

BRIAN R. SMITH

One State Street
Hartford, CT 06103
Main (860) 275-8200
Fax (860) 275-8299
bsmith@rc.com
Direct (860) 275-8224

FD#1
RECEIVED

FEB 24 2025

Land Use Department

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




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

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

Street No./ Name: _____

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 No disturbance in wetlands
Amount of Fill, in Cubic Yards N/A 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

Property Location
Vision ID 3811

19 MILITARY HWY

Account # 038500

Map ID 91/ 1590/ 19/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3400
Print Date 12/19/2024 5:59:55 P

CURRENT OWNER

KLEWIN C R -LLC

3 JOHNNY CAKE HILL RD

OLD LYME CT 06371

Alt Prcl ID 91-1590-19

Sub-div

Dev.Lot

Survey#

Elderly

Census 07012

GIS ID 3811

TOPO

1 Level

UTILITIES

2 Public Water

6 Private Septic

STRT / ROAD

1 Paved

LOCATION

2 Suburban

CURRENT ASSESSMENT

Description

COM LAND

COM BLDG

COM OUTBL

Code

2-1

2-2

2-5

Appraised

91,700

92,300

2,800

Assessed

64,190

64,610

1,960

6072

LEDYARD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

644 513

0544 0793

0519 0444

0447 0898

0439 0954

SALE DATE

06-10-2024

06-10-2016

12-24-2013

10-11-2007

05-01-2007

Q/U

U

U

U

Q

U

V/I

I

I

I

I

I

SALE PRICE

150,000

0

0

210,000

65,133

VC

25

0

14

U

04

EXEMPTIONS

Description

KLEWIN C R -LLC

ALLYN JR FREDERIC B

CONNECTICUT HOUSING FINANCE AUTHO

CRISTELLO DIANNA L

GARDNER PETER C

Amount

0.00

OTHER ASSESSMENTS

Description

Number

Amount

ASSESSING NEIGHBORHOOD

Nbhd

2000

Nbhd Name

B

Tracing

Batch

NOTES

I + E F

1/02 ZONE CHANGE FROM C-2

2004 TRANS - CO OWNER ADD

245 ORCHARD HILL DR

S WINDSOR CT

SURVEYORS OFFICE

CONV HSE

-SURVEYORS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

92,300

0

2,800

91,700

0

186,800

C

BUILDING PERMIT RECORD

Permit Id

16-221

07-172

Issue Date

06-16-2016

06-12-2007

Type

RE

AD

Description

Int/Ext Renovati

Addition

Amount

3,200

800

Insp Date

02-04-2008

% Comp

100

100

Date Comp

12-04-2007

Comments

Replace Bay Windows/Front D

BUILD 120 SQ FT DECK

VISIT / CHANGE HISTORY

Date

10-02-2020

07-28-2015

11-27-2000

09-02-1992

09-02-1992

09-12-1991

Id

GM

MF

NS

JC

JC

CM

Type

02

X

X

Is

Cd

15

00

00

10

10

00

Purposi/Result

Reval Review

Measur+Listed

Measur+Listed

Letter Sent no response

Letter Sent no response

Measur+Listed

LAND LINE VALUATION SECTION

B Use Code

3400

Description

OFFICE BLD M9

Zone

GFD

Land Type

Land Units

0.560 AC

Unit Price

125,000.00

Size Adj

1.37888

Site Index

C

Cond.

1.00

Nbhd.

2000

Nbhd. Adj

0.950

Notes

Location Adjustment

1.0000

Adj Unit P

163,737.5

Land Value

91,700

Total Card Land Units

1 AC

Parcel Total Land Area 1

Total Land Value

91,700

This signature acknowledges a visit by a Data Collector or Assessor

Property Location
Vision ID 3811

19 MILITARY HWY

Account # 038500

Map ID 91/ 1590/ 19/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3400
Print Date 12/19/2024 5:59:55 P

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
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	Dirt/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										
% Conn Wall											
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage	L	240	23.00	1992			50		0.00	2,800
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					



10	16	5
WDK		FEP
12		7
		10
32		
		32
		BAS
		UBM
		26
		8
		26



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Property Location 29 MILITARY HWY
Vision ID 3816

Account # 038701

Map ID 91/1590/ 29/1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3220
Print Date 12/19/2024 6:00:32 P

