

Via Hand Delivery

February 24, 2025

Elizabeth Burdick
Director of Land Use and Planning
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339

Re: Application for Wetlands Permit – 19, 29 and 39 Military Highway

Dear Ms. Burdick and Members of the Inland Wetlands and Watercourses Commission:

Our firm represents C.R. Klewin, LLC (the “Applicant”), owner of 19, 29 and 39 Military Highway, Ledyard, CT. The Applicant respectfully submits this Application for a wetlands permit for the construction of 278 dwelling units in two buildings and associated site improvements. As explained in greater detail in the attached narrative, no part of the project will take place within wetlands or, apart from minimal temporary disturbance, in the upland review area.

Enclosed please find the following materials in support of the Application:

1. Application form
2. DEEP reporting form
3. Agent authorization letter
4. Application narrative
5. Property cards
6. Property deeds
7. List of abutting properties (including across the street)
8. Wetland evaluation prepared by Ian Cole, LLC
9. Updated calculation basis prepared by Epic Cleantec Inc.
10. Drainage report
11. Site plan prepared by Bohler Engineering

Robinson+Cole

Elizabeth Burdick, Director of Land Use and Planning
February 24, 2025
Page 2

We look forward to addressing the Commission. Please do not hesitate to contact me with any questions. Thank you for your consideration of this matter.

Respectfully submitted,

C.R. Klewin, LLC

By: 

Brian R. Smith, Esq.
Robinson & Cole LLP
Applicants' Attorney and Authorized Agent

Street No./ Name: _____

**TOWN OF LEDYARD
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
APPLICATION FOR PERMIT** (Or Commission ruling that a permit is not needed)

Application No. IWWC#25-55175
Receipt Date 3-4-25

Date Submitted 2-24-25

Applicant/Agent Brian R. Smith, Robinson & Cole LLP, Authorized Agent Owner (if different) KLEWIN C R -LLC
Address One State Street, Hartford, CT 06103 Address of Owner 3 Johnny Cake Hill Road, Old Lyme, CT 06371
Phones (860) 275-8224 / cell Phone _____

- I have received information on the Army Corps of Engineers permit procedure.
- I have read and have included all the application and site plan requirements in Section 7 of the IWWC Regulations

Brian R. Smith

Signature of Applicant/ Agent

Location of Property 19, 29 and 39 Military Highway

Tax Assessor's Map No. Map 91, Block 1590, Lots 19, 29 & 39 Zoning District GFDD

Written Description of Proposed Activity Construction of up to 278 dwelling units in two buildings and associated site improvements, including surface parking. Please see attached narrative for additional information.

Proposed Erosion/ Sediment Control Measures: Silt Fence, Silt Socks, Concrete Washout, Construction Entrance, Sediment traps, Erosion Blanket, soil stockpile, inlet protection, dewatering bags

Total Area of Site 18.95 Acres Total Area of Wetlands per Official Inventory Map 4.2 Acres
No fill in wetlands Amount of Fill, in Cubic Yards N/A No disturbance in wetlands Disturbed Area, in Square Feet N/A or in Acres _____

Area Increase/Decrease in Wetlands N/A (For Map Amendment Only*)

Soil Types from USDA Soil Survey B and D soil types

General Description of Vegetative Cover agriculture, mixed hardwood forest, grass range, wetlands

Name and Address of Adjacent Property Owners
See attached

Anticipated Start Date _____ Completion Date _____

List previous IWWC application #'s _____

IWW Commission Disposition: IWWC Regulations; Section _____ Classification _____

Signature of Chair

FEE: _____ + \$60.00 State Fee = _____ DATE PAID _____ RECEIPT # _____



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106*

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year [Click Here for Year](#) Month [Click Here for Month](#)
2. ACTION TAKEN: [Click Here to Choose a Code](#)
3. WAS A PUBLIC HEARING HELD (check one)? Yes No
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): **Town of Ledyard**
Does this project cross municipal boundaries (check one)? Yes No
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS Quad Map Name: **Uncasville Quadrangle** or Quad Number:
Subregional Drainage Basin Number: **3,000 (Thames River)**
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): **Brian R. Smith**
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): **19, 29, & 39 Military Highway**
Briefly describe the action/project/activity (check and type information): Temporary Permanent Description: **The proposed project involves the construction of two (2) new multi-family residential buildings, comprising 238 units with a total of 460 bedrooms. In addition, the project will include new paved parking areas providing 387 spaces, 8 of which will be designated ADA spaces, as well as landscaping, stormwater management, and associated utility infrastructure.**
9. ACTIVITY PURPOSE CODE: **C**
10. ACTIVITY TYPE CODE(S): **1, 2**
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: **0** acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): **0** acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): **0** acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

