



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission Meeting Minutes

Chairman
Justin DeBrod

Regular Meeting

Tuesday, March 7, 2023

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrod

Chairman DeBrod called the Regular Meeting of the IWWC to order at 7:00 P.M. The meeting was hybrid with some attending in person and others via Zoom.

II. ROLL CALL

Staff Present: Juliet Hodge, Director of Planning and Development, Len Johnson, Wetlands Enforcement Officer, and Makenna Perry, Land Use Administrative Asst.

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

III. RESIDENTS & PROPERTY OWNERS COMMENTS

No comment.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. MEMBER COMMENTS

None.

VI. REPORTS

A. Len Johnson - Feb-March Report

Wetlands Enforcement Officer, Len Johnson, explained that the majority of his focus has been on Avery Brook Homes Application. He also reviewed a Timber Harvest Application which will be reviewed at the next Inland Wetlands Watercourses Commission Meeting on April 4, 2023. Mr. Johnson also stated he conducted a sitewalk for the application at 35 Coachman Pike.

VII. APPROVAL OF MINUTES

A. Draft Meeting Minutes from February 7, 2023 Meeting

Motion was made by Commissioner Pealer and seconded by Commissioner Ribe to approve the February 7, 2023 minutes. Motion passed unanimously.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

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.

Jacob Faulise, Boundaries LLC, presented the application on behalf of the applicant. The Commission asked Mr. Faulise questions about the driveway location and the upland review area on the property. The Commission accepted the application. The Commission will conduct a site walk on the property on Saturday, March 18th, 2023.

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

This application will be reviewed at the next Inland Wetlands and Watercourses Commission Meeting on April 4, 2023, as requested by the applicant.

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.

Attorney Harry Heller, 736 Norwich New London Tpke, Uncasville, reviewed the application from the date of submittal.

The following professionals, presented the findings of the reports they submitted:

Stuart Fairbank, Professional Engineer with McDonald and Sharpe Associates Inc, reviewed the renovation analysis he provided for this application.

John Martucci, Professional Engineer, reviewed the storm water management report for this application.

Ian Cole, Soil Scientist, presented his findings based on the report he provided for this application.

The following people spoke on behalf of the intervener, through its Department of Utilities ("Groton Utilities").

Attorney Steven Studer, Berchem and Moses, believed the applicant had not fully evaluated the impacts on the wetlands.

Michael Giggey, Nutrient Management Expert, presented his findings concerning water quality

and potential impacts to sensitive environmental receptors.

Mr. Giggey discussed the limited area where the hydraulic flow direction was measured. He suggested that the groundwater flowed in a different direction near the adjacent brook / waterway to the east of the property.

Carl Acimovic, Professional Engineer, supported Michael Giggey's findings.

The following people spoke in favor of the application: None.

The following people spoke against the application: Allen Bruckner, 93 Stoddards Wharf Road and James McCarthy, 95 Stoddards Wharf Road.

Attorney, Carl Landolina, provided comments and suggestions to the Commission regarding authority to review and process.

Attorney Harry Heller provided closing statements.
Peter Gardner also made closing comments.

Motion moved by Commissioner Thompson and seconded by Commissioner Pealer to close the public hearing. Motion passed unanimously. Deliberations will begin at the next IWWC Meeting on April 4, 2023.

RESULT: CONTINUE
MOVER: Lynmarie Thompson
SECONDER: Dan Pealer

X. ADJOURNMENT

Motion was made by Commissioner Pealer and seconded by Commission Ribe to adjourn at 12:10 A.M. Motion passed unanimously.

Chairman, Justin Debrodt

Date