



Chairman
Justin DeBrod

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

~ AGENDA ~

Regular Meeting

Tuesday, October 7, 2025

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/86499564347?pwd=waaalBoPtMk2X9ZuvLjicTpN3PbMPb.1>

Meeting ID: 864 9956 4347 Passcode: 998363

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- None.
- VII. PUBLIC HEARINGS/APPLICATIONS
- None.
- VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. IWWC#25-17AR - 23B Bittersweet Dr. (Map ID: 25-200-23-B) Gales Ferry, CT - Agent, Chris Casadei, Chris Casadei LLC - Applicant/Owner: Shelly & Nathan Weiss for As of Right Determination for two existing temporary crossings for timber harvest (Date submitted 9/4/25, Date of Receipt 10/7/25, DRD 12/09/25)

Attachments: [FD#1 IWWC#17AR Application Rec090825](#)
[FD#2 IWWC#25-17AR NotificationOfTimberHarvest Rec090825](#)
[FD#3 IWWC#25-17AR TimeberSaleAgreement Rec090825](#)
[FD#4 IWWC#25-17AR TimberHarvestMap Rec090825](#)

- B. IWWC#25-19SITE - Lambtown Rd Extension, Ledyard, CT - Applicant/Agent, Town of Ledyard for a permit to replace a failed culvert with new custom inlet control. Proposed work to be conducted within town right of way. (Submitted 9/9/25, Date of Receipt 10/7/25, DRD 12/9/25)

Attachments: [FD#1 IWWC#25-19SITE - Application Rec090925](#)
[FD#2 IWWC#25-19SITE SitePlan&BuildingPlan Rec090925](#)
[FD#3 IWWC#2519SITE - TransmittalLtr Rec093025](#)

- C. IWWC#25-20AR-173-175 Stoddards Wharf Rd, (MAP IDs: 50-2360-173 & 50-2360-175) Gales Ferry, CT-Applicant/Agent, Avalonia Land Conservancy Inc-Owner, DDJIM, LLC for As of Right Determination to construct a raised trail structure.

Attachments: [FD#1 IWWC#25-20AR - Application&SupportingDocument Rec091025](#)
[FD#2 IWWC#25-20AR ExampleTrailPhotos Rec092525](#)

- D. Application IWWC#25-22RESUB- 939 Long Cove Rd (Map ID:107-1340-939) Applicant- Rob Hohlfelder, R+N Holding CO. LLC-Agent, Peter Gardner, L.S, - Property Owners, John H. Almy III & Marcy Z. Almy, for regulated activities associated with the repair of an existing wetland crossing and the proposed construction of an additional wetland crossing for 2-lot Resubdivision to create 3 Lots (Submitted 9/29/25, Date of Receipt 10/7/25, DRD 12/9/25)

Attachments: [FD#1 IWWC#25-22RESUB IWWCApplication Rec092925](#)
[FD#2 IWWC#25-22RESUB AcknowledgementOfWetlandsRegs Rec092925](#)
[FD#2-1 IWWC#25-22RESUB PermissionToAccessSite Rec092925](#)
[FD#3 IWWC#25-22RESUB AdjacentLandOwnersList Rec092925](#)
[FD#4 IWWC#25-22RESUB AgentAuthorizationLtr Rec092925](#)
[FD#5 IWWC#25-22RESUB ApplicantTransmittalLtr Rec092925](#)
[FD#6 IWWC#25-22RESUB SitePlan Rec092925](#)

- E. Discussion of PA 25-73 - New Inland Wetlands Agency Training Requirements 10/1/25.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. IWWC Regular Meeting Minutes of July 1, 2025

Attachments: [IWWC Regular Meeting Minutes 7-1-2025 FINAL](#)

- B. IWWC Regular Meeting Minutes of August 5, 2025

Attachments: [IWWC Regular Meeting Minutes 8-5-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. WEO Staff Report of October 7, 2025

XIII. ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2490

Agenda Date: 10/7/2025

Agenda #: A.