CURRENT OWNER

KLEWIN C R -LLC

3 JOHNNY CAKE HILL RD

OLD LYME CT 06371

TOPO

1 Level

UTILITIES

2 Public Water
6 Private Septic

STRT / ROAD

1 Paved

LOCATION

2 Suburban

CURRENT ASSESSMENT

Code 2-1
2-5

Description COM LAND
COM OUTBL

Appraised 66,200
17,900

Assessed 46,340
12,530

6072

LEDYARD, CT

Supplemental Data

Alt Prcl ID 91-1590-29
Sub-div
Dev.Lot
Survey#
Elderly
Census
GIS ID

Solar Pane Generator
Forest Farm
MPT SB
Assoc Pic#

RECORD OF OWNERSHIP

BK-VOL/PAGE 644 531
0565 0033
0555 0255
0319 1006
0309 0575

SALE DATE 06-10-2024
04-20-2018
05-11-2017
11-01-2001
03-09-2001

Q/U U
U
U
U
U

V/I I
I
I
I
I

SALE PRICE 700,000
450,000
0
0
0

VC 31
31
14
0
0

EXEMPTIONS

Year Code Description Amount

Total 0.00

ASSESSING NEIGHBORHOOD

Nbhd Name Nbhd

0050 B

Tracing

Batch

NOTES

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

OTHER ASSESSMENTS

Year Code Description Number Amount

Comm Int

PREVIOUS ASSESSMENTS (HISTORY)

Year Code Assessed Year Code Assessed V Year Code Assessed

2023 2-1 46,340 2022 2-1 46,340 2021 2-1 46,340

2-5 12,530 2-5 12,530 2-5 12,530

Total 58,870 Total 58,870 Total 58,870

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 0

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 17,900

Appraised Land Value (Bldg) 66,200

Special Land Value 0

Total Appraised Parcel Value 84,100

Valuation Method C

BUILDING PERMIT RECORD

Permit Id Issue Date Type Description Amount

24-146 05-02-2024 NC New Construct 14,000

23-244 08-21-2023 NC New Construct 14,000

LAND LINE VALUATION SECTION

B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Adj

1 322V STORE/SHP M0 GFD 0.570 AC 72,000.00 1.58170 1 1.00 0050 1.000

1 322V STORE/SHP M0 GFD 0.280 AC 4,700.00 1.00000 0 1.00 0050 1.000

Total Card Land Units 1 AC Parcel Total Land Area 1

VISIT / CHANGE HISTORY

Date Id Type Is Cd Purposi/Result

03-13-2001 RM 00 Measur+Listed

03-13-2001 RM 00 Measur+Listed

11-27-2000 NS 00 Measur+Listed

09-12-1991 CM 02 Measur+2Visit

09-12-1991 CM 02 Measur+2Visit

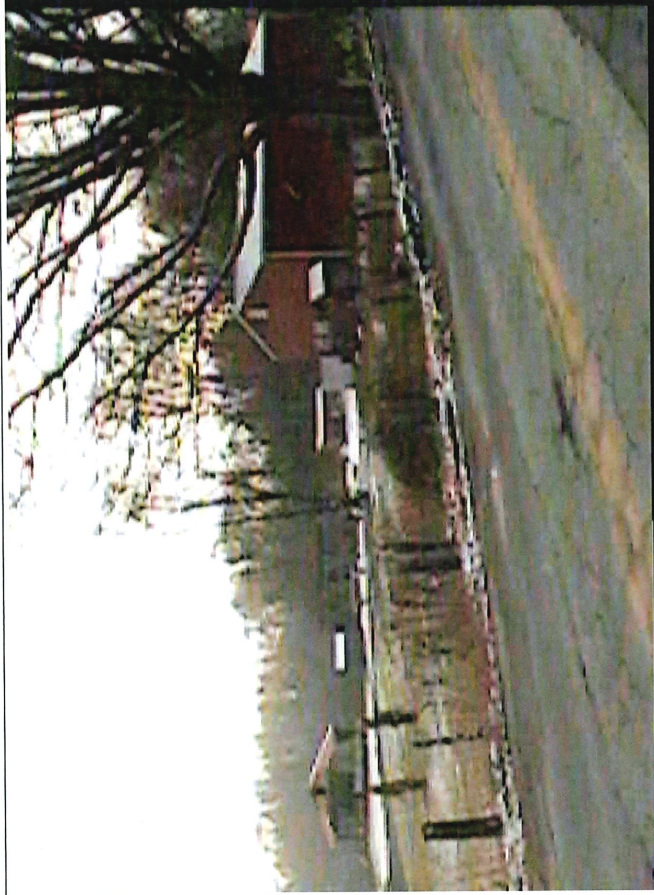
Land Value

Adj Unit P Location Adjustment

113,882.4 1.0000 1.0000

64,900 1,300

Total Land Value 66,200

[illegible]



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Record and Return To:

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

1 00000 00000 00000 00000 00000 00000 00000

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.

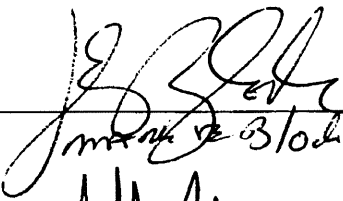
AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns to WARRANT AND DEFEND the above granted and bargained premises to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its duly authorized signatories as of June 6, 2024.

