



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC26-15SITE

REGULAR MEETING – TUESDAY, July 7, 2026

Prepared by Hannah Middleton- Gienau, Zoning and Wetlands Official on 07/07/26

Agent/Applicant(s): Town of Ledyard (Applicant)
Property Owner(s): 588 Lantern Hill Rd, Mckee Farm Trust (MFT)
Ledyard CT, 06339 (Portion of the project)
Project Address: 588 Lantern Hill Rd (Map ID: 91/910/25) Ledyard CT, 06339 & Hyde Mill Pentway, North Stonington CT.
Meeting Date: July 7, 2026
Date Received by IWWC: July 7, 2026
Legal: Date submitted 5/26/26, Date of Receipt 6/2/26, DRD 8/5/26

Applicant/Owner Requests: Regulated Activities include replacement of the existing Whitford Brook Watershed Bush Pond Culvert (Hyde Mill Pentway). The culvert replacement will increase the hydraulic capacity with the separate project construction of a new spillway at the Bush Pond Dam upstream.

Property Info:

Zone District: R-60

Lot-Area: Total lot area 0.81 AC.

Total Wetlands: Total wetlands area according to the Applicant

Public Water Supply Watershed: No.

Flood Hazard Zone: Zone A (FEMA FIRMID#0911C0379G).

Regulated Activity Description:

Permanent Wetland Disturbance Area	66 SF +/-
Permanent Watercourse Disturbance Area	0 SF +/-
Temporary Impacts Wetland Area	3 SF +/-
Temporary Impacts Watercourse Area	110 SF +/-

Staff Comments:

Please be advised the following comments with regard to my review of the Application and supporting documents including, WMC Consulting Engineers Permit Application report entitled, Town of Ledyard Inland Wetland & Watercourse Commission, Permit

Application, Whitford Brook Watershed Culvert, Ledyard/North Stonington, CT, dated May 2026, Prepared for, Public Works Department, 741 Colonel Ledyard Highway, Ledyard CT.

Regulated Activities (Wetlands & Intermittent Watercourse): An existing nonfunctioning culvert located at Hyde Mill Pentway will be replaced with a new culvert to increase the hydraulic capacity to support the construction of a new spillway at the Bush Pond Dam upstream. The applicant states that to mitigate impacts, best management practices will be utilized for sedimentation and erosion control. Temporary water handling measures will be implemented as necessary, and environmental impacts will be minimized to the extent practicable. The culvert will be constructed in accordance with the proposed site plan including a wide outlet with reinforced rip rap on each side. The driveway (Hyde Mill Pentway) will be widened over the new culvert to remain open during construction to service the residential homes located further down the drive. Soil Erosion & Sedimentation controls will consist of Silt fencing and cofferdam downstream of the work. As work progresses, other mitigation measure will be implemented as needed to reduce sedimentation and/or siltation during construction. All disturbed areas will be restored once the project has been completed.

Commission Actions:

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

Staff Recommendations: Approve with Conditions.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve this application, the following Motion is suggested:

MOTION#1 (A Motion to Approve)

- After giving due consideration to all relevant factors, including those in Section 4 of the Ledyard Inland Wetland and Watercourse Regulations and Section 22a-40 of the Connecticut General Statutes, I move that IWWC#26-15SITE 588 Lantern Hill & Hyde Mill Pentway, Ledyard CT - Applicant, Town of Ledyard – Owners, Mckee Farm Trust for regulated activities associated with the replacement of the existing Whitford Brook Watershed Bush Pond culvert and associated site improvements.
- 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 and restored.
- 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 at the wetland crossings and throughout the site.

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 Application, it shall state their reasons on the record.**