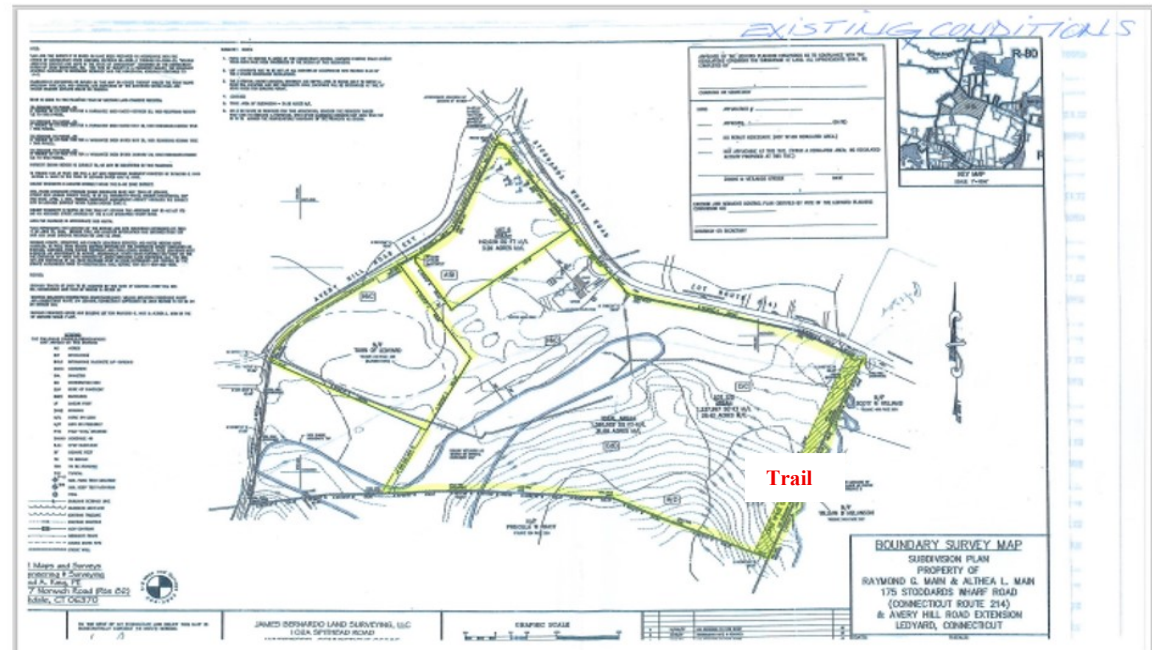
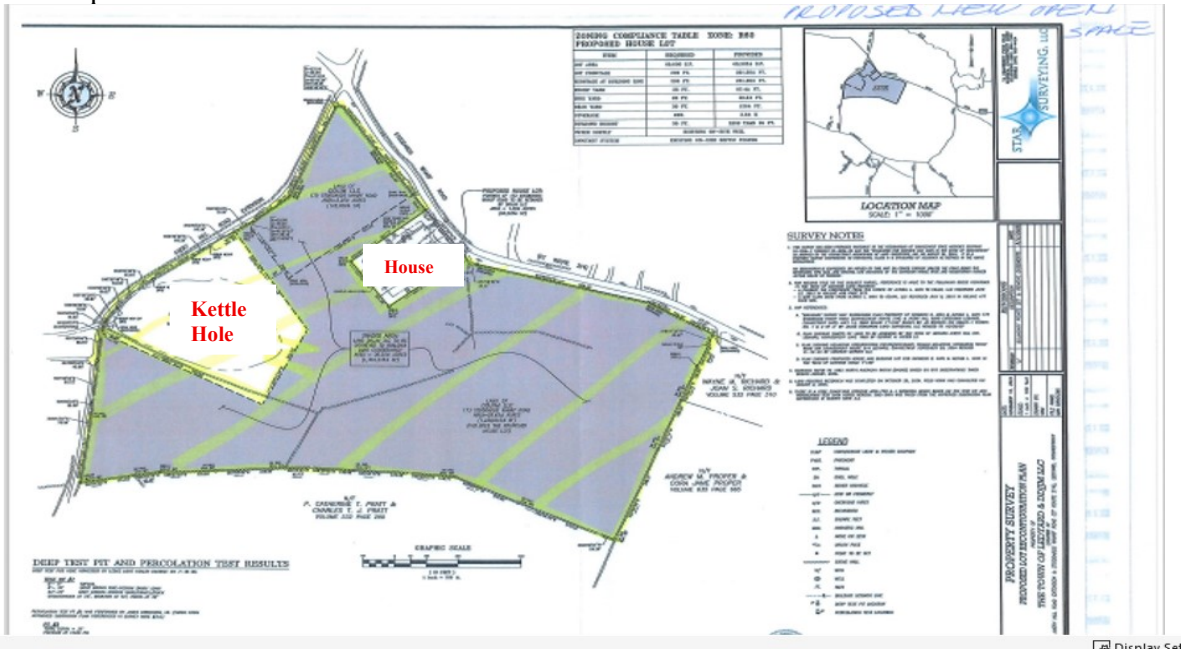
Ms. Burdick explained that the property located at 19 Avery Hill Road Extension was 4.978 acres; known as the “Kettle Hole”, was donated to the Town of Ledyard by Mr. Main’s parents. She stated that Avalonia Land Conservancy has requested that Ledyard transfer 19 Avery Hill Road Extension to their Organization to be added to other Open Space parcels they currently own and maintain.

Ms. Burdick went on to note at their September 11, 2025 meeting the Planning & Zoning Commission conducted an 8-24 Review and provided a Favorable Recommendation with some conditions as noted in the Motion. She explained that a Planning & Zoning Commission Referral was required prior to the transfer of any town-owned property, noting that in accordance with changes to Connecticut General Statutes that this has already been done.

Ms.. Burdick stated that 19 Avery Hill Road Extension “Kettle Hole” was a good-size piece of property. She explained that Avalonia Land Conservancy’s proposal was to take the Kettle Hole property along with all the land in the grey crosshatched area; which was being donated

by DDJIM, LLC., to Avalonia, and combine them into one large open space piece. She pointed out that there was a house within this area, which would remain as a private property.

Ms. Burdick reviewed the property maps that were attached to the Agenda on the meeting portal as follows:



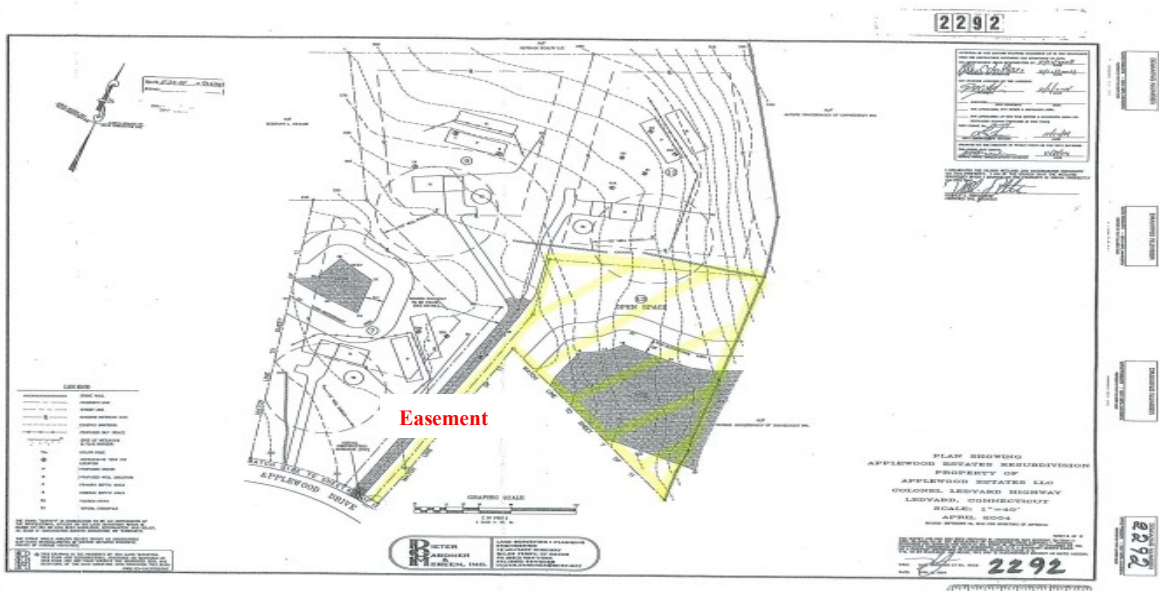
• **13 Applewood Drive**

Land Use Director/Town Planner Elizabeth Burdick provided some background stating that Avalonia Land Conservancy has submitted a proposal to the Town requesting the transfer 13 Applewood Drive 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. She stated 13 Applewood Drive was a 1.7 acre open space lot that was part of the Applewood Subdivision Association.

Ms. Burdick went on to explain, as Councilor Dombrowski could attest, that there were some small open space pieces in town that were part of “*Conservation Subdivisions*” and were owned by Homeowners Associations. However, she stated the Homeowners Associations have asked the town to take parcels because they were paying taxes on the property; which had to remain as open space parcels.

Ms. Burdick stated at their September 11, 2025 meeting the Planning & Zoning Commission conducted an 8-24 Review and provided a Favorable Recommendation with four Conditions, as noted in the Motion above, explaining that prior to the transfer of any town-owned property it had to go to the Planning and Zoning Commission for an 8-24 Referral.

Ms. Burdick went on to note that the GIS Map that was attached to the Agenda Packet on the Meeting Portal showed that 13 Applewood Drive was part a homeowners association; or a land trust, noting in this case they have written on the GIS Map “*Town of Ledyard*”. She stated because the property located at 13 Applewood Drive was a flag lot, this transfer included a “Condition” for Avalonia Land Conservancy to 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.



VI. PUBLIC COMMENT

Mr. Mike Cherry, 5 Whippoorwill Drive, Gales Ferry, stated he heard this presentation regarding the transfer of these town-owned parcels to Avalonia Land Conservancy three times, when it was presented to the Planning & Zoning Commission meeting; when it was presented to the Town Council; and again this evening. He stated he was serving on the Planning Commission when they approved the open space parcel on Applewood Drive. He stated the advantage of transferring open space parcels to Avalonia Land Conservancy was that they actively maintain and manage their open space properties. He stated the Applewood parcel would provide a second access point into the Pike Marshal Preserve. He stated with the addition of the open space off of Stoddards Wharf Road and the former Pfizer Property across the road that it would provide connectivity and could greatly benefit the Tri-Town Trail (Bluff Point to Preston Plains Park). He stated by transferring the property to Avalonia Land Conservancy that it would save the town money because they would no longer have to manage the open space. He stated they were not looking to change the designation of these Parcels on the tax roll because they were already open space. He stated they would only be changing who managed the properties. He stated that he was in-favor of the town transferring these open space parcels to Avalonia Land Conservancy. Thank you.

Mr. Eric Treaster, 10 Huntington Way, Ledyard, attending remotely via Zoom, stated he was opposed to the town giving away land in perpetuity. He noted as an example, that it was a

huge mistake when Ledyard sold the Reservoir to the Town of Groton, noting that it was also his opinion that Ledyard should have also kept the Founders Preserve Property. He stated the benefit of having someone else manage the open space could be achieved with a \$1.00 per year lease; noting that the lease conditions could include the care and maintenance of the trails, noting that the Town of Ledyard would still have the ownership- rights to those open space lands. He stated that he was opposed to the Town giving away land in perpetuity. Thank you.

VII. ADJOURNMENT

Chairman St. Vil stated hearing no further public comment, that the Public Hearing was adjourned at 6:25 p.m.

Transcribed by Roxanne M. Maher
Administrative Assistant to the Town Council

I, Gary St. Vil, Chairman of the Ledyard Town Council,
hereby certify that the above and foregoing is a true and correct
copy of the minutes of the Public Hearing held on November 12, 2025

Attest: _____
Gary St. Vil, Chairman