LAND USE APPLICATION

Subject/Application:

IWWC#25-17AR - 23B Bittersweet Dr. (Map ID: 25-200-23-B) Gales Ferry, CT - Agent, Chris Casadei, Chris Casadei LLC - Applicant/Owner: Shelly & Nathan Weiss for As of Right Determination for two existing temporary crossings for timber harvest (Date submitted 9/4/25, Date of Receipt 10/7/25, DRD 12/09/25)

Background:

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Land Use Director/Town Planner:

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TOWN OF LEDYARD CONNECTICUT

Inland Wetlands and Watercourses Commission

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SEP 08 2025

Land Use Department

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3216
FAX (860) 464-0098
www.ledyard.town.ct.us

AS OF RIGHT/NON-REGULATED ACTIVITIES DETERMINATION REQUEST

Applicant: Chris Casadei, LLC Owner (if different): Nathan and Shelly Weiss

Address: 360 Bloomfield Ave, Ste 301 Owner Address: PO Box 577
Windsor, CT 06095 Gales Ferry, CT 06335

Phone #: 603-309-7819 Phone #: 860-464-5678

- I have received a copy of Section 4 Permitted Uses as of Right & Non-regulated Uses

Location of Property: 23B Bittersweet Drive

Tax Assessor's Map #: 25-200-23-B Zone District: R40

Total regulated area disturbed: 144 sq. ft./ ac.

Detailed description of how the proposed activity meets Section 4 of the IWWC Regulations:

The proposed selective timber harvest involves two intermittent drainage crossings already

established along the network of woods roads present on the property. Please see the attached

Notification of Timber Harvest Form and Timber Harvest for more details about the operation.

It is our understanding that a Forest Management Activity of this nature is considered a Permitted

Use of Right under CGS Sections 22a-36 through 22a-45.

IWW Commission Disposition: Per Section , the proposed activity is classified as Class , and it is determined that:

No permit is required - As of Right/Non-Regulated Permit Required:

AS OF RIGHT DETERMINATION REQUEST – NO FEE

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Land Use Department

NOTIFICATION OF TIMBER HARVEST

Town: Ledyard Date: 9/4/2025
Property Location: 23B Bittersweet Drive

List all parcels:

Assessor's Info:

Map	Block	Lot
25	200	23-B

OR:

Unique ID

Total acreage of property(s): 43.19

Total acreage of harvest area: 41

Landowner(s) of Record: Nathan and Shelly Weiss
Mailing Address: PO Box 577
Town: Gales Ferry, CT Zip 06335
Phone (860) 464-5678
E-mail: nathan@freeholdre.com

Primary Contact: Chris Casadei
Mailing Address: see below
Town: _____ Zip _____
Phone () _____
E-mail: _____

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? Yes No

This timber harvest has been prepared by a State of Connecticut certified:
 (Check one): Forester OR Supervising Forest Products Harvester
 Forest Practitioner Certificate #: F-463
 Name: Chris Casadei
 Address: 360 Bloomfield Ave, Ste 301, Windsor, CT 06095
 E-mail: christercasadei@gmail.com
 Phone #: (Business) _____ (Cell) 603-309-7819

Property Boundaries:
Bounds are marked: Yes No

Timber Harvest Boundaries:
Have been marked or flagged: Yes No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? Yes No
Estimated starting date of timber harvesting operations: 11 / 15 / 2025

Description of Timber Harvest:

Objective: Remove declining beech, ash and birch as well as undesirable growing stock and create conditions conducive to natural regeneration
Treatment: Selection harvest focused on beech salvage

Amount of forest products to be harvested:
34,425 Board feet 85 Cords _____ Cubic feet _____ Tons

How have the trees to be harvested been designated?
 They have been marked with paint at eye level and at ground level. Paint color(s): Blue
 They have not been marked

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p align="center"><u>Crossings / Clearing</u></p> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input type="checkbox"/> Removal of trees in wetlands <input type="checkbox"/> Removal of trees in upland review area	<p align="center"><u>Erosion and Sedimentation Control Measures:</u></p> <input type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below)
<p align="center"><u>Log landing area:</u></p> <input checked="" type="checkbox"/> anti-tracking pad <input type="checkbox"/> curb cut	<p align="center"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Describe in further detail as necessary:

There are two intermittent drainage crossings associated with this harvest along the existing network of woods roads. The crossings are rocky and firm and dry most of the year, they will be stabilized with temporary bridge mats and/or corduroy as needed during the operation and any mitigation will be removed from the stream channels upon completion. A clean stone anti-tracking pad will be installed where the woods road meets Avery Hill Road prior to the operation. All best management practices regarding timber harvesting as adopted by the CT DEEP shall be strictly adhered to.

