



TOWN OF LEDYARD

Land Use Department

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Wetlands Official's Report: IWWC Regular Meeting September 3, 2024

IWWC#24-9 - 19, 29 & 39 Military Highway (Parcel IDs: 91-1590-19, 29 & 39), Gales Ferry, CT - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 353-unit multifamily residential housing development and associated site improvements. (Submitted 6-24-24, Date of Receipt 7-2-24, PH must open by 9/4/24, PH set for 9/3/24, PH must close by 10/7/24, Decision Required Date 35-days from close PH).

IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20 - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodt, Chairman, (Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).

IWWC#24-12AOR 35 Avery Hill Road (Parcel IDs: 37-120-32, & 35), Ledyard, CT- Owner/Applicant Avalonia Land Conservancy Inc., P. O. BOX 49, Old Mystic, CT, 06372, for an As of Right Determination for three wetlands crossings and a small trail reroute in Inland Wetlands and the 100-foot Upland Review Area.

IWWC#24-13URA – 10 Fox Hollow (Parcel ID: 98-785- 39), Gales Ferry, CT (Approved) - Applicant/Owner: Walter Brillhart for a koi pond within the URA. Closest point > 50 feet from wetlands.

Site Visits up to 8/29/24:

IWWC#24-9 - 19, 29 & 39 Military Highway (Parcel IDs: 91-1590-19, 29 & 39), Gales Ferry, CT: Site Walk at property 8/24/24 (see minutes for details).

349 Pumpkin Hill Rd: Complaint received 8/15/24 for unpermitted work in Wetlands/100 ft URA including a survey of the property and a description of the work; RVC sent 8/28/24 unable to see the area of the yard that was marked wetlands/area of work during drive by inspection 8/27/24; will continue to monitor.

**IWWC#24-12AOR 35 Avery Hill Road (Parcel IDs: 37-120-32, & 35), Ledyard, CT-
Owner/Applicant Avalonia Land Conservancy Inc., P. O. BOX 49, Old Mystic, CT,
06372, for an As of Right Determination for three wetlands crossings and a small
trail reroute in Inland Wetlands and the 100-foot Upland Review Area**

Date: 7/28/2024 **Inspection Type:** Request for Permitting info

Location: 32 and 35 Avery Hill Road **Map/Lot:** 37-120-32 & 35

Parties Present: Wetland Official

Comments/Observations

Site visit 7/28/24 meeting with Niel Duncan and Laurie Gorham to discuss several crossing improvements that do not disturb soil, a minor trail reroute to the ideal crossing at location X1, and explain questions regarding As of Right Determination applications.

3 Locations: Labeled X1, X2, and X3



Location X1:

Minor trail renovation to reroute less than 50 feet over to a better crossing location. Simple wooden "box" bridge to be placed above grade.



Location X2:

Described as “lower priority” bog bridge and/or stepping stones proposed.



Location X3:

Additional “boardwalk(s)” to be added similar to the last As of Right Application (lower photo).

