



# TOWN OF LEDYARD

## Department of Land Use and Planning

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### MEMORANDUM FOR THE RECORD

#### APPLICATION #IWWC25-20AR

#### REGULAR MEETING – TUESDAY, October 7, 2025

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

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**Applicant(s):** Avalonia Land Conservancy, Inc  
**Property Owner(s):** DDJM, LLC, 4 Hough Rd. Bozrah CT, 06334 (173 & 175 Stoddards Wharf Rd)  
**Project Address:** 173 & 175 Stoddards Wharf Rd (Map ID: 25/2630/173) and (25/2630/175), Gales Ferry, CT  
**Meeting Date:** October 7, 2025  
**Date Received by IWWC:** October 7, 2025

**Applicant/Owner Requests:** As of Right/ Non-Regulated Activity determination for a proposed 41-foot by 8-foot raised structure (**boardwalk style see FD#2 and FD#2-1**) constructed from 2-foot by 6-foot pressure treated treads that will span a seasonal seepage area, which currently flows through a culvert beneath Stoddards Wharf Road. The crossing will connect to non-wetland areas on both sides. This boardwalk will provide service for a trail that traverses the property and will connect to the Avalonia-contracted Pfizer property at 154 Stoddards Wharf Road and to Avery Hill Road Extension, located south of the Glacial Kettle Hole Park parcel. (**See FD#1IWWC#25-20AR – Application & Supporting Documents**)

**Zone District:** R60

**Lot-Area:** Total Lot area 173 Stoddards Wharf Rd is 31.66 Acres (per Tax Assessor Records) and 175 Stoddards Wharf Rd is 0.92 Acres.

**Lot Frontage:** 173 Stoddards Wharf Rd, has approx. 515ft of frontage on Avery Hill Rd Ext. 175 Stoddards Wharf Rd, has approx. 76.16ft of frontage on Avery Hill Rd Ext.

#### **Regulated Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Disturbance Area</b>	<b>0 SF</b>

#### **Staff Comments:**

The Commission will need to:

1. Make a finding as to whether or not the proposed activity/activities are a "Non-Regulated" activity and, therefore, does not require a permit.

Applicant, Avalonia Land Conservancy, Inc, for proposed non-regulated activities, the proposed project is located at the northeast corner of 173 and 175 Stoddards Wharf

Road. It includes a 41-foot crossing that will span a seasonal seepage area, which currently flows through a culvert beneath Stoddards Wharf Road. The crossing will connect to non-wetland areas on both sides. The raised structure will be constructed to link the Avalonia-contracted Pfizer property at 154 Stoddards Wharf Road with Avery Hill Road Extension, located south of the Glacial Kettle Hole Park parcel.

Section 4.3 Non-Regulated Use. The following operations and uses shall be allowed, as non-regulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or water course by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or water course:

- a. Conservation of soil, vegetation, water, fish, shellfish, and wildlife; and
- b. Outdoor recreation including play and sporting areas, golf courses, field trails, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing, and shell fishing where otherwise legally permitted and regulated.

**Staff Recommendation: The proposed raised structure that will serve as a trail for outdoor recreation, will not disturb 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 Non-Regulated" 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#20AR- 173 & 175 Stoddards Wharf Rd, Ledyard CT- Applicant/Agent, Avalonia Land Conservancy, Inc- for As of Right Determination for a raised structure as more fully described in the Application and all its supporting documents, is a Non-Regulated Activity and, therefore, no permit is needed.

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