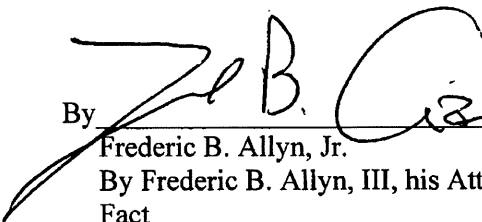
Signed, Sealed and Delivered in the presence of:

Witness:



Jeffrey R. Godley

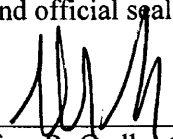
GRANTOR:

By  Frederic B. Allyn, Jr.
By Frederic B. Allyn, III, his Attorney-in-Fact

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

Before me, this 6th day of June, 2024, the undersigned, personally appeared Frederic B. Allyn, III, Attorney-in-Fact for Frederic B. Allyn, Jr., and that as such signer of the foregoing instrument and that he acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Jeffrey R. Godley
Commissioner of the Superior Court

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 10000 0000 0000 0000 0000 0000 0000

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.

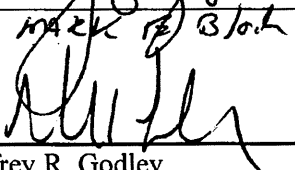
[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its duly authorized signatories as of June 6, 2024.

Signed, Sealed and Delivered in the presence of:

Witness:




JEFFREY R. GODLEY


Jeffrey R. Godley

GRANTOR:

SWEET HILL FARM, LLC

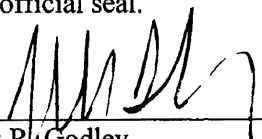
By  POA

Frederic B. Allyn, Jr., Its Member
By Frederic B. Allyn, III, his Attorney-in-Fact

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

Before me, this 6th day of June, 2024, the undersigned, personally appeared Frederic B. Allyn, III, Attorney-in-Fact for Frederic B. Allyn, Jr., Member of **Sweet Hill Farm, LLC**, a Connecticut limited liability company, and that as such signer of the foregoing instrument and that he acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Jeffrey R. Godley
Commissioner of the Superior Court

SCHEDULE A

29 Military Highway
Ledyard, CT

That certain tract of land, with the buildings and improvements thereon, situated on the easterly side of the Military Highway, bounded as follows:

Westerly about three hundred sixty (360) feet by the Military Highway; southerly about two hundred ten (210) feet by land now or formerly of Clarence M. Crandall, Jr.; easterly about three hundred (300) feet by land now or formerly of Clarence M. Crandall, Jr.

Being a portion of the premises described in a deed recorded in Ledyard Land Records, Volume 8, Page 644.

39 Military Highway
Ledyard, CT

a certain tract or parcel of land with Improvements thereon, If tiny, situated on the easterly side of Military Highway in the Town of Ledyard, County of New London and State of Connecticut, bounded and described as follows:

Beginning on the easterly One of the Military Highway at a O.N.O. monument at the northwesterly corner of land now or formerly of Edward F. and Ann F. Chiburis and running thence northerly along the Masterly line of said Military Highway about 410' to land now or formerly of Plater-lee M. Crandall then by said Crandall land and a wall, first easterly about 235' and then northerly about 8' to the easterly line of said Military Highway; thence northerly by the easterly line of said Military Highway about 150' to land now or formerly of Conrad C. and Lots H. Gardner; thence easterly by said Gardner NO 217\$ to the southwesterly corner of land now or formerly of George, Jr. and APPrey M. emits; thence continuing easterly by said Crafts land and a wall about 89.5' to a drill mark in the wall the southwesterly corner of land of the Town of Ledyard males Ferry School); thence continuing easterly by said wall and sold Town land about 091' to a merestone at the northwesterly corner of land 1, Ate. of MO SatiOrlee and Evelyn Lawsori; thence southeasterly by said last mentioned land about 390' to a merestone at the northwesterly corner of land of gales Ferry Free Public Library ApsoPlation, Inc.; thence southwesterly by said Litory land about 4g8l to a wall Omer at the Northeasterly corner at land now or formerly of Jambs R. Z. and Mary H. Reynolds; thence westerly by Wall and the northerly line of said Reynolds land about 1 the northeasterly corner of land now or formerly of Peter b. and Shelton A. Onees; thence continuing westerly by the northerly line of said enese land about 124' to the northeasterly corner of land now or formerly Marianne S. Westcott; thence continuing westerly by the northerly line of said Westcott land about 355' to the northeasterly corner of said Chiburis land; and thence continuing westerly by a wall and the northerly line of said Chiburis land about 40' to the point of beginning.

Containing about 16 acres.

Except as the same was modified by a Boundary Line Agreement dated July 1, 1982 and recorded July 2, 1982 in Volume 125, Page 202 of the Ledyard Land Records.



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



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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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