



Chairman
Justin DeBrod

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

~ AGENDA ~

Regular Meeting

Tuesday, March 7, 2023

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/83681967341?pwd=K1ZzaHNIUCtCcnNVL1A0UmlwclR6UT09>

Meeting ID: 836 8196 7341

Passcode: 462781

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. MEMBER COMMENTS
- VI. REPORTS
 - A. Len Johnson - Feb-March Report
Attachments: [3. Wetlands Report for March 7, 2023](#)
- VII. APPROVAL OF MINUTES
 - A. Draft Meeting Minutes from February 7, 2023 Meeting
Attachments: [Feb 7 Revised Meeting Minutes](#)
- VIII. NEW BUSINESS

- A. IWWC#23-1URA of Boundaries LLC, 34 Coachman Pike, Ledyard CT, 06339, to construct a New Single Family Home with the house, septic system, well driveway, grading, and clearing within the 100' Upland Review Area

Attachments: [IWWC#23-1URA SITE PLAN](#)
[IWWC23-1URA Application](#)
[Additional Submission Materials](#)

- B. Notification of Timber Harvest of Cliff Allyn and James Allyn at 1009R Shewville Road, Ledyard, CT 06339

Attachments: [Timber Harvest 1009R Shewville](#)

IX. OLD 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 26 lots in a proposed 8-30g Re-Subdivision located on 94, 96, 98 and 100 Stoddards Wharf Rd, Ledyard CT.

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- Attachments:** [Exhibit #1 - Application and Supporting Documents](#)
[Exhibit #2 - Legal Notice - November 1, 2022 - Public Hearing](#)
[Exhibit #3 - Decmeber 6, 2022, Public Hearing](#)
[Exhibit #4 - Abutter Letter to Applicant 112122](#)
[Exhibit 5 - LLHD Letter - August 3, 2022](#)
[Exhibit 6 - Soil Scientist Report - August 22, 2022](#)
[Exhibit #7 - GEI Report Water](#)
[Exhibit #8 - GU Comments - September 30, 2022](#)
[Exhibit #9 - IWWC#22-18URA LLHD](#)
[Exhibit #10 - CLA Review - Ocotber 27, 2022 -7336](#)
[Exhibit #11 - GU Comment - October 28, 2022](#)
[Exhibit #12 - DPH Letter, November 1, 2022](#)
[Exhibit #13 - LLHD Letter, November 9, 2022](#)
[Exhibit #14 - LBM Engineering Report, November 13, 2022](#)
[Exhibit #15 - FEMA Map, October 4, 2022](#)
[Exhibit #16 - Plan Set, July 22, 2022](#)
[Exhibit #17, Revised Plan Set, October 31, 2022](#)
[Exhibit #18 - Second Revision Plan Set, November 14, 2022](#)
[Exhibit #19 - Revised Application, November 22](#)
[Exhibit #20 - Revised Narrative - November 22, 2022](#)
[Exhibit #21 - Ltr. Town Resubmission, November 22, 2022](#)
[Exhibit #22 - Notice of Abutters Documentation, December 2, 2022](#)
[Exhibit #23 - KA - GU Statement, December 6, 2022](#)
[Exhibit #24 - KA - GU Resume, December 6, 2022](#)
[Exhibit #25 - Memorandum from Public Works, December 6, 2022](#)
[Exhibit #26 - Revised Soil Scientist Report, December 6, 2022](#)
[Exhibit #27 - GU Statement, December 6, 2022](#)
[Exhibit #28 - KA Resume, December 6, 2022](#)
[Exhibit #29 - Verified Notice of Intervention, December 6, 2022](#)
[Exhibit #30 - Revised Plans Dated - Pages 3 and 6, December 6, 2022](#)
[Exhibit #31 - CT Public Health Code - OnSite Sewage Disposal Regulations, December 6, 2022](#)
[Exhibit #32 - Separating Distance Chart](#)
[Exhibit #33 - Excerpt from Waterbury V Washington, December 6, 2022](#)
[Exhibit #34 - Revised Plans, December 6, 2022](#)
[Exhibit #35 - Sheet 10 elevaiton revision -dec 14](#)
[Exhibit #36 - Dec 15](#)
[Exhibit #37 - Revision to Address Pipe Length Dec 15](#)
[Exhibit #38 - PH Re-notice to Abutters](#)
[Exhibit #39 - S. Masalin Review, Dec 22](#)
[Exhibit #40 - I. Cole and J. Martucci Resume](#)
[Exhibit #41 - Ltr to Continue PH. Jan 3](#)
[Exhibit #42 - Justin DeBrodt Memo](#)
[Exhibit #43 - Michael Giggey Resume + Memo](#)
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[Exhibit #44 - Betsy Graham Letter Jan 3](#)
[Exhibit #45 - Ltr. from Stephen Studer](#)
[Exhibit #46 - Ltr. Requesting Analysis Info Studer - Jan 17](#)
[Exhibit #47 - Ltr from Fire Chief - J.Mann, Jan 25](#)
[Exhibit #48 - Revised Verified Notice of Intervention](#)
[Exhibit #49 - Request to Continue PH to March 7](#)
[Exhibit #50 - Applicant Consent Admin Proceedings](#)
[Exhibit #51 - Renovation Analysis](#)
[Exhibit #52 - S.M - Analysis Comments](#)
[Exhibit #53 - Ltr abt Supplemental Info](#)
[Exhibit #54 - Feb 13 Updated Site Plans](#)
[Exhibit #55 - Stormwater Management](#)
[Exhibit #56 - GU Water Master Plan](#)
[Exhibit #57 - Town of Ledyard, NL County 2003 District Map](#)
[Exhibit #58 - S.M Storm Water Comments](#)
[Exhibit #59 - Studer Analysis Comments](#)
[Exhibit #60 - Memo on 22a-19 petition](#)
[Exhibit #61 - Basis for Discharge](#)
[Exhibit #62 - Slides for GU presentation to Ledyard IWWC](#)
[Exhibit #63 - Wright-Pierce memo-Updated Eval of WQ Impacts](#)
[Exhibit #64 - Proposed Road, March 7 2023](#)
[Exhibit #65 - CT DEEP Report](#)
[Exhibit #66 - Winter De-Icing Protocol Ledyard](#)
[Exhibit #67 - Sourcewater Protection Plan](#)

X. ADJOURNMENT