The following maps are attached to this "Notification" (Check all that apply)

- Copy of USGS topographic map with property outlined
- Copy of Assessor's map with property outlined
- Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s) see item 10 on the attached Timber Sale Agreement Date: _____

Print/Type Name: _____

Signature of Landowner(s): _____ Date: _____

Print/Type Name: _____

Signature of Certified Forest Practitioner:  Date: 7/4/25

Print Name: Chris Casadei

Certificate #: F-463 Expiration Date: 11 / 1 / 28

Complete and Submit to:

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

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SEP 04 2025

Land Use Department

TIMBER SALE AGREEMENT

It is agreed between Nathan B. and Shelley M. Weiss c/o Weicorp Inc. of PO Box 577, Gales Ferry, Connecticut 06335, hereinafter called the Seller, and Chris Casadei, LLC of 360 Bloomfield Avenue, Suite 301, Windsor, Connecticut 06059, hereinafter called the Purchaser, that the Purchaser shall buy from the Seller and the Seller shall sell to the Purchaser, certain designated standing trees or timber located on approximately 43.19 acres located at 23B Bittersweet Drive in the town of Ledyard, in the State of Connecticut. It is further agreed that the Purchaser may enter upon the land of the Seller for the purpose of cutting and removing such designated trees or timber, and is authorized to prosecute such work, on the area described above subject to the following conditions:

1. The price for the designated trees or timber to be harvested shall be determined by the attached price list entitled Veiga Stumpage Price List. Upon the start of the harvest the Seller shall receive scale reports and stumpage payments on a weekly basis based on the mill tally.
2. All trees or standing timber cut under this agreement shall be removed from the land of the Seller within 10 months of the date of the agreement. In the event of wet weather or inappropriate ground conditions the Seller reserves the right to suspend harvesting operations and shall grant an extension of this agreement, if needed, for the same period of time suspended.
3. The Seller hereby covenants and agrees that they are lawfully possessed of the above described goods, chattels, and personal property as their own property. The Seller shall not enter into any concurrent contract involving the same area or period of time, relative to this property without the written consent of the Purchaser, not to include the sale of the land.
4. Trees sold to the Purchaser shall involve a Selective Silvicultural Harvest with the objective to salvage the Beech and Ash prior to their demise and to sustain the overall health of the forest, establish conditions favorable to natural regeneration and remove undesirable growing stock from the forested portion of the property. Upon acceptance of this Agreement the trees to be harvested shall be marked in blue paint at eye level. The Purchaser shall determine the use of the harvested material and remove only material determined to be of commercial value as sawtimber, pulpwood or firewood. Prior to commencement of cutting, Seller and Purchaser must mutually agree about the trees to be cut.
5. The Purchaser agrees to indemnify and save harmless the Seller from all claims of or liabilities asserted by third parties or governmental agencies for any acts directly within the Purchasers control for damages to property or persons through the negligence of the Purchaser. Chris Casadei, LLC agrees to carry a minimum of \$1,000,000.00 General Liability Insurance for the duration of the harvest and to provide the Seller with certificates of insurance confirming said insurance coverage, and to name the Seller as an additional insured on such policies for the period of harvest.
6. Care shall be exercised in the felling, cutting and removal operations so that undesignated standing trees will not be unnecessarily damaged.
7. Excessive rutting (greater than 8" in depth) shall be repaired by the Purchaser. The existing access roads will be left in the condition found or better by the Purchaser.

N.B.W.
S.M.W.

8. Purchaser shall take precautions to prevent spillage of petroleum products or hazardous materials while refueling or performing maintenance on harvesting equipment. The Purchaser shall indemnify and hold the Seller harmless for any and all damages, including attorney fees and civil penalties, for which the Seller may become liable as a result of any such spillage.

9. All trees designated for removal by the Purchaser shall be cut as low as possible.

10. The Purchaser shall be responsible for following all rules and regulations regarding the harvest of forest products in the State of Connecticut and the Town of Ledyard and for obtaining all permits required for the harvest.

11. Any remaining slash shall be reduced to a height not to exceed three feet above ground level on the property of the Seller.