February 21, 2025

Planning and Zoning Commission and Inland Wetlands and
Watercourses Commission
Town of Ledyard
c/o Elizabeth Burdick, Director of Land Use & Planning
Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: Application of C.R. Klewin, LLC
Applications for CAM and site plan review and wetlands
permit ("Applications")
19, 29, and 39 Military Highway, Ledyard, CT ("Property")

TO THE LEDYARD PLANNING AND ZONING
COMMISSION AND INLAND WETLANDS AND
WATERCOURSES COMMISSION:

C.R. Klewin, LLC (listed as KLEWIN C R -LLC in the Ledyard
assessor's property cards), as owner of the property located at
19, 29, and 39 Military Highway, Ledyard, CT, hereby
authorizes Brian R. Smith of the firm of Robinson & Cole LLP
to serve as its agent for the preparation, submission, public
agency review, and presentation of our Applications to the
Ledyard Planning and Zoning Commission and Inland Wetlands
and Watercourses Commission.

C.R. Klewin, LLC

BY:


Charles R. Klewin

Printed Name:

DATE:

2/21/25

February 24, 2025

Inland Wetlands and Watercourses Commission
Town of Ledyard
c/o Elizabeth Burdick, Director of Land Use & Planning
Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: Application of C.R. Klewin, LLC
Application for wetlands permit ("Application")
19, 29, and 39 Military Highway, Ledyard, CT ("Property")

TO THE LEDYARD INLAND WETLANDS AND WATERCOURSES COMMISSION:

C.R. Klewin, LLC (listed as KLEWIN C R -LLC in the Ledyard assessor's property cards), as owner of the property located at 19, 29, and 39 Military Highway, Ledyard, CT, hereby authorizes members and agents of the Inland Wetlands and Watercourses Commission to inspect the Property at reasonable times during the pendency of the applications.

C.R. Klewin, LLC

BY: 
Brian R. Smith, Esq.
Robinson & Cole LLP
Applicants' Attorney and Authorized Agent

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Level	Water	Paved	Suburban	Code	Appraised
1		1	Public	1	2	2-1	91,700
			Private			2-2	92,300
						2-5	2,800
3 JOHNNY CAKE HILL RD		SUPPLEMENTAL DATA		Solar Pane Generator Forest Farm MPT SB Assoc Pld#		Assessed	
						64,190	
						64,610	
						1,960	
						130,760	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed
	KLEWIN C R -LLC	644	513	U	1	150,000	25	2023	2-1	64,190	2022	2-1	64,190
	ALLYN JR FREDERIC B	0544	0793	U	1	0	0		2-2	64,610		2-2	64,610
	CONNECTICUT HOUSING FINANCE AUTHO	0519	0444	U	1	0	14		2-5	1,960		2-5	1,960
	CRISTELLO DIANNA L	0447	0898	Q	1	210,000	U						
	GARDNER PETER C	0439	0954	U	1	65,133	04						
Total		0.00						Total		130,760	Total		130,760

EXEMPTIONS

Year	Code	Description	Amount

OTHER ASSESSMENTS

Year	Description	Number	Amount

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
2000			

NOTES

I + E F
 1/02 ZONE CHANGE FROM C-2
 2004 TRANS - CO OWNER ADD
 245 ORCHARD HILL DR
 S WINDSOR CT

BUILDING PERMIT RECORD

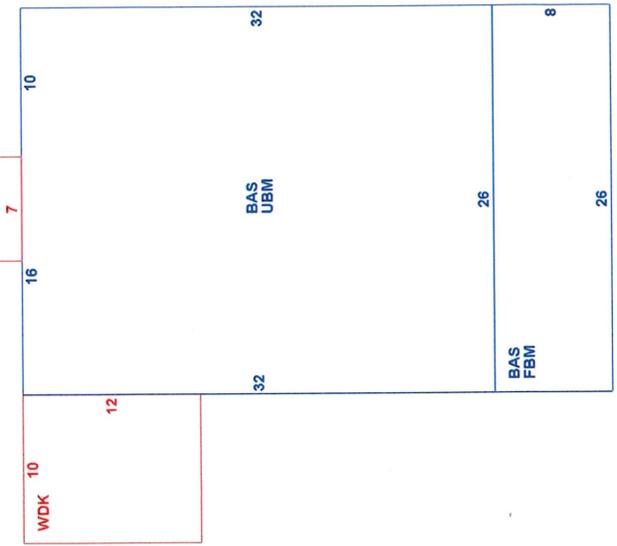
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
16-221	06-16-2016	RE	Int/Ext Renovati	3,200	100	100	12-04-2007	Replace Bay Windows/Front D BUILD 120 SQ FT DECK
07-172	06-12-2007	AD	Addition	800	02-04-2008	100		

