



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC25-17AR

REGULAR MEETING – TUESDAY, October 7, 2025

Prepared by Hannah Gienau, Zoning and Wetlands Official on 9/24/25

Applicant(s): Chris Casadei, LLC
Property Owner(s): Nathan & Shelly Weiss (23B Bittersweet Dr. (Map ID: 25/200/23B)
Project Address: 23B Bittersweet Dr. (Map ID: 25/200/23B), Gales Ferry, CT
Meeting Date: October 7, 2025
Date Received by IWWC: October 7, 2025

Applicant/Owner Requests: As of Right Determination for a timber harvest of 41 acres. The operation will utilize two temporary intermittent drainage crossings, and an established network of wood roads already present on the property.

Zone District: R40

Lot-Area: Total Project acreage is about 41-acres (As stated by the applicant) and 144SF of disturbance in regulated areas as described in the Application.

Lot Frontage: Approx. 20ft of frontage on Bittersweet Dr. and 30ft of frontage on Avery Hill Rd. It shall be noted that access for logging operations will enter from the access abutting Avery Hill Rd.

Regulated Activity Description:

Wetland Disturbance Area	0SF
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Disturbance Area	144 SF +/-

Staff Comments:

The Commission will need to:

1. Make a finding as to whether or not the proposed activity/activities are a "Use of Right" activities and, therefore, does not require a permit.

Applicant, Chris Casadei, LLC, plans to harvest timber in a planned and controlled manner. The harvest is a total area of 41 acres. The trees to be sold are part of a "Selective Silvicultural Harvest with the objective to salvage Beech and Ash prior to their demise and to sustain the overall health of the forest, establish conditions favorable to natural regeneration and remove undesirable growing stock from the forested portion of the property." A Log landing will be used near an existing access strip along Avery Hill Rd. Logging operations will be monitored by Chris Casadei LLC, for the duration of the harvest set to take place on November 15, 2025, as stated in the Timber Sale Agreement (FD#3). Approximately 10

months are needed to complete operations depending on weather conditions. Work will be suspended during wet conditions.

Two intermittent drainage crossings will be used. They will be protected with corduroy logs or temporary bridge mats and removed from stream channels once the work is complete.

Locations are shown on the map attached to this application. The skid trails are flagged in red dashes, and the edge of the harvest area is marked in red to resemble the property line. The applicant states "It is our understanding that a Forest Management Activity of this nature is considered a Permitted Use of Right under C.G.S Sections 22a-36 through 22a-45".

Section 4.2 Use of Right. The following operations and uses shall be permitted in inland wetlands and water courses, as of right:

- a. grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Energy and Environmental Protection for the purposes of wetland or water course restoration or enhancement or mosquito control. The provisions of this Section shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of water courses with continual flow, filling or reclamation of wetlands or filling of water courses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, the mining of top soil, peat, sand, gravel or similar material from wetlands or water courses for the purposes of sale;

Staff Recommendation: No proposed disturbance of the natural and indigenous character of the wetland or watercourses, removal or deposition of material, alteration or obstruction of water flow, or pollution of the wetland or watercourse associated with the proposal, subsequently, staff recommends approval of the proposal as a "Class A Use of Right" activity.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve this application, the following language for a motion of a approval is suggested:

MOTION#1 (*A Motion to Approve*)

After giving due consideration to all relevant factors, including those in Section 4 of the Ledyard Inland Wetland and Watercourse Regulations and Section 22a-40 of the Connecticut General Statutes, I move that IWWC#17AR-23B Bittersweet Drive, Gales Ferry CT-Applicant/Agent, Chris Casadei, LLC- As of Right Determination for a timber harvest as more fully described in the Application and supporting documents, is Permitted Use of Right and, therefore, no permit is needed.

If the commission is inclined to deny the Application, it shall state their reasons on the record.