



# TOWN OF LEDYARD

## Inland Wetland and Water Courses Commission

### Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman Justin  
DeBrodt

#### Regular Meeting

---

**Tuesday, September 6, 2022**

**7:00 PM**

**Council Chambers -Hybrid Format**

---

#### **I CALL TO ORDER**

Chairman Debrodt called the Regular Meeting of the Inland Wetlands and Watercourses Commission to order at 7:00pm in the Town Hall Annex Council Chambers and via Zoom.

**Present** Chair Justin DeBrodt  
Vice Chair Paul Maugle  
Commissioner Dan Pealer  
Commissioner Lynmarie Thompson  
Commissioner Beth E. Ribe  
Alternate Member Gary St. Vil

**Absent** Alternate Member Glen Graebner

#### **II ROLL CALL**

In addition to the Commission Members, the following staff were present: Juliet Hodge, Director of Planning and Development, Wetlands Enforcement Officials Len Johnson and Wetlands and Zoning Official, Thomas Thomas, III.

**Present** Chair Justin DeBrodt  
Vice Chair Paul Maugle  
Commissioner Dan Pealer  
Commissioner Lynmarie Thompson  
Commissioner Beth E. Ribe

**Excused** Alternate Member Gary St. Vil

**Absent** Alternate Member Glen Graebner

#### **III. CITIZENS COMMENTS**

None

#### **IV. PRESENTATIONS / INFORMATIONAL ITEMS**

None

#### **V. OLD BUSINESS**

**A.** IWWC#22-16URA for installation of a multi-use pathway and sidewalk extensions that will

provide connectivity between the Town Center and Ledyard High School.

Steve Masalin, Town Public Works Director introduced the project to the IWWC. Nick DePalmero from Weston & Sampson was also present to provide details about the project. The project is being funded in part with a LOTCIP grant and Town ARPA funds.

The multi-use path will be 10ft wide and run along Colonel Ledyard Highway from Rte. 117 to the High School. There are two areas of wetlands along the route. Some wetlands impacts are caused by steep slopes along the trail in the vicinity of wetlands. There will be three sites with retaining walls to reduce impact on wetlands in these areas with steep slopes. There will be improvements made to Holdridge Circle, a pedestrian crossing at the light at Rte. 117 and the intersection of Gallup Hill and CLH will be realigned. The path will be bituminous concrete to make maintenance easier.

The total project area of disturbance is 3.65 acres. Regulated area disturbance is approximately 18,000sf. Only .82% of total project area impacts wetlands, with only 120sf of permanent Wetlands impact at the first crossing, and 570sf of permanent impact at the second crossing area - mostly related to grading. Mr. DePalmero stated there would be 30cy of fill within the wetlands along Gallup Hill.

Commission members asked about adjacent owners and if any permissions are required to do the work. Mr. DePalmero said the impact to abutting properties will be minimal. Some screening may be needed and regrading etc.

Mr. Gardner asked question about the width of the sidewalks that are being extended.

Mr. Masalin stated there was a public meeting to solicit comments and concerns.

With respect to water quality and potential impact to the wetlands from run-off, there will be new catch basins and a hydrodynamic separator to filter out sediment and other substances. These will be maintained by the town. Detention/Infiltration basins are also proposed to naturally filter the water.

Commissioner Thompson asked about other permits/approvals needed.

Mr. DePalmero stated that the NDDDB review was completed. One protected species was found and measures will be taken to protect it during construction. They are waiting on a letter from the Historic Society and Army Corps of Engineers. No Stormwater permits are needed.

Commissioner Pealer asked about the relation of the trail project to the proposed installation of the sewer line, and Commissioners discussed whether there would be additional impact caused by the sewer line being installed in the same area.

WEO Len Johnson provided input. He feels the water quality would be improved with the drainage infrastructure proposed and the impact to the wetlands would not be significant.

**MOTION made to classify Application IWWC#22-16URA as a Class B (Non-significant Activity)**

**Motion Passed unanimously.**

**MOVER** Beth E. Ribe  
**SECONDER** Lynmarie Thompson  
**RESULT** **APPROVED AND SO DECLARED**

Commission discussed the increase of water volume going into the Wetlands and the increased impact.

Commissioners reviewed the criteria for making a decision.

**MOTION made and seconded to Approve Application IWWC#22-16URA. Motion Passed unanimously.**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Beth E. Ribe

**SECONDER:** Lynmarie Thompson

**AYE** 5 DeBrodts Maugle Pealer Thompson Ribe

**EXCUSED** 1 St. Vil

**ABSENT** 1 Graebner

## **VI. NEW BUSINESS**

- A.** Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT.

Andrew McCoy and Peter Gardner were present for the Application on behalf of the owners. Mr. McCoy stated that all proposed work is outside of the wetlands themselves. There are three areas of wetlands, one of which was manmade due to excavation activity.

Soil Scientist Ian Cole provided a report stating there would be no negative impacts to the wetlands. Mr. Gardner described the work being conducted in the upland review area. He stated that he has been working on this project for a year including work with LLHD and a Hydrologist. Both have indicated that the project is feasible. The site is surrounded by land owned by the City of Groton and 2 residences. Mr. Gardner has notified Groton Utilities but has not received comments yet. There are no stormwater systems or footing drains proposed.

Planner Juliet Hodge explained the 8-30g process and relief from dimensional requirements.

The applicant submitted the LLHD review and the Hydrologist report for the record.

WEO Len Johnson commented that he read all the reports submitted, and admitted that the development is intense given the size of the lot and proximity to the Wetlands.

Commission members asked whether the location of the wells and septic systems could be reversed, and indicated that they would like to take some time to review the reports and go on a site walk.

A revised plan was submitted to LLHD and no comments have been received. Commission tabled the application until the October Meeting. Commission members and staff scheduled a Site Walk on Monday 12th at 4:00. Only 2 Commission members will attend.

**RESULT:** CONTINUE

## **VII. STAFF REPORTS**

### **A. WEO Report August 2022**

WEO Len Johnson went over his report. The affordable housing subdivision application had not been received at the time of the report.

Commission asked staff about the status of the CACIWC membership and asked that the newsletters be forwarded to the Commission.

**RESULT:** COMPLETED

## **VIII. CORRESPONDENCE**

None

## **IX. APPROVAL OF MINUTES**

### **A. IWWC Regular Meeting Minutes: August 2, 2022**

Motion was made and seconded to approve the minutes of the August , 2022 meeting. Motion Passes unanimously.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Lynmarie Thompson

**SECONDER:** Beth E. Ribe

**AYE** 5 DeBrodt Maugle Pealer Thompson Ribe

## **X. MEETING REVIEW**

Commission members stated that they appreciated the shared screens. They talked about the lack of staff and issues about taking minutes.

## **XI. ADJOURNMENT**

**Motion made and seconded to adjourn the meeting at 9:04pm. Motion Passed Unanimously.**

A motion was made by Commissioner Pealer, seconded by Commissioner Ribe, that this be Approved and so declared. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Dan Pealer

**SECONDER:** Beth E. Ribe

**AYE** 5 DeBrodt Maugle Pealer Thompson Ribe

