

FD#1

Street No./ Name: [REDACTED]

TOWN OF LEDYARD  
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)  
APPLICATION FOR PERMIT (Or Commission ruling that a permit is not needed)

Application No. IWWC#26-17  
Receipt Date [REDACTED] SITS

Date Submitted 6/11/26 **RECEIVED**

Applicant/Agent Town of Ledyard Owner (if different) Mark T. Horbay JUN 11 2026  
Address 741 Colonel Ledyard Hwy Address of Owner 6 Winthrop Rd  
Phones 860-464-3238 / \_\_\_\_\_ cell Phone 860-464-9447 *Mark T Horbay*

Land Use Department

- I have received information on the Army Corps of Engineers permit procedure.
- I have read and have included all the application and site plan requirements in Section 7 of the IWWC Regulations

*Steve E. Plunk*  
Signature of Applicant/ Agent

Location of Property 6 Winthrop Rd

Tax Assessor's Map No. 76 & 91 Zoning District R20

Written Description of Proposed Activity Remediation of a severely eroded drainage ditch that is expanding to the point of threatening the home on the property.

Proposed Erosion/ Sediment Control Measures: Work in dry conditions; progressively stabilize with rip rap/stone

Total Area of Site 1.15 acres Total Area of Wetlands per Official Inventory Map 2,500 sq ft

Amount of Fill, in Cubic Yards ~500 Disturbed Area, in Square Feet ~5,000 or in Acres \_\_\_\_\_

Area Increase/Decrease in Wetlands 0 (For Map Amendment Only\*)

Soil Types from USDA Soil Survey \_\_\_\_\_

General Description of Vegetative Cover Sporadic low brushy vegetation interspersed among larger trees.

Name and Address of Adjacent Property Owners  
See attached.

Anticipated Start Date 8/1/26 Completion Date 10/15/26

List previous IWWC application #'s \_\_\_\_\_

IWW Commission Disposition: IWWC Regulations; Section \_\_\_\_\_ Classification \_\_\_\_\_

Signature of Chair

FEE: [REDACTED] + \$60.00 State Fee = [REDACTED] DATE PAID [REDACTED] RECEIPT # [REDACTED]



# 100 feet Abutters List Report

Ledyard, CT  
June 23, 2026

## Subject Property:

Parcel Number: 91-2720-6  
CAMA Number: 91-2720-6  
Property Address: 6 WINTHROP RD

Mailing Address: HORBAY MARK THEODORE  
6 WINTHROP RD  
GALES FERRY, CT 06335

## Abutters:

Parcel Number: 76-2120-1673  
CAMA Number: 76-2120-1673  
Property Address: 1673 ROUTE 12

Mailing Address: PETROLEUM MARKETING INVESTMENT  
GROUP LLC  
2900 TELESTAR CT  
FALLS CHURCH, VA 22042

Parcel Number: 76-440-11  
CAMA Number: 76-440-11  
Property Address: 11 CHAPMAN LN

Mailing Address: RIDLEY DEBORAH  
11 CHAPMAN LN  
GALES FERRY, CT 06335

Parcel Number: 76-440-15  
CAMA Number: 76-440-15  
Property Address: 15 CHAPMAN LN

Mailing Address: ORTA HAYDEE ACEVEDO  
15 CHAPMAN LN  
GALES FERRY, CT 06335

Parcel Number: 76-440-3  
CAMA Number: 76-440-3  
Property Address: 3 CHAPMAN LN

Mailing Address: SHERIDAN ASPHALT PAVING LLC  
727 PENDLETON HILL RD  
NORTH STONINGTON, CT 06359

Parcel Number: 76-440-7  
CAMA Number: 76-440-7  
Property Address: 7 CHAPMAN LN

Mailing Address: LEWIS JORDAN LANE + STACY  
ZACHARY JOSEPH  
7 CHAPMAN LN  
GALES FERRY, CT 06335

Parcel Number: 91-1050-14  
CAMA Number: 91-1050-14  
Property Address: 14 HURLBUTT RD

Mailing Address: A GALES FERRY CEMETERY ASSOC I  
P O BOX 144  
GALES FERRY, CT 06335

Parcel Number: 91-1590-12  
CAMA Number: 91-1590-12  
Property Address: 12 MILITARY HWY

Mailing Address: BANNERSTONE LLC  
P O BOX 647  
GALES FERRY, CT 06335

Parcel Number: 91-1590-2  
CAMA Number: 91-1590-2  
Property Address: 2 MILITARY HWY

Mailing Address: CASSABRIA MERRY  
13 DEVONSHIRE DR  
GALES FERRY, CT 06335

Parcel Number: 91-2720-10  
CAMA Number: 91-2720-10  
Property Address: 10 WINTHROP RD

Mailing Address: COUZELIS DAVID + ANGELA  
10 WINTHROP RD  
GALES FERRY, CT 06335

