

8-24 referral – Ledoyt – 93 School Street/1158 Main Street – conveyance of conservation easement

Planning and Zoning Staff has been working with the property owner for a couple of months to assist him in facilitating his goals with the properties. The owner wished to combine both lots into one and abandon the residential use at 1158 Main Street and convert it to a storage structure. This was necessary since only one residence is allowed per lot. This was accomplished in September.

The owner has interest in conveying a conservation easement to the Town over the lot with the exception of an area around the former residence and 1158 Main Street and an area around the residence at 93 School Street. The exact delineation of the conservation easement is in the process of being determined. The attached map was prepared for the owner to show the current and proposed configurations of the lots involved. A map depicting the conservation easement being considered is forthcoming, but Staff wanted to get the opinion of the Commission on this matter before the applicant proceeded further on the proposal.

REFERRAL FORMS
SECTION 8-24

COUNCIL/PLANNING & ZONING COMMISSION

- Town Purchase of Land Date Referred to PZC 10-13-20
- Town Sale of Land PZC Action Date _____
- Town Capitol Improvement Council Action Date _____
- Donation to Town (CONSERVATION EASEMENT)

DESCRIPTION

OWNER LEDOYS ADDRESS 1169 MAPLE ST COVENTRY, CT
STREET 93 SCHOOL, 1150 MAPLE ST. ZONE VR/GA-90
MAP M/M BLOCK 61/8 LOT 14/23
ASSOCIATION N/A APPROXIMATE SIZE 12.3 A

ROAD STATUS: Town Association Private STATE / TOWN

IMPROVEMENT PRIORITY _____

ASSESSED VALUE N/A TAXES N/A MARKET VALUE _____

FEATURES

MAP _____ PHOTO _____

TOPOGRAPHY: Flat Hilly Other _____

WETLANDS: Yes No Comment _____

VEGETATION: Treed Brush Clear Other _____

ABUTS TOWN LAND: Yes No

ENVIRONMENTAL SIGNIFICANCE _____

ZONING SIGNIFICANCE _____

ABUTTING LOT CONFORMANCE ABUTS BLOWN MOUNTAIN CONSERVATION
EASEMENT

GENERAL COMMENTS _____

PLANNER'S COMMENTS _____

PLANNING/ZONING COMMISSION COMMENTS _____

COUNCIL ACTION _____

WORKSHEET

Subject:

93 SCHOOL ST + 1158 MAIN ST COVENTRY

Date:

8-11-20

BY:

H.E. LEDOYT

PAGE:

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SHORT AND LONG TERM GOALS FOR SUBJECT PROPERTIES

SHORT TERM: ① COMBINE INTO ONE PROPERTY

② GIVE PARCEL OF LAND, $\frac{1}{3}$ ACRE TO BOOTH DIMOCK LIBRARY
IN THE NAME OF HERMAN JAKE LEDOYT AND JUDITH JACOBSEN
LEDOYT

③ CONVERSION OF 1158 STRUCTURE FROM RESIDENCE TO STORAGE

LONG TERM: ① PUT A CONSERVATION EASEMENT ON LAND

② TRANSFER LAND WITH CONSERVATION EASEMENT TO TOWN OR
ENTITY WHO WOULD WANT IT IN THE NAME OF
HERMAN JAKE LEDOYT AND JUDITH JACOBSEN LEDOYT

DESCRIPTION:

