



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Hannah Gienau, Zoning and Wetlands Official*

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION #IWWC25-6 SITE

#### REGULAR MEETING – TUESDAY, April 1, 2025

*Prepared by Hannah Gienau, Zoning and Wetlands Official on 04/01/25*

**Applicant(s)/Lessee(s):** Town Ledyard, Agent, Scott Johnson, Director of Parks & Recreation  
**Property Owner(s):** Mary & Robert Graham  
**Project Address:** 600 Lantern Hill Rd (M/B/L: 74/1210/600), Ledyard, CT  
**Meeting Date:** April 1, 2025  
**Date Received by IWWC:** March 4, 2025  
**Legal:** Date of Receipt 3/4/25, Decision Required Date May 7, 2025

**Applicant/Owner Requests:** Permit for regulated Upland Review Area activities to construct "Lantern Valley Park," including a pavilion, parking areas, boat launch, and riparian buffers.

**Lot-Area:** 1.91 acres (83,199 SF).  
**Lot Frontage:** 1,140-feet on Lantern Hill Road.  
**Total Wetlands:** 4.2 acres (182,952 SF).  
**Flood Hazard Zone:** Yes. Zone A (FEMA FIRM #09011C0379G)  
**Coastal Area Management Zone:** No.  
**Public Water Supply Watershed:** No.

#### **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>22,000 SF +/-</b>

#### **Commission Actions:**

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

#### **Staff Comments:**

- No comments from the adjoining municipality of North Stonington have been received as of 04/01/25.

**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 25-6SITE, submitted by the Agent, Scott Johnson, Director of Parks and Recreation, Applicant/Lessee, Town of Ledyard, and the Property Owner Mary and Robert Graham, for regulated activities relative to construct site improvements for a park, including a pavilion, two pervious parking areas, boat launch, and multiple riparian buffers & associated site improvements as more fully described in the application & supporting documents, dated February 26, 2025 and a plan entitled "Plan Prepared for Town of Ledyard, Lantern Hill Valley Park, 596-602 Lantern Hill Road Ledyard CT, Dated February 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.***