



**TOWN OF LEDYARD**  
**Department of Land Use and Planning**

*Elizabeth J. Burdick, Director*

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September 15, 2025

Gary St. Vil, Chairman  
Ledyard Town Council  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**RE: C.G.S. 8-24 Referral – 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT –**  
Transfer of Town-Owned Open Space property to Avalonia Land Conservancy to be combined with the Avalonia “Pike Marshall Preserve”.

Dear Chairman St. Vil,

The Ledyard Planning & Zoning Commission, at its September 11, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Town Council for a MOTION to transfer town-owned property located at 13 Applewood Drive (Parcel ID: 99-530-13), Ledyard, CT to the Avalonia Land Conservancy (“Avalonia”) to be combined with the Avalonia “Pike Marshall Preserve” and to remain open to the public for passive recreation and to be protected in perpetuity under Avalonia’s care. The following recommendation was made as a condition to said favorable approval: 1. The 10-foot wide access to the property shall be clearly marked in the field by a Land Surveyor engaged by Avalonia, and 2. Appropriate signage identifying the open space parcel shall be installed by Avalonia.

Please contact me at Town Hall with any questions. Thank you for your attention to this matter.

Sincerely,

*Elizabeth J. Burdick*

Director of Land Use & Planning

C: Roxanne Maher, Administrative Asst. to the Town Council  
Dennis Main, President, Avalonia Land Conservancy  
Marcelle Wood, Chairman, Ledyard Planning & Zoning Commission  
Fred Allyn III, Mayor  
Anna Wynn, Asst. to Director Land Use  
Hannah Gienau, ZWBEO  
File – Land Use Dept.