



## TOWN OF LEDYARD

### Department of Land Use and Planning

*Hannah Gienau, Zoning and Wetlands Official*

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3216, Fax: (860) 464-0098

Email: [Zoning.Official@LedyardCT.org](mailto:Zoning.Official@LedyardCT.org)

#### MEMORANDUM FOR THE RECORD

#### APPLICATION #IWWC25-6 SITE

#### REGULAR MEETING – TUESDAY, March 4, 2025

*Prepared by Hannah Gienau, Zoning and Wetlands Official on 3/3/25*

**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:** March 4, 2024  
**Date Received by IWWC:** March 4, 2024  
**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. Make a finding as to whether or not the proposed activities are significant impact activities (Class "B" or "C") as defined by the Regulations;
- 2. Table the application to the next regular meeting of the Commission on April 1, 2025.

**Staff Comments:** Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Plan Prepared for Town of Ledyard, Lantern Hill Valley Park, 596-602 Lantern Hill Road Ledyard CT, Dated February 2025":

- The current proposal is to construct site improvements for a park, including a pavilion, two pervious parking areas, boat launch, and multiple riparian buffers within the 100' Upland Review Area.
- Wetlands have been flagged by a certified soil scientist flagged as shown on the proposed site plan.
- The site is located within 500-feet of the adjoining municipal boundary of North Stonington. Per the Town of Ledyard Inland Wetland & Watercourse Regulations Section 7.5 (a), the adjoining municipality has been notified of the proposed regulated activities via certified mail and email to the North Stonington Town Clerk on 03/03/25.

**STAFF RECOMMENDATION:** Staff recommends the Commission make a finding that the proposed activities do not meet the definition of a significant impact activity and, therefore, are Class B activities as defined in the regulations and that the Commission table the application to its April 1, 2025 meeting for deliberation and decision.

**CONSIDERATIONS FOR ACTION:**

1. If the Commission believes the proposed regulated activities do not meet the criteria of significant impact, the following Motion is suggested:

**MOTION #1 (Finding that the proposed activities are or are not Significant Impact)**

*- I make a MOTION that the Commission find that the proposed regulated activities within the upland review area as submitted in the Application #IWWC25-6, plans and all supporting documents, do not meet the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations and therefore are Class "B" activities.*

***- If the Commission makes a finding that the activity is a significant impact Class "C "activity, a public hearing shall be held for the application.***