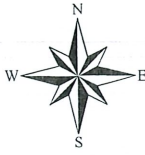
Parcel Number: 91-2720-8  
CAMA Number: 91-2720-8  
Property Address: 8 WINTHROP RD

Mailing Address: OCONNELL RYAN P  
8 WINTHROP RD  
GALES FERRY, CT 06335



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# 6 Winthrop Rd, Gales Ferry

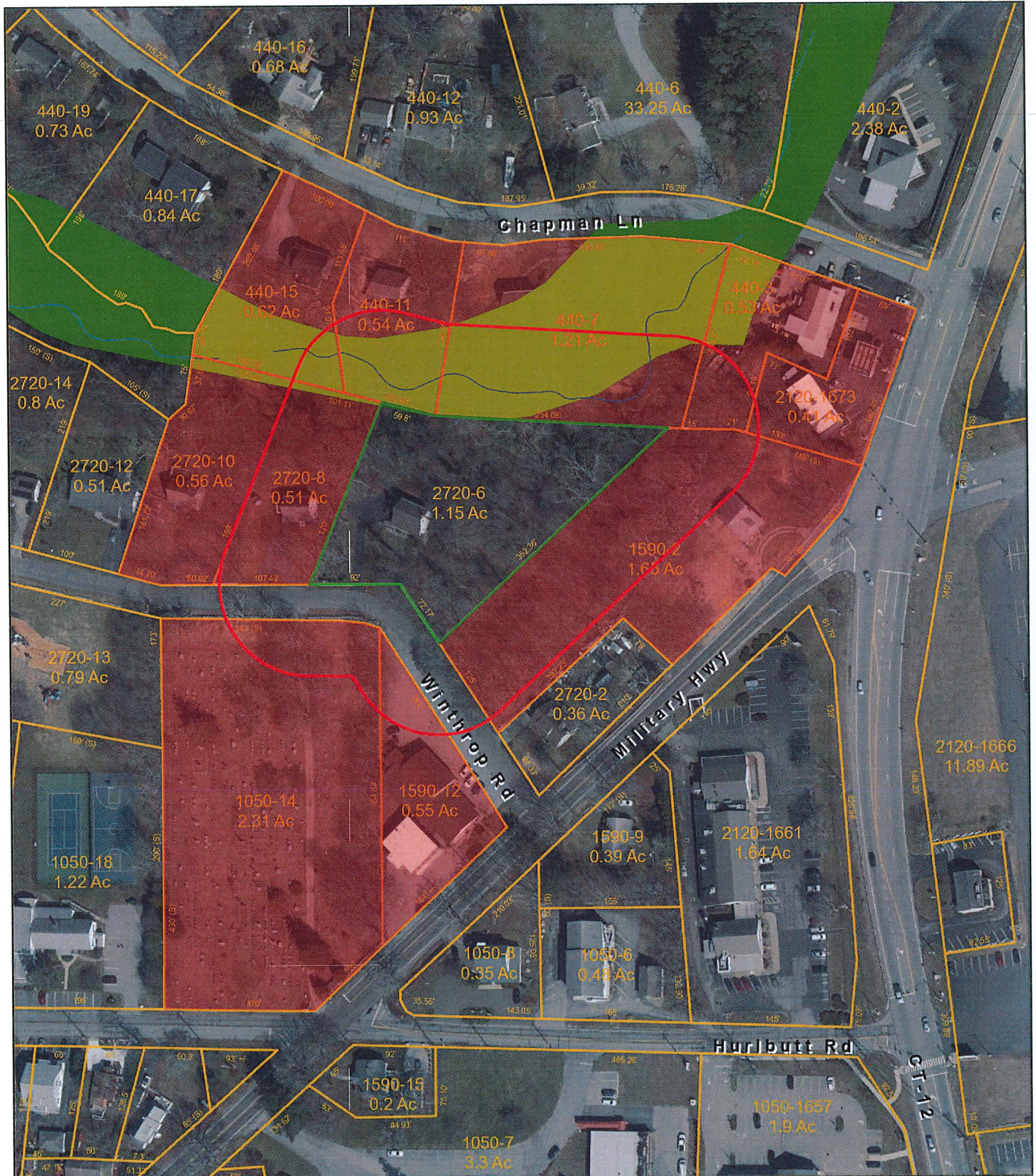
Ledyard, CT

1 inch = 150 Feet



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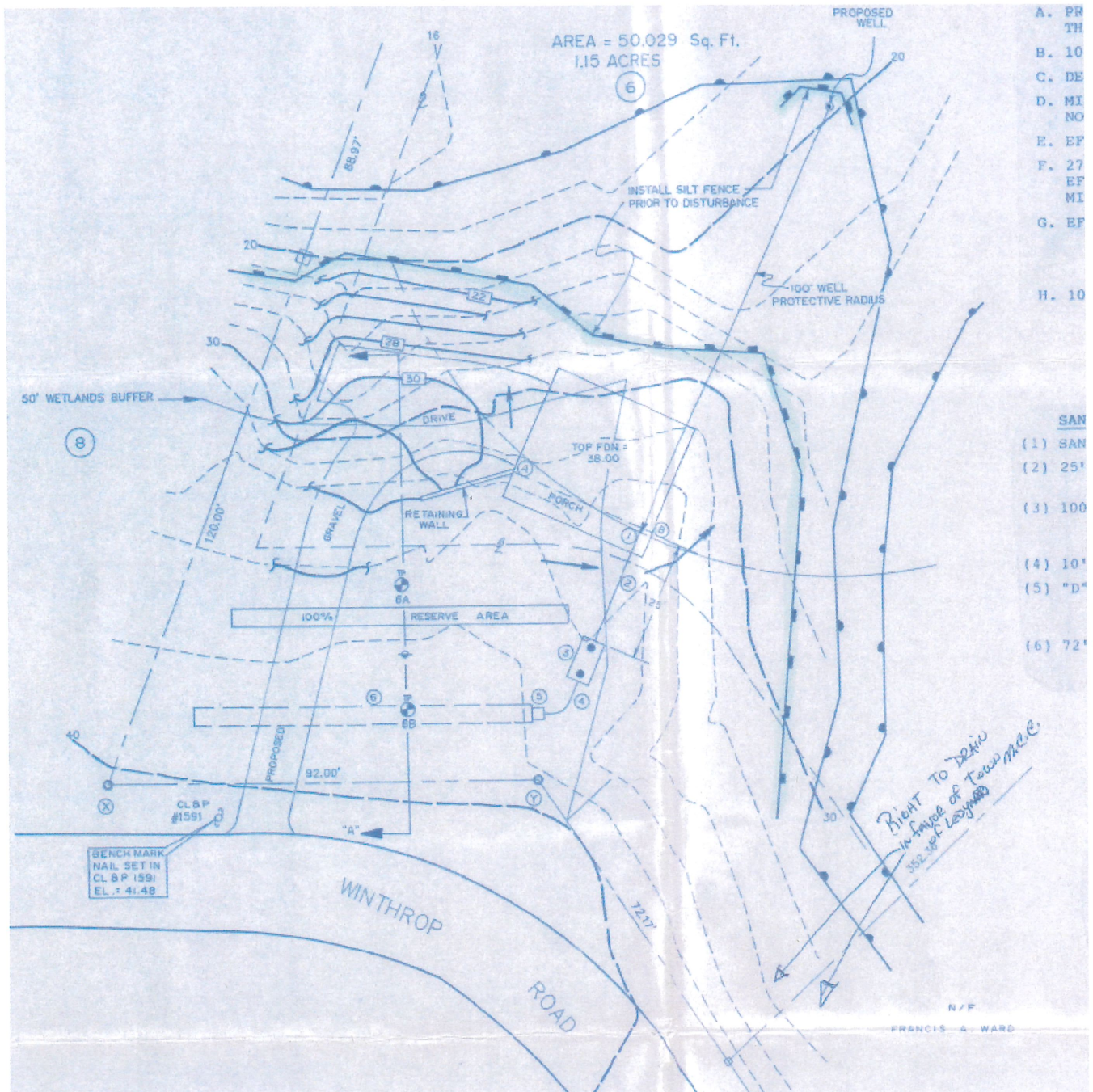
June 23, 2026



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Subsequently, the builder moved the house considerably closer to the ditch (about 40 ft).



This ditch was never properly armored against the progressive effects of stormwater runoff, which has led to dramatic erosion and expansion of the ditch with the present proximity of the bank noticeably closer to the house. This situation was brought to the Town's attention by Mr. Mark Horbay, the present owner and occupant of 6 Winthrop Rd.

Here are some photographs:



House from the Road (ditch to the right in the woods)



Leak-Off on to 6 Winthrop Rd west of Drainage Discharge



Drainage Discharge at 2 Military Hwy



Views of House from Ditch



View Looking up Ditch from Adjacent to House



#### Miscellaneous Ditch Photos

The objective of this project is to fill in the ditch as necessary to restore its original grade and then armor it with appropriately sized stone. We would be using clean fill that we have stockpiled at the Public Works Highway Garage facility. We will be clearing and grubbing as necessary to establish suitable access to the work area from the road.

The normal condition of the ditch is dry and of upland condition; it is typically only stream-like when conveying stormwater. But the original drawings depict wetland boundaries at the ditch and the area approaching and at the stream below are wetlands. Our work will most likely breach the 100-ft setback limit.

Steven E. Masalin, P.E.  
Public Works Director