



TOWN OF LEDYARD

Department of Land Use and Planning

Hannah Gienau, Zoning and Wetlands Official

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MEMORANDUM FOR THE RECORD

APPLICATION IWWC#26-6 RESUB

REGULAR MEETING – TUESDAY, June 2, 2026

Prepared by Hannah Gienau, Zoning and Wetlands Official on 5/28/26

Applicant/Agent: Applicant, 84 Silas Deane LLC, Steven A. Rice, Agent, Peter Gardner, L.S.

Property Owner: 84 Silas Deane LLC, 24 Kilburn St, Charlestown RI, 02813

Land Surveyor: Peter C. Gardner, Deiter & Gardner

Certified Soil Scientist: Ian Cole, Professional Registered Soil Scientist & Wetland Scientist

Project Address: 84 Silas Deane Highway (Parcel ID: 42/2220/84) & 58 & 59 Seabury Avenue (Parcel ID: 42/2220/58/59), Ledyard, CT

Meeting Date: June 2, 2026

Date Received by IWWC: April 7, 2026

Legal: Submitted 3/26/26, Date of Receipt 4/7/26, Decision Required Date June 10, 2026.

Applicant/Owner Requests: Permit for regulated activities for a 23-Lot Resubdivision and associated site improvements, including construction of a new public road, stormwater drainage system, and instillation of a dry hydrant.

Lot-Area: Total Project acreage about 48.58 acres (58 Seabury Ave. – 01.6-acres (6,970Sf); 59 Seabury Ave. – 7.47-acres (325,393Sf); 84 Silas Deane HWY – 42.33-acres (396,396Sf). Please be advised that 31.83 acres of the Site are to be designated Open Space as proposed by the Applicant.

Lot Frontage: Frontage will be achieved after finished construction of paper road (900ft) proposed as Seabury Avenue Extension per the Applicant.

Total Wetlands: 4.91 acres (24,000 SF).

Flood Hazard Zone: No. The parcel is entirely located in Zone X (FEMA FIRM #09011C0378G).

Coastal Area Management Zone: No.

Public Water Supply Watershed: No.

Regulated Activity Description:

Wetland Disturbance Area	12 SF +/-
Watercourse/Waterbody Disturbance Area	0 SF per applicant
Upland Review Disturbance Area	37,200SF +/-

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 Showing Shewville Heights Open Space Resubdivision Property of 84 Silas Deane LLC, 84 Silas Deane Road, Shewville Road, and 58 & 59 Seabury Avenue, Ledyard CT, February 2026, Revised 5/18/26".

The current proposal is for a resubdivision is a 23-Lot Resubdivision that will involve construction of a 900ft road to be named Seabury Avenue Extension per Applicant.

1.) Regulated activities (URA): Regulated Activities are as follows,

Soil Erosion and Sediment Controls: Temporary disturbance within the URA will consist of Soil Erosion Controls as indicated on Site plan and plan notes.

Detention Basin: Temporary disturbance for grading during construction of the detention basin located on the central northern portion of the Site and installation of temporary Soil Erosion & Sediment Controls (SESC).

Gravel Access Strip and Dry Hydrant Installation: A 12ft wide gravel access driveway will be constructed to access a dry hydrant that will be installed abutting the wetlands (identified in FD#7 as Wetland Flags WF1-WF42) located between Lots 65 and 75 on the central portion of the Site.

Residential Improvements for Proposed Lots 65, 75, and 77:

- a.) Regulated activities for proposed Lot 65 as shown on sheet 7 of 16 will have temporary disturbance for installation of SESC in the 100ft URA located on northeastern portion of the lot. In addition, a footing drain. It can be noted the footing drain is approximately 100ft from the closest wetland flag.
- b.) Regulated activities for proposed Lot 75 as shown on sheet 8 of 16, will have site improvements associated with construction of a New Single-Family Residence (NSFR) including installation of temporary SESC, Topsoil stockpile, installation of a primary and reserve tank for the proposed septic system, minimal site grading, and installation of a footing drain. It can be noted that the proposed footing drain outlet is 40ft from the closest wetland flag.
- c.) Regulated activities for proposed Lot 77 as shown on sheet 8 of 16, will have site improvements associated with installation of temporary SESC, Topsoil stockpile, minimal grading, and installation of a footing drain. As noted above, the proposed footing drain outlet is 65ft from the closest wetland flag.

