

FD#11

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**TOWN OF LEDYARD**

Land Use Department

Department of Land Use and Planning*Hannah Gienau, Zoning and Wetlands Official*

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MEMORANDUM FOR THE RECORD**APPLICATION #IWWC25-11 SITE****REGULAR MEETING – TUESDAY, July 1, 2025***Prepared by Hannah Gienau, Zoning and Wetlands Official on 6/25/25*

Applicant(s): Norm Eccleston, Habitat for Humanity of Eastern CT
Property Owner(s): Habitat for Humanity of Eastern Connecticut, Inc. (8,9 & 11 Colby Dr. & Colby Dr (Parcel ID: 68/530/680); and Jessica Anderson Heuschele & George Heuschele (16 Highview Terrace)
Professional Engineer: William Walter, P.E., Alfred Benesch & Company
Land Surveyor: David A. Caricho, P.L.S., Alfred Benesch & Company
Certified Soil Scientist: Edward Avizinis, CPSS, PWS
Project Address: 8,9 & 11 Colby Dr. & Colby Dr (Parcel ID: 68/530/680) & 16 Highview Terrace (Easement area only), Ledyard, CT
Meeting Date: July 1, 2025
Date Received by IWWC: June 3, 2025
Legal: Submitted 5/27/25, Date of Receipt 6/3/25, Decision Required Date August 7, 2025.

Applicant/Owner Requests: Permit for regulated activities to construct a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC).

Lot-Area: Total Project acreage about 17.01-acres (8 Colby Dr. – 3.84-acres (167,270Sf); 9 Colby Drive - 2.82-acres (122,839SF); 11 Colby Drive – 9.1-acres (396,396SF); Colby Dr. (Parcel ID: 68/530/680) 1.25-acres ((560,181SF); and 16 Highview Terrace – Easement area only.)

Lot Frontage: None. Frontage will be achieved after finished construction of paper road known as Colby Dr. (Parcel ID: 68/530/680) as proposed by the Applicant.

Total Wetlands: 4.91 acres (213,879 SF).

Flood Hazard Zone: Yes. A portion of 11 Colby Dr. is located in Zone A (FEMA FIRM #09011C0359G).

Coastal Area Management Zone: No.

Public Water Supply Watershed: Yes.

Regulated Activity Description:

Wetland Disturbance Area	15,682 +/- SF
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Disturbance Area	11,761 SF +/-

Staff Comments:

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Habitat for Humanity Multi-Family Residential Affordable Housing Development Per C.G.S §8-30g, Lots 8,9, & 11 Colby Dr., Ledyard Connecticut, Submitted for: IWWC Application, Prepared by Alfred Benesch & Company, Dated May 19, 2025:"

- The current proposal is for a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC).
- Regulated activities (URA): Regulated activities include temporary disturbance for grading during construction and discharge from a drainage outlet located northwest on 11 Colby Drive.
- Regulated Activities (Wetlands): Within the wetlands, the regulated activities will be stormwater maintenance of existing drainage structures. This will include selective clearing of invasive species (Phragmites) and downed trees/root balls to restore the original capacity/volume for the stormwater infrastructure (catch basins & piping) located on the southeastern portion of the site. In addition, rip rap will be installed within the stormwater management area that is located on the abutting property at 16 Highview Terrace, in which a drainage easement has been previously established.
- Wetlands have been flagged by a certified soil scientist as shown on the proposed site plan and detailed in a wetlands report submitted by the Applicant entitled, "Wetland Report, Site location: 8,9, and 11 Colby Dr., Ledyard, CT, Prepared for Sergio Cherenzia, P.E, Cherenzia & Associates, Ltd., Prepared by Edward Avizinis, CPSS on June 16, 2023."
- Regarding wetlands activities, per Applicant's Development Narrative, "A CT-registered soil scientist has walked the site and delineated the limits of wetlands, as shown on the plans. The entirety of the southern portion of the site is wetlands, and this is the location of the existing stormwater management area. There are approximately 4.9 acres of wetlands on site, all located in the northern portion of the site. We are disturbing approximately 0.27 ac of upland review area. Additionally, we are temporarily disturbing approximately 0.36 acres of wetlands as part of the selective clearing and stormwater management maintenance. This disturbance, however, will enhance the functionality of the existing wetlands by removing invasives and downed trees/root balls that are taking up volume from the previously designed and constructed stormwater basin.
- Referrals. The application was referred to the Town Engineer/DPW Director, Director of Land Use & Planning, Fire Marshal, Building Official, WPCA & LLHD for review and comments. There were no return comments regarding the IWWC application.
- Stormwater. It should be noted the Town Engineer conducted a preliminary review of the stormwater management system prior to submittal of the application and provided

comments, which comments were addressed in writing by William Walter, P.E. of Benesch dated May 19, 2025 and were submitted as part of this application.

- Required application/plan revisions. The Applicant shall revise the application form and plans to include "Colby Drive (Parcel ID: 68/530/680) and 16 Highview Terrace (Easement Area) and the application form shall be signed by the property owners of 16 Highview Terrace prior to any decision made by this Commission.
- Determination of Significant Impact Activity. The IWWC, at its June 3, 2025 meeting determined the proposed regulated activities are not significant impact activities.

Commission Actions:

- The Commission will need to:
 1. Deliberate & make a decision regarding the Application.

STAFF RECOMMENDATION: Approve with Conditions.

CONSIDERATIONS FOR ACTION:

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

M O T I O N # 1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in Section 6 of the Ledyard Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move to APPROVE Application #IWWC 25-11 SITE, submitted by the Applicant, Norm Eccleston Habitat for Humanity of Eastern CT, and the Property Owner Habitat for Humanity of Eastern Connecticut, Inc. , for regulated activities to construct a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC), as more fully described in a plan entitled "Habitat for Humanity Multi-Family Residential Affordable Housing Development Per C.G.S §, lots 8,9,11 Colby Drive Ledyard, Connecticut, dated May 19, 2025".

1. Soil erosion and sediment controls shall be installed prior to the start of work and maintained in good working order until any disturbed soils are permanently stabilized with vegetative cover.
2. Prior to the start of any work at the site, the Ledyard Wetlands Enforcement Officer shall be notified and shall conduct an inspection to verify soil erosion and sediment controls have been properly installed.
3. Any future proposed changes to the proposed site plan submitted as part of this application shall be reviewed and approved by the Wetlands Official and/or the IWWC.

If the Commission is inclined to deny the permit, reasons shall be stated on the record.