



TOWN OF LEDYARD

Wetlands Official's Office

Len Johnson, Wetlands Official

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Wetlands Official's Report: IWWC Regular Meeting March 7, 2023

As of Right – Timber Harvesting- 1009R Shewville Rd.

- Property Owner/Applicant: Cliff Allyn and James Allyn
- Temporary stream crossing
- Removal of tress in wetlands and upland review area
- I plan on visiting the site before the meeting to check on the feasibility of using the existing crossing.

Permit IWWC23-1 URA-34 Coachman Pike

- Property Owner/Applicant: John Moulson
- Previously approved approximately 2005.
- URA changed from 50' to 100'.
- Previously approved plan had 4-bedroom house, garage, and septic system entirely out of the 50' URA. New submittal has the house and septic system entirely within the 100' URA. Only a portion of the garage is outside the 100' URA.

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

- Property Owner/Applicant: Peter Gardner
- Updated plan submitted February 13, 2022
- Number of houses reduced from 36 to 26 3-bedroom units
- All septic systems have been removed from the Upland Review Area.
- Report from Angus McDonald/Gary Sharpe & Associates titled *Avery Brook Homes Septic System Effluent Renovation Analysis* states that even though surface runoff drains towards the wetlands on the easterly side of the property, groundwater contours mapped as a result of the elevations observed in monitoring wells indicate that the gradient across the entire site is toward the west-northwest and not to the two wetlands and watercourse systems on the eastern periphery.

-The plan revision dated February 13, 2023 adds Stormtech SC-740 chambers to capture 1" of rainfall from the roof of all homes to lessen the amount of surface runoff.

-Juliet and I met at Groton Utilities offices with four members of GU engineering and maintenance staff to discuss their concerns as an abutter and how surface runoff and groundwater from the Avery Brook Homes may affect the quality of water in the Groton Reservoir. They have hired Wright-Pierce Engineering to review the calculations provided by Angus McDonald/Gary Sharpe & Associates. They hope to have their analysis complete for the IWWC meeting. They also expressed concern about why an extensive wetland located on GU property on the eastern border of Avery Brook Homes was not noted on the site plan.

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