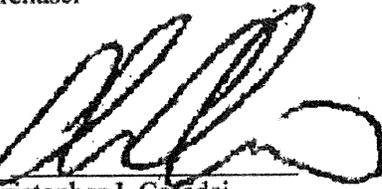
12. In the case of a dispute over the terms of this agreement, a final decision shall rest with a reputable person, to be mutually agreed upon by the parties to this agreement. In the case of further disagreement, an arbitration board of three people will be selected, one by each party to the agreement and the third selected by those two, and the decision of the majority shall be final with respect either to acts to be done or compensation to be paid by either party to the other.

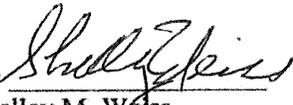
Dated this 9th day of July, 2025

Seller

Purchaser

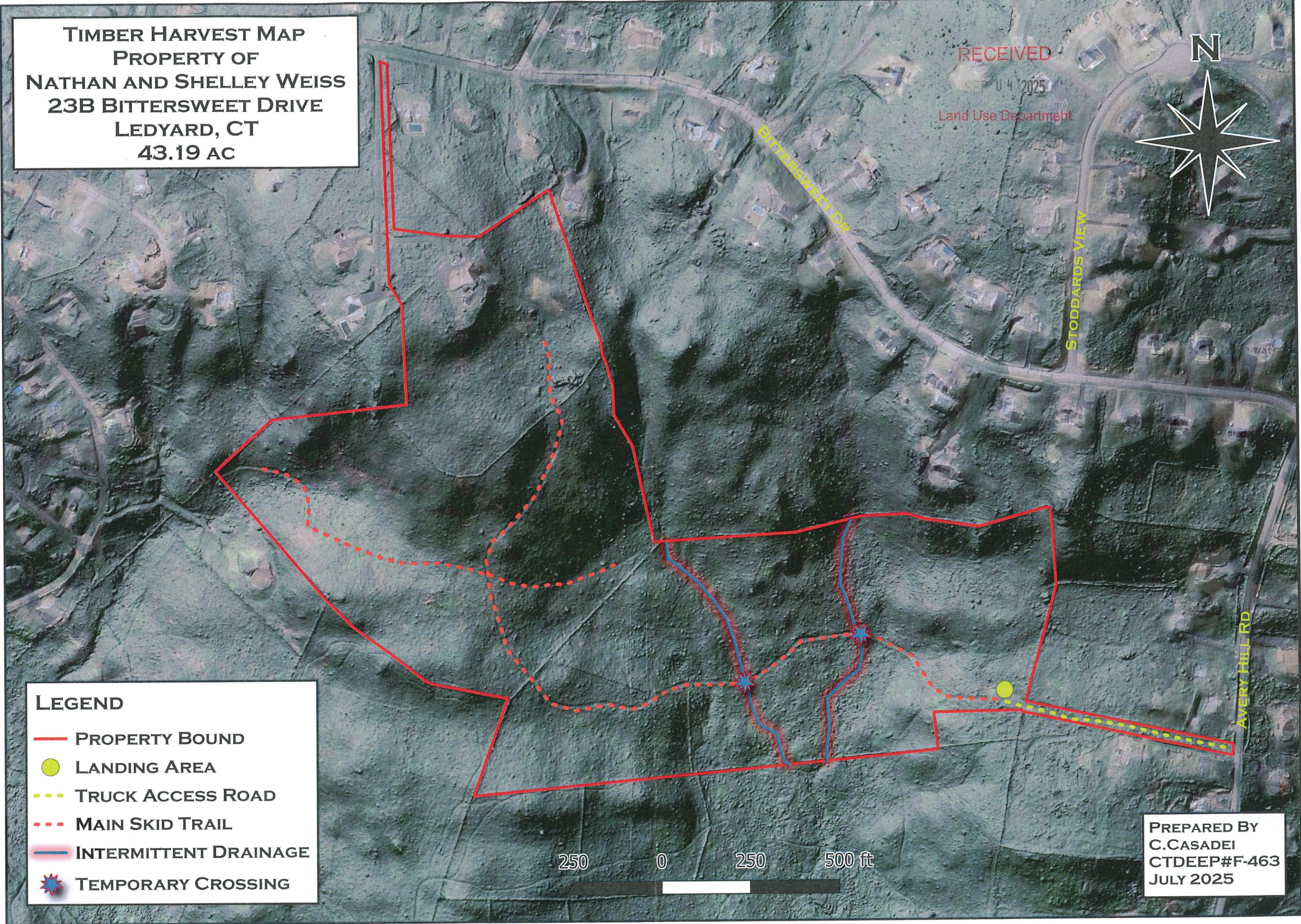
By 
Nathan B. Weiss

By 
Christopher J. Casadei
Forester
CTDEEP# F-463

By 
Shelley M. Weiss

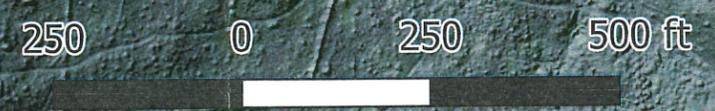
TIMBER HARVEST MAP
PROPERTY OF
NATHAN AND SHELLEY WEISS
23B BITTERSWEET DRIVE
LEDYARD, CT
43.19 AC

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Land Use Department



LEGEND

- PROPERTY BOUND
- LANDING AREA
- TRUCK ACCESS ROAD
- MAIN SKID TRAIL
- INTERMITTENT DRAINAGE
- TEMPORARY CROSSING



PREPARED BY
C.CASADEI
CTDEEP#F-463
JULY 2025



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2492

Agenda Date: 10/7/2025

Agenda #: B.

LAND USE APPLICATION

Subject/Application:

IWWC#25-19SITE - Lambtown Rd Extension, Ledyard, CT - Applicant/Agent, Town of Ledyard for a permit to replace a failed culvert with new custom inlet control. Proposed work to be conducted within town right of way. (Submitted 9/9/25, Date of Receipt 10/7/25, DRD 12/9/25)

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)

Street No./ Name: _____

SEP 09 2025

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

Application No. IWWC#25-19
Receipt Date Department

Date Submitted 9/9/25

Applicant/Agent Town of Ledyard Owner (if different) _____

Address 741 Colonel Ledyard Highway, Ledyard, CT 06339 Address of Owner _____

Phones 860-464-3238 / _____ cell Phone _____

- 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

DE Phelan

Signature of Applicant/ Agent

Location of Property Lambtown Road Extension

Tax Assessor's Map No. 140 Zoning District R60

Written Description of Proposed Activity Replacement of failed culvert (temporarily patched) under the road.
Includes new custom inlet control structure at Ed Lamb Brook pond.

Proposed Erosion/ Sediment Control Measures: Not anticipated to be req'd. Install as necessary during construction.

Total Area of Site 800 sq ft Total Area of Wetlands per Official Inventory Map 0

Amount of Fill, in Cubic Yards 0 Disturbed Area, in Square Feet 0 or in Acres _____

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

Soil Types from USDA Soil Survey n/a

General Description of Vegetative Cover Roadbed with scrub growth along shoulders.

Name and Address of Adjacent Property Owners
46 & 59 Lambtown Rd Ext; Groton Open Space Association 40 & 60 Lambtown Rd; Lamb Family Trust

