



TOWN OF LEDYARD

Wetlands Official's Office

Len Johnson, Wetlands Official

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Wetlands Official's Report: IWWC Regular Meeting January 3, 2023

No new applications have been received since the December 6, 2002 meeting

Permit IWWC#22-18URA – Avery Brook Homes, 94, 96, 98, 100 Stoddards Wharf Road

- Property Owner/Applicant: Peter Gardner
- Updated plan submitted December 13, 2022
- Number of houses reduced from 36 to 26 3-bedroom units
- All septic systems have been removed from the Upland Review Area.
- No driveways or garages/car ports are shown on plan. Even though this a conceptual subdivision plan, the close proximity of the houses and small lot sizes necessitates the need to show increased impervious surfaces.
- The GEI Consultants report addresses the impact of drawing from multiple sources and “does not address the potential issue drawing water from a water table that has significant effluent dispersal from multiple subsurface sewage disposal systems in close proximity to each other.”
- The Storm Water Quality Basin is relatively small and only treats effluent from catch basins located in the street. Any overflow from this basin will discharge directly into the wetlands which is only 30 feet away. More provisions should be provided which would capture runoff from the street and chemicals from lawn treatments.
- As stated in the report of Karl F. Acimovic, consulting engineer for the Town of Groton, Groton Utilities is concerned by several factors including:
 - The permeability of the soils which could lead to a rapid migration of effluent to the water table and areas immediately surrounding the subsurface sewage disposal system.
 - Each septic system has been tested individually but the cumulative effect of 26 systems has not been addressed. The slope and pervious soil conditions all point effluent discharge to be in the direction of a public water supply. An in-depth study of the water tables hydraulics and the ability of the soils to treat or renovate the effluent prior to dispersal onto Groton Utilities property has not been provided.
 - Stormwater runoff has not been adequately addressed. The applicant is using sheet flow to pre-treat runoff and one detention basin which channels excessive runoff directly into the Groton watershed.
 - The quality of existing groundwater and the need to drawdown from neighboring properties. The GEI Consultants report addressed only adequacy of supply, but not the quality.

-While the applicant has addressed several of these concerns, namely reducing the number of homes and the addition of a small detention basin to handle drainage from the road, the project still seems to be an aggressive use of the Affordable Housing (Section 8-30g) Act. The density and size of these houses on lot sizes as small as 0.19 acres all with individual wells and subsurface septic systems, and the lack of management and treatment of stormwater runoff has the potential to adversely impact a public water supply.

-Consideration for approval would be elimination of the 8-30g regulations and reverting to standard zoning requirements.

Considerations for Action:

Suggested Motion for Denial

I make the motion to deny application # IWWC22-18URA, Avery Brook Homes, based on information from Groton Utilities (Karl F. Acimovic, P.E.) that the applicants didn't provide needed information regarding the combined impact of 26 individual septic systems and their cumulative effect on the Groton Utilities public water supply. These effects are the rapid discharge and migration of effluent to the underlying water table resulting in significant nutrient loading detrimental to a public water supply, the lack of data showing the ability to supply adequate water of potable quality from on site wells, and the effects of stormwater runoff without adequate pretreatment.

Suggested Motion for Approval

I make the motion to approve application #IWWC22-18URA, Avery Brook Homes based on information from Ian T. Cole, Professional Soil Scientist and John R. Martucci, P.E. of LBM Engineering, that the applicants have proven that the 26 houses and associated wells and septic systems will not impair or negatively impact the watershed for the Town of Groton.

Len Johnson
Ledyard IWWC Official