ACREAGE - 23-24

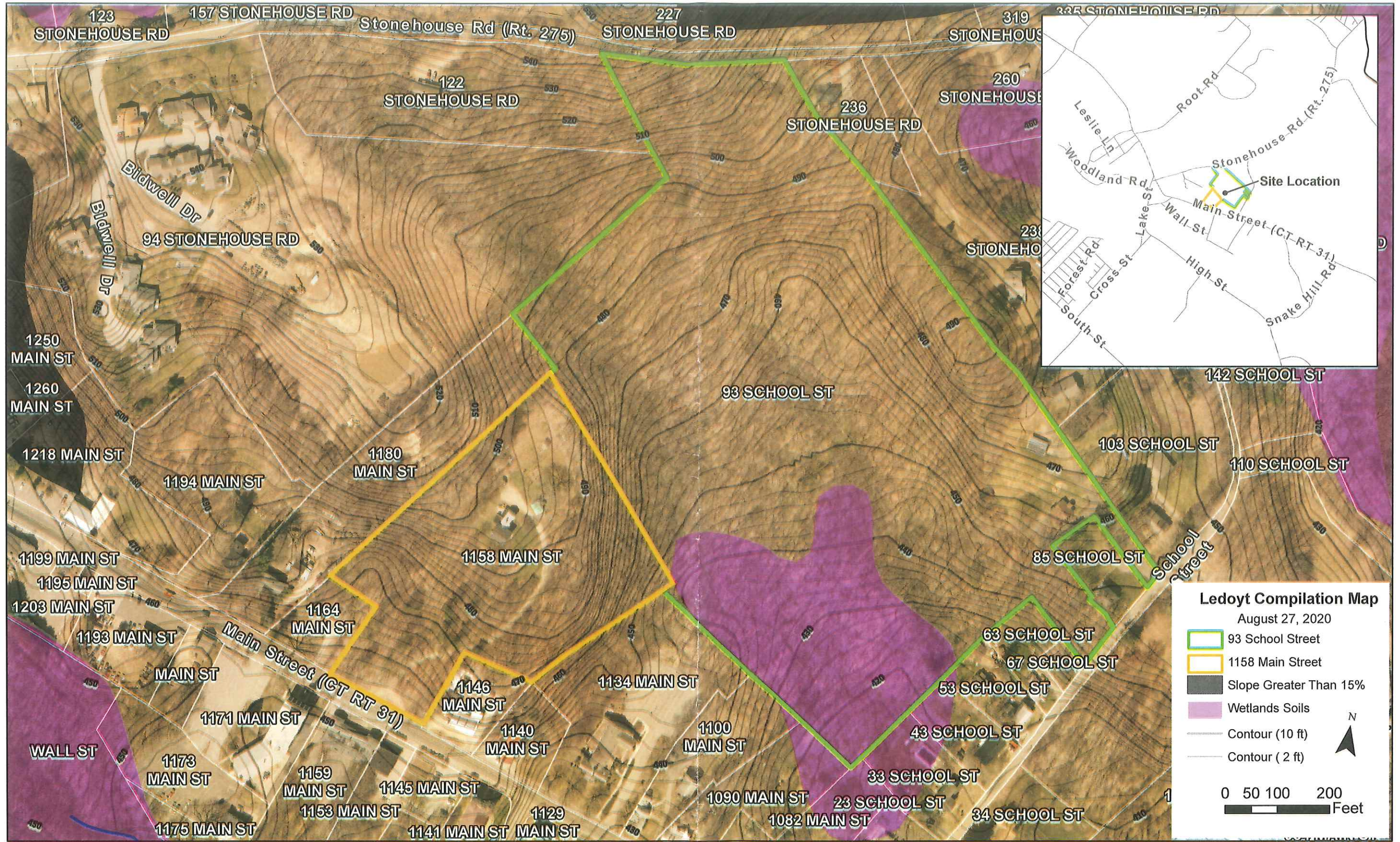
ABUTTERS - 9 MAIN ST 8 SCHOOL ST 5 STONEHOUSE RD

FRONTAGE - 178' MAIN ST 119' SCHOOL ST 367' STONEHOUSE RD

ZONING - VILLAGE CENTER - R-40

TAXES - > 9804

RESOURCES - MOSTLY WOODED, WET AREAS, ROCK OUTCROPPING HILLS



Ledoyt Compilation Map
 August 27, 2020

- 93 School Street
- 1158 Main Street
- Slope Greater Than 15%
- Wetlands Soils
- Contour (10 ft)
- Contour (2 ft)

N

0 50 100 200
 Feet