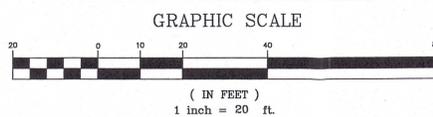
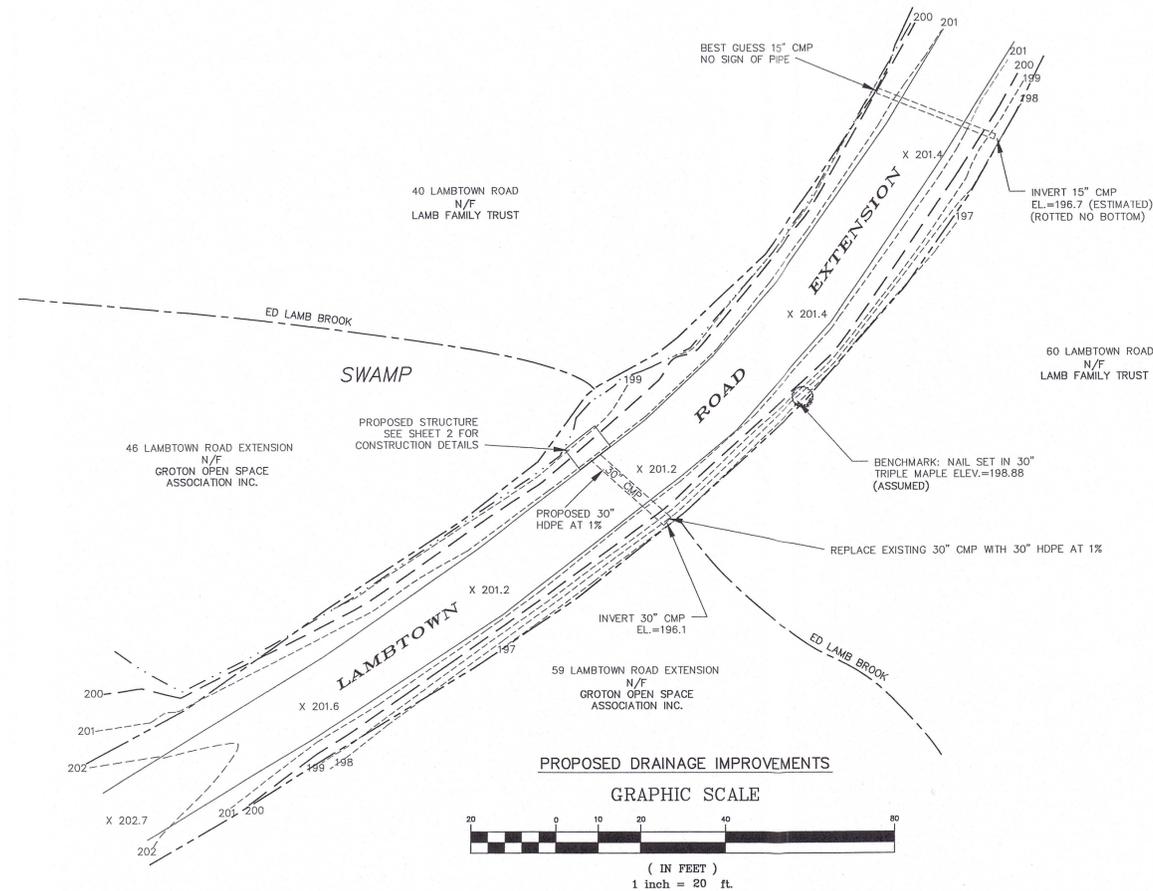
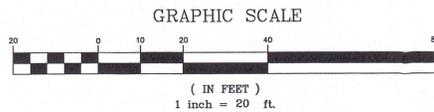
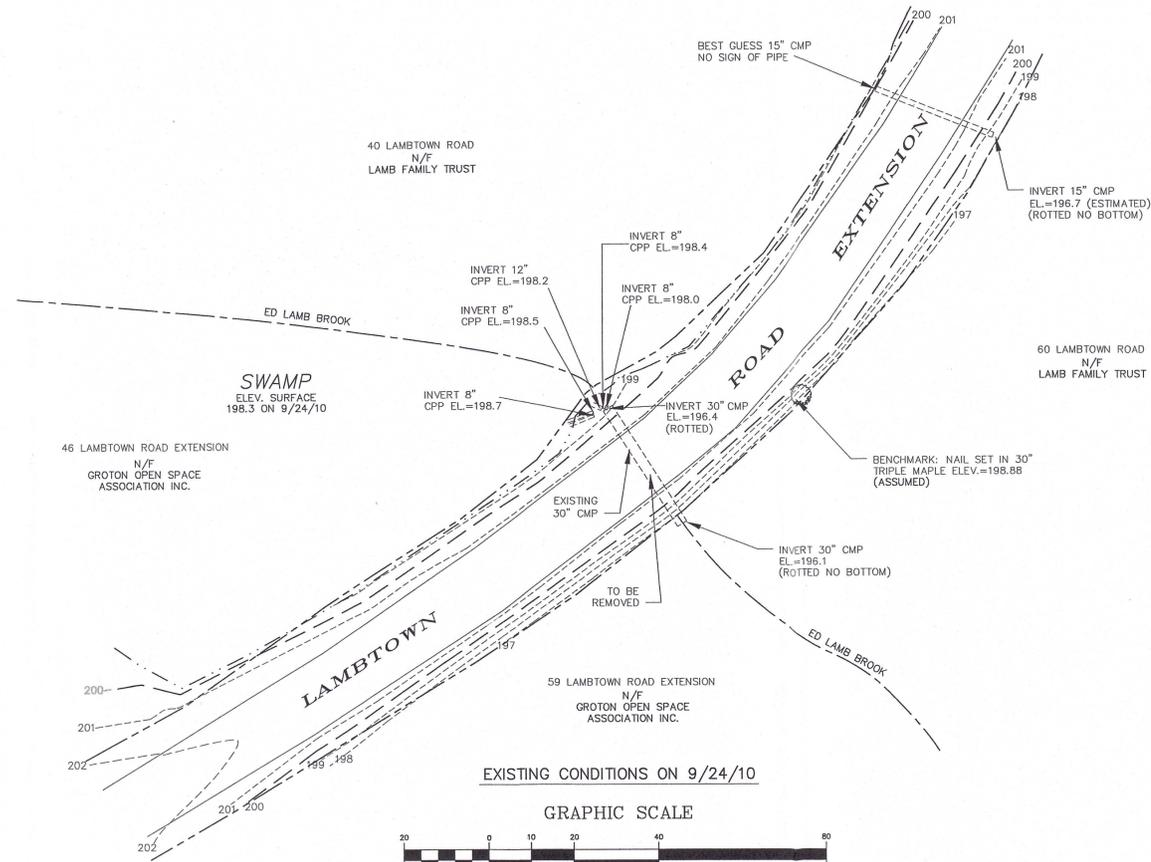
Anticipated Start Date 7/26 Completion Date 10/26

List previous IWWC application #'s _____

IWW Commission Disposition: IWWC Regulations; Section _____ Classification _____

Signature of Chair

FEE: _____ + \$60.00 State Fee = _____ DATE PAID _____ RECEIPT # _____

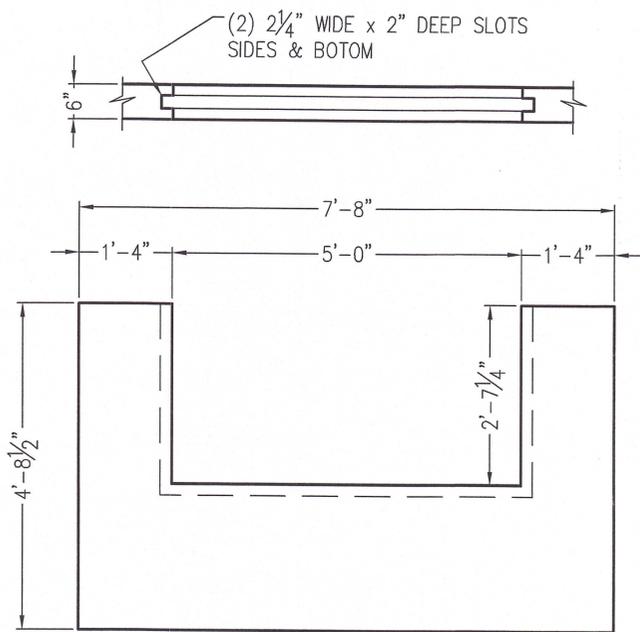


LEGEND

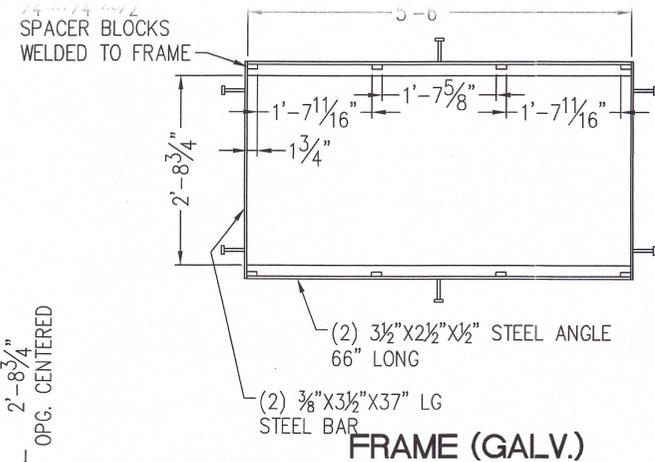
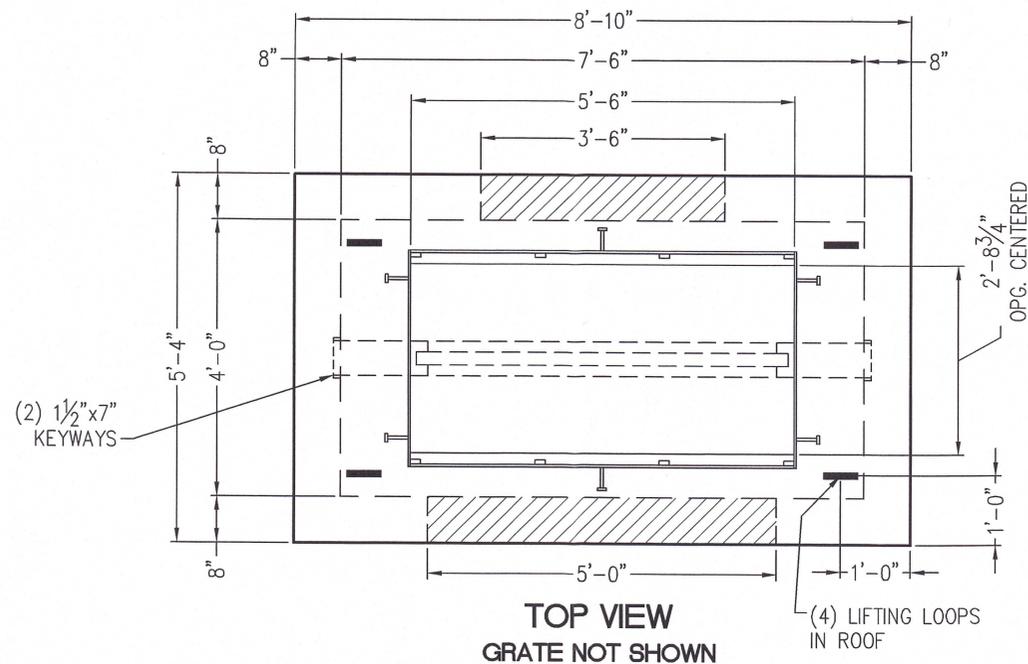
---	EXISTING CONTOUR
X 201.0	EXISTING SPOT GRADE
---	STREET LINE
---	PROPERTY LINE
NOTE: STREET LINE AND PROPERTY LINE PER LEDYARD ASSOSSOR'S MAPS	
---	EDGE OF SWAMP ON 9/24/2010

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Land Use Department

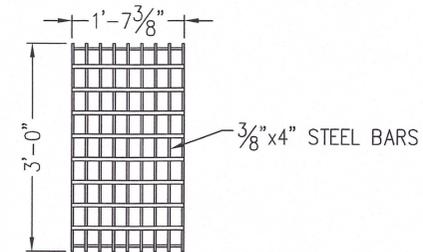
PLAN SHOWING
EXISTING DRAINAGE CONDITIONS
PROPOSED DRAINAGE IMPROVEMENTS
PREPARED FOR
THE TOWN OF LEDYARD
LAMB TOWN ROAD EXTENSION
LEDYARD, CONNECTICUT
SCALE: 1"=20'
MAY 2025



BAFFLE

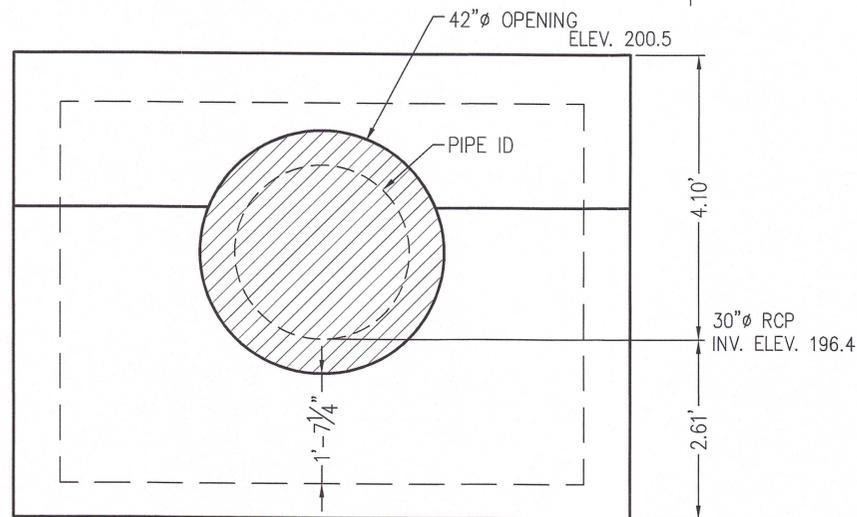
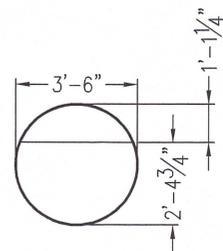


(3) GRATES (GALV.)