2.) Regulated Activities (Wetlands): Within the wetlands, the regulated activities will be installation of a dry hydrant in which a 6" pipe or larger as detailed on sheet 15 of 16 will be installed at the end of the proposed access gravel driveway and will have a 6'x 6' dry well box will be constructed at the edge of the wetland/pond area.

3.) Wetlands Report: Wetlands at the Site have been flagged by a Certified Soil Scientist and Wetland Scientist Ian Cole, as shown on the proposed site plan and detailed in a wetlands report submitted by the Applicant entitled, "Wetland Impact Evaluation, Prepared for Mr. Steven Rice, Proposed Open Space Subdivision, 84 Silas Dene Road, 59 Seabury Avenue, Ledyard, Connecticut, dated March 12, 2026."

- In the report several potential impacts were addressed including impacts to hydrology & nutrient loading and water quality assessment, vegetation removal and habitat loss, Erosion & Sediment Controls, and Direct & Indirect Impacts. In summary, **"The project has been designed so that there will be no direct impacts on wetlands and watercourses. Furthermore, it is my professional opinion that the project will not have negative impacts to wetlands or watercourses."** Strict adherence to the detailed erosion and control plan and stormwater pollution prevention plan will minimize any impacts to water quality during construction".
- **Referrals.** The application referred on 4/7/26 to the Town Engineer/DPW Director, Director of Land Use & Planning, Fire Marshal, Building Official, WPCA, Tax Assessor, & LLHD for review and comments. Town Engineer provided comments on 4/20/26. All other departments have no comments to this date.
- **Town Engineer:** Comments were via Memo submitted on 4/20/26 and 6/1/26. Outstanding comments shall be addressed by the applicant and approved by the Town Engineer.

Commission Actions: The Commission will need to:

1.
 - a. Make a finding as to whether or not the proposed activities are significant impact activities Class "B" (not significant impact) or "C" (significant impact) as defined by the Regulations (see *definition of Significant Impact Activity* below);
- OR**
- b. If it is found to be a Class "B" not significant impact activity or, in the alternative, set a public hearing for the application if it is found to be a Class "C" significant impact activity.

Staff recommends the Commission shall make a finding of whether the proposed regulated activities meet the definition of a significant impact activity, per IWWC Regs *Section 2 (Terms and Definitions)* as follows:

"Significant impact" means any activity, including, but not limited to, the following activities which may have a major effect as determined by the IWWC.

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or water course or on wetlands or water courses outside the area for which the activity is proposed.
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a water course system.
3. Any activity which substantially diminishes the natural capacity of an inland wetland or water course to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.

4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or water course.
5. Any activity which causes substantial diminution of flow of a natural water course or groundwater levels of the wetland or water course.
6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or water course.
7. Any activity which damages or destroys unique wetland or water course areas or such areas having demonstrable scientific or educational value.

Staff Recommendation: Staff suggests the activities are not significant impact.

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 not Significant Impact Activities)

a. I make a MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-6RESUB, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class "B" activities.

OR

2. If the Commission believes the proposed regulated activities meet the criteria of significant impact, the following Motion is suggested:

MOTION #1 (Finding that the Proposed activities are Significant Impact Activities)

*b. I make a MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in Application IWWC#26-6RESUB, its plans and all supporting documents, meet the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 (Terms and Definitions) as follows:
LIST SECTIONS HERE:*

M O T I O N # 2 (A Motion to Approve)-Regulated Activities

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 #IWWC26-6RESUB, submitted by the Agent, Peter Gardner, Applicant and property owner,, 84 Silas Deane LLC, Steven A. Rice, for regulated activities for a 23-Lot Resubdivision & associated site improvements as more fully described in the application & supporting documents, dated March 26, 2026 and plan set entitled "Plan Showing Shewville

Heights Open Space Resubdivision Property of 84 Silas Deane LLC, 84 Silas Deane Road, Shewville Road, and 58 & 59 Seabury Avenue, Ledyard CT, February 2026, Revised 5/18/26".

1. Revise final Plans and Stormwater Management Report to address Town Engineer Memorandum dated 6/1/26 prior to filing of final plan set.
2. 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.
3. 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 prior to the start of work.
4. 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.
5. Individual proposed lots 65, 75, and 77 with regulated activities shall be subject to administrative review and approval by the IWWC and/or Wetlands Official.

If the Commission is inclined to deny the Application, it must state their reasons for the record.