



DRAFT MINUTES

Inland Wetlands & Water Courses Commission Meeting

7:00 PM - Tuesday, July 5, 2022

Hybrid Via Zoom & In-Person - Council Chamber Annex

1 CALL TO ORDER

The Inland Wetlands & Water Courses Commission of the Town of Ledyard was called to order on Tuesday, July 5, 2022, at 7:08 PM, Hybrid Via Zoom & In-Person- Council Chamber Annex.

2 ROLL CALL

Members Present: J. Debrodt, Chairman, P. Maugle, Vice Chairman, D. Pealer, B. Ribe, LM Thompson, and Alternate Member G. St. Vil.

Members Absent: G. Graebner

Staff Present: L. Johnson, WEO, and Thomas Thomas,III WEO/ZEO

3 PUBLIC COMMENTS

None

4 OLD BUSINESS

A. IWWC#22-11SUB for a 24 Lot, Open Space Subdivision (Eagles Landing Subdivision) at 79 Vinegar Hill Road, Gales Ferry CT, 06335 (M94B2540L79) for Applicant Harry B. Heller and Owner Mr. G. 1., LLC

Commission members discussed application and reviewed WEO recommendations in his report. The application was previously approved in 2018 but due to a dispute with Connecticut Light & Power (Eversource) approval was terminated until a resolution could be reached. The resolution requires redesign and relocation of the stormwater detention basin located on Lot #13.

No one was present for the Applicant, and as such, Chairman Debrodt recommended that no action be taken.

WEOs L. Johnson and T. Thomas will reach out to the Applicant.

5 NEW BUSINESS

A. IWWC#22 12URA for a 2,250 Sq Ft NSFH at 32 Village Drive, Ledyard CT, 06339 (M53B2530L32) for Applicant and Owner Anthony Silvestri

Jim Bernardo and Tony Silvestri were present for the Application.

Application is for the Construction of 4 bedroom house, garage, and in-ground swimming pool on a 0.95 acre lot.

Nearly entire project is within the 100 URA (house, garage, septic system, swimming pool, and most of paved driveway)

Modified Plans were provided to reflect new location of the house and information required for Zoning Permit.

Amended Application was received and will be classified and acted on at the next meeting.

B. IWWC#22 14URA for a 1,680 Sq Ft NSFH at 36 Village Drive, Ledyard CT, 06339 (M53B2530L36) for Applicant and Owner Anthony Silvestri.

Jim Bernardo and Tony Sylvestri were present for the Application.

Application is for the construction of a new 3-bedroom house, garage, and gravel driveway. Septic System is outside of the URA. Written description in application changed to reflect work proposed on site.

Motion made by Commissioner D. Pealer to accept the application and classify it as “B” Non-Significant Activity. Motion seconded by Commissioner P. Maugle. Motion passed unanimously.

C. IWWC#22 15URA for a NSFH at 894R Colonel Ledyard Highway, Ledyard CT, 06339 (M40B2300L894) for Applicant: Jacob Fedors & Mary Malerba and Applicant: Peter Gardner.

No one was present for the Application.

Application is for the construction of a 3-bedroom house. Entire house and septic system is outside the URA but a modification to the gravel drive is required – with activity occurring within the URA. WEO Johnson suggested that a 36” pipe needs to be installed in the existing driveway which passes through wetlands, but no significant impact is anticipated.

A site walk is scheduled for July 5, 2022 for building dept. staff, and developer.

Chairman Debrott accepted application and tabled discussion for the next meeting.

D. IWWC#22 16URA for installation of a multi-use pathway and sidewalk extensions that will provide connectivity between the Town Center and Ledyard High School.

No one was present for the Application.

Application for the construction of a multi-use pathway along Colonel Ledyard Highway with storm drainage improvements along the highway. All catch basins will have two-foot sumps, outfalls will have riprap splash pads, and a hydrodynamic separator before proposed outfall into the wetlands per WEO report provided.

Chairman Debrott accepted application and tabled discussion for the next meeting.

6 WETLANDS OFFICIAL REPORT

Mr. Johnson submitted a written report and gave updates on the Pheasant Run blight issue recommending that the Cease and Desist Order be lifted based on result of his inspection and the lack of response of the complainant.

Commissioner LM Thompson made a motion to lift C&D Order for 25 Pheasant Run Dr. Commissioner P. Maugle seconded the motion. Motion Carried unanimously.

Mr. Johnson reported on a DEEP Notice of Non-Compliance #LIS-2017-3995-V

That was issued to David LaChapelle, 10 Arrowhead Drive and indicated that approval may be needed from the Town of Ledyard Inland Wetlands Commission (IWWC) for work landward of the CJL. Mr. Johnson inspected the property and did not observe any inland wetlands and sent a letter to DEEP questioning the IWWC's jurisdiction in the matter. He recommended that no further action be taken on this issue by the Ledyard IWWC until they get a response from DEEP regarding jurisdiction.

7 CORRESPONDENCE: None

8 ANNOUNCEMENTS

The commissioners welcomed recently hired Thomas Thomas, III as the new WEO/ZEO.

9 MINUTES APPROVAL

Commission members reviewed the draft minutes of June 7, 2022.

Commissioner D. Pealer made a motion to approve of the Regular Meeting minutes of June 7, 2022. Commissioner P. Maugle seconded the motion. Motion Carried unanimously.

10 MEETING REVIEW

Commission members discussed the meeting and difficulty getting the Zoom started and staffing issues.

11 ADJOURNMENT

Commissioner D. Pealer made a motion to adjourn at 8:34pm. Commissioner LM. Thompson seconded the motion. Motion Carried unanimously.

The next Regularly Scheduled Meeting of the IWWC is August 2, 2022

Chairman Justin Debrodt

Date