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		10-02-2020	GM			15	Reval Review
		07-28-2015	MF	02		00	Measur+Listed
		11-27-2000	NS			00	Measur+Listed
		11-27-2000	NS			00	Measur+Listed
		09-02-1992	JC	X		10	Letter Sent no response
		09-02-1992	JC	X		10	Letter Sent no response
		09-12-1991	CM			00	Measur+Listed

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	3400	OFFICE BLD M9	GFD	0.560	AC	125,000.00	1.37888	C	1.00	2000	0.950	1.0000	163,737.5
Total Card Land Units		1		AC	Parcel Total Land Area 1		Total Appraised Parcel Value		186,800		Total Land Value		91,700	

Element	Cd	Description	Element	Cd	Description
Style:	68	Res Tp Comm			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt Shingl			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2	01	Dir/None			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	3400	OFFICE BLD M94			
Total Rooms	00				
Total Bedrms	0				
Total Baths	00				
Heat/AC	02	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	7.00				
% Comm Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																																																																				
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Appr. Value																																																										
FGR1	Garage	L	240	23.00	1992			50	0.00	2,800																																																										
<table border="1"> <thead> <tr> <th colspan="10">BUILDING SUB-AREA SUMMARY SECTION</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Floor Area</th> <th>Eff Area</th> <th>Unit Cost</th> <th>Undeprec Value</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>Main Floor</td> <td>1,040</td> <td>1,040</td> <td>1,040</td> <td>105.46</td> <td>109,678</td> </tr> <tr> <td>FBM</td> <td>Finished Bsm't</td> <td>104</td> <td>208</td> <td>104</td> <td>52.73</td> <td>10,968</td> </tr> <tr> <td>FEP</td> <td>Finished Enclosed Porch</td> <td>0</td> <td>35</td> <td>18</td> <td>54.24</td> <td>1,898</td> </tr> <tr> <td>UBM</td> <td>Unfinished Basement</td> <td>0</td> <td>832</td> <td>166</td> <td>21.04</td> <td>17,506</td> </tr> <tr> <td>WDK</td> <td>Wood Deck</td> <td>0</td> <td>120</td> <td>18</td> <td>15.82</td> <td>1,898</td> </tr> <tr> <td colspan="2">Ttl Gross Liv / Lease Area</td> <td>1,144</td> <td>2,235</td> <td>1,346</td> <td></td> <td>141,948</td> </tr> </tbody> </table>										BUILDING SUB-AREA SUMMARY SECTION										Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	BAS	Main Floor	1,040	1,040	1,040	105.46	109,678	FBM	Finished Bsm't	104	208	104	52.73	10,968	FEP	Finished Enclosed Porch	0	35	18	54.24	1,898	UBM	Unfinished Basement	0	832	166	21.04	17,506	WDK	Wood Deck	0	120	18	15.82	1,898	Ttl Gross Liv / Lease Area		1,144	2,235	1,346		141,948
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KLEWIN C R -LLC		1 Level	2 Public Water 6 Private Septic	1 Paved	2 Suburban	Description COM LAND COM OUTBL	Code 2-1 2-5	Appraised 66,200 17,900	Assessed 46,340 12,530

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
3 JOHNNY CAKE HILL RD		644 531	06-10-2024	U	I	700,000	31
OLD LYME CT 06371		0565 0033	04-20-2018	U	I	450,000	31
		0555 0255	05-11-2017	U	I	0	14
		0319 1006	11-01-2001	U	I	0	0
		0309 0575	03-09-2001	U	I	0	0
SUPPLEMENTAL DATA		Solar Pane Generator Forest Farm MPT SB Assoc Pic#					
GIS ID 3816		Total 84,100					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total 0.00			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0050			

WORK SHOP/GARAGE=
 RED BARN = 30 X 45
 BLUE BARN = 32 X 45 +
 11 X 21
 ALICE ACRES FARM MARKET
 SPLIT 29 + 39
 94 BTR#4 PETITION DISM.
 ALL OTHER OBS ON #39

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
24-146	05-02-2024	NC	New Construct
23-244	08-21-2023	NC	New Construct

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
1 322V	STORE/SHP M0	GFD	GFD
1 322V	STORE/SHP M0	GFD	GFD
Total Card Land Units		1	AC
Parcel Total Land Area 1		Total Land Value	
		66,200	84,100

PREVIOUS ASSESSMENTS (HISTORY)		APPRaised VALUE SUMMARY	
Year	Code	Assessed	Year
2023	2-1	46,340	2021
	2-5	12,530	2021
Total		58,870	58,870

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 94	00	Outbuildings			
Grade: 00		Vacant			
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
MIXED USE					
Code	322V	STORE/SHP M00	Description		Percentage
					100
					0
					0
COST / MARKET VALUATION					
Building Value New					0
Adjusted Base Rate					0
Year Built					0
Effective Year Built					0
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					0
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					0
Percent Good					0
RCNLD					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																			
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value								
BRN8	Pole barn	L	1,671	9.00	1992			50	0.00	0.00	7,500								
BRN8	Pole barn	L	1,350	9.00	1992			80	0.00	0.00	9,700								
PLT1	1st Poultry hs	L	160	5.00	1992			50	0.00	0.00	400								
HOG	Hog House	L	128	5.00	1992			50	0.00	0.00	300								
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value													
Ttl Gross Liv / Lease Area		0	0	0	0	0													





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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
KLEWIN C R -LLC		4 Rolling	2 Public Water 6 Private Septic	1 Paved	2 Suburban	Description COM LAND COM BLDG COM OUTBL	Code 2-1 2-2 2-5
3 JOHNNY CAKE HILL RD		Alt Prcl ID 91-1590-39	SUPPLEMENTAL DATA			Appraised 211,300 189,200 4,300	Assessed 147,910 132,440 3,010
OLD LYME CT 06371		Solar Pane Generator Forest Farm MPT SB Assoc Pld#				6072 LEDYARD, CT	
Census 07012 GIS ID 3818						VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
KLEWIN C R -LLC	644	531	06-10-2024	U	I	700,000	31	Year	Assessed
SWEET HILL FARM LLC	0565	0033	04-20-2018	U	I	450,000	31	2023	2021
FARM CREDIT EAST, ACA	0555	0255	05-11-2017	U	I	0	14	2-1	2-1
BARGMANN PETER	0256	0496	01-09-1996	U	I	0	0	2-2	2-2
CRANDALL P E + BARGMANN P	0253	0914	09-09-1995	U	V	0	0	2-5	2-5
Total						254,280	254,280	6-1	6-1

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	B
Nbhd Name	Tracing
0050	

SWEET HILL FARM
 POPS ICE CREAM
 20 - 490
 24 - RMV 490

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
06-539	12-11-2006	AD	Addition
06-461	11-01-2006	CM	Commercial
06-50	03-01-2006	AD	Addition
04-01	01-08-2004	CM	HOOP HOUSE
02-125	04-18-2002	IRS	STORAGE SHE
02-19	04-12-2002	IRS	GREENHOUSE
99-53	03-25-1999	IRS	PAVILION

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		ASSESSING NEIGHBORHOOD		EXEMPTIONS		OTHER ASSESSMENTS	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.
1	3220	STORE/SHP M9	GFD		0.570 AC	125,000.00	1.36384	C	1.00
1	3220	STORE/SHP M9	GFD		1.580 AC	12,500.00	1.00000	0	0.75
1	3220	STORE/SHP M9	GFD		2.900 AC	12,500.00	1.00000	0	0.75
1	3220	STORE/SHP M9	GFD		12.850 AC	12,500.00	0.44874	0	1.00
Total Card Land Units		18 AC		Parcel Total Land Area		18		Total Land Value	
								211,300	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
06-539	12-11-2006	AD	Addition
06-461	11-01-2006	CM	Commercial
06-50	03-01-2006	AD	Addition
04-01	01-08-2004	CM	HOOP HOUSE
02-125	04-18-2002	IRS	STORAGE SHE
02-19	04-12-2002	IRS	GREENHOUSE
99-53	03-25-1999	IRS	PAVILION

Appraised Bldg. Value (Card) 189,200
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 4,300
 Appraised Land Value (Bldg) 211,300
 Special Land Value 0
 Total Appraised Parcel Value 404,800
 Valuation Method C



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Record and Return To:

Block, Janney & Sisley, LLC
138 Main Street
Norwich, CT 06360

||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| |||||

INSTR # 2024001296 VOL 644 PG 513
RECORDED 06/10/2024 04:03:25 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$375.00
STATE CONVEYANCE TAX \$1,125.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

FREDERIC B. ALLYN, JR., an individual with an address of 610 Colonel Ledyard Highway, Ledyard, CT 06339 by **Frederic B. Allyn, III**, his attorney-in-fact, (the "**Grantor**"), for **ONE HUNDRED FIFTY THOUSAND and 00/100 (\$150,000.00) DOLLARS** and other valuable consideration received to its full satisfaction of **C.R. KLEWIN, LLC**, a Connecticut limited liability company, having an address of 3 Johnny Cake Hill Road, Old Lyme, CT 06371 (the "**Grantee**"), does give, grant, bargain, sell and confirm unto the Grantee, its successors and assigns forever, that certain real property situated in the Town of Ledyard, County of New London and State of Connecticut, known as 19 Military Highway, together with all buildings, improvements and fixtures located thereon and all appurtenances thereto, as more particularly described on Exhibit A attached hereto and made a part hereof (collectively, the "**Property**").

Said premises are conveyed subject to the encumbrances described in said Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises unto the Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the Grantor does for itself, its successors and assigns, covenant with the 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 are free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns to WARRANT AND DEFEND the above granted and bargained premises to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[Signature Page Follows]

SCHEDULE A

19 Military Highway
Ledyard, CT

Two certain tracts of land, with the buildings thereon standing, situated in the Town of Ledyard, County of New London and State of Connecticut and bounded and described as follows:

FIRST TRACT

Beginning at the northwesterly corner at the junction of land of the Second Tract, hereinafter described, and Old Military Highway and land now or formerly of the Town of Ledyard and going southerly 210.3 feet to a stone wall; thence easterly along said stone wall 50 feet to a drill hole in the wall; thence northerly 210.3 feet to an iron pipe driven in the ground; thence westerly 50 feet to the place of beginning. Bounded northerly by land now or formerly of the Town of Ledyard, easterly by land now or formerly of the Town of Ledyard, southerly by land now or formerly of Alice Satterlee and westerly by land of the Second Tract, hereinafter described.

SECOND TRACT

Beginning on the southeasterly line of the Old Military Highway at the northeasterly corner of land now or formerly of Robert Clarke and running thence northeasterly by said highway 139.3 feet to land of the First Tract, hereinbefore described; thence southerly by said First Tract 210.3 feet along a wall and fence to land now or formerly of Alice Satterlee; thence westerly by said Satterlee land 49.5 feet to said Clarke land; thence northerly by said Clarke land 63.5 feet to a stake; thence northwesterly by said Clarke land 83.5 feet to the point of beginning.

Said premises are conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the town of Ledyard, public or private law and taxes to the Town of Ledyard, Connecticut, hereafter coming due.

Record and Return To:
Block, Janney & Sisley, LLC
138 Main Street
Norwich, CT 06360

1 00000 00000 00000 00000 00000 00000 00000

INSTR # 2024001298 VOL 644 PG 531
RECORDED 06/10/2024 04:03:25 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$1,750.00
STATE CONVEYANCE TAX \$5,250.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

SWEET HILL FARM, LLC, a Connecticut limited liability company, with an address of 610 Colonel Ledyard Highway, Ledyard, CT 06339 (the "**Grantor**"), for **SEVEN HUNDRED THOUSAND and 00/100 (\$700,000.00) DOLLARS** and other valuable consideration received to its full satisfaction of **C.R. KLEWIN, LLC**, a Connecticut limited liability company, having an address of 3 Johnny Cake Hill Road, Old Lyme, CT 06371 (the "**Grantee**"), does give, grant, bargain, sell and confirm unto the Grantee, its successors and assigns forever, that certain real property situated in the Town of Ledyard, County of New London and State of Connecticut, known as 29 and 39 Military Highway, together with all buildings, improvements and fixtures located thereon and all appurtenances thereto, as more particularly described on Exhibit A attached hereto and made a part hereof (collectively, the "**Property**").

Said premises are conveyed subject to the encumbrances described in said Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises unto the Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the Grantor does for itself, its successors and assigns, covenant with the 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 are free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns to WARRANT AND DEFEND the above granted and bargained premises to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[Signature Page Follows]

{ 02248025.1: Deed/SweetHill/CRKlewin }



Search Results Report

Ledyard, CT
February 18, 2025

Parcel Number: 90-2050-1 CAMA Number: 90-2050-1 Property Address: 1 RIDGE RD	Mailing Address: THIEL MICHAEL R + CATHLENE M 1 RIDGE RD GALES FERRY, CT 06335
Parcel Number: 91-1050-13 CAMA Number: 91-1050-13 Property Address: 13 HURLBUTT RD	Mailing Address: G VILLAGE IMPROVEMENTS ASSOC - GALES FERRY, CT 06335
Parcel Number: 91-1050-1657 CAMA Number: 91-1050-1657 Property Address: 1657 ROUTE 12	Mailing Address: NS RETAIL HOLDINGS LLC 2021 MCKINNEY AVE, STE 1150 DALLAS, TX 75201-7632
Parcel Number: 91-1050-7 CAMA Number: 91-1050-7 Property Address: 7 HURLBUTT RD	Mailing Address: THE LANDING AT GALES FERRY LLC 41 WALNUT ST HARTFORD, CT 06120
Parcel Number: 91-1420-11 CAMA Number: 91-1420-11 Property Address: 11 MAPLE CORNERS RD	Mailing Address: KILBY LAWRENCE T + TINA M 11 MAPLE CORNERS RD GALES FERRY, CT 06335
Parcel Number: 91-1420-12 CAMA Number: 91-1420-12 Property Address: 12 MAPLE CORNERS RD	Mailing Address: BARRIERE JESSE 12 MAPLE CORNERS RD GALES FERRY, CT 06335
Parcel Number: 91-1590-20 CAMA Number: 91-1590-20 Property Address: 20 MILITARY HWY	Mailing Address: ERICSON DENISE 20 MILITARY HWY GALES FERRY, CT 06335
Parcel Number: 91-1590-22 CAMA Number: 91-1590-22 Property Address: 22 MILITARY HWY	Mailing Address: CHAVIS GARY J + DEBORAH L 22 MILITARY HIGHWAY GALES FERRY, CT 06335
Parcel Number: 91-1590-23 CAMA Number: 91-1590-23 Property Address: 23 MILITARY HWY	Mailing Address: TAGGART JEREMIAH + DAWN 23 MILITARY HWY GALES FERRY, CT 06335
Parcel Number: 91-1590-24 CAMA Number: 91-1590-24 Property Address: 24 MILITARY HWY	Mailing Address: BAILEY MICHAEL P + LISA M 24 MILITARY HIGHWAY GALES FERRY, CT 06335
Parcel Number: 91-1590-38 CAMA Number: 91-1590-38 Property Address: 38 MILITARY HWY	Mailing Address: WORTHEN DONNA A 38 MILITARY HIGHWAY GALES FERRY, CT 06335



www.cai-tech.com

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Search Results Report

Ledyard, CT
February 18, 2025

Parcel Number: 91-1590-42
CAMA Number: 91-1590-42
Property Address: 42 MILITARY HWY

Mailing Address: MOOREHEAD DAVID
86 MILITARY HWY
GALES FERRY, CT 06335

Parcel Number: 91-1590-45
CAMA Number: 91-1590-45
Property Address: 45 MILITARY HWY

Mailing Address: 41N72WMILITARYHWY LLC
58 HUNTINGTON ST
NEW LONDON, CT 06320

Parcel Number: 91-2120-1637
CAMA Number: 91-2120-1637
Property Address: 1637 ROUTE 12

Mailing Address: BARRETT ELIZABETH J + ROBERT C +
GLENNON DEBRA BAR
6 KINGS HWY
GALES FERRY, CT 06335

Parcel Number: 91-2120-1649
CAMA Number: 91-2120-1649
Property Address: 1649 ROUTE 12

Mailing Address: B O Q INVESTMENTS INC
1649 ROUTE 12
GALES FERRY, CT 06335

Parcel Number: 91-910-25
CAMA Number: 91-910-25
Property Address: 25 HARVARD TER

Mailing Address: E AVALONIA LAND CONSERVANCY INC
PO BOX 49
OLD MYSTIC, CT 06372

Parcel Number: 91-910-57
CAMA Number: 91-910-57
Property Address: 57 HARVARD TER

Mailing Address: PONS ELAYNE A
57 HARVARD TER
GALES FERRY, CT 06335

Parcel Number: 91-910-58
CAMA Number: 91-910-58
Property Address: 58 HARVARD TER

Mailing Address: DUBIN SETH P
58 HARVARD TER
GALES FERRY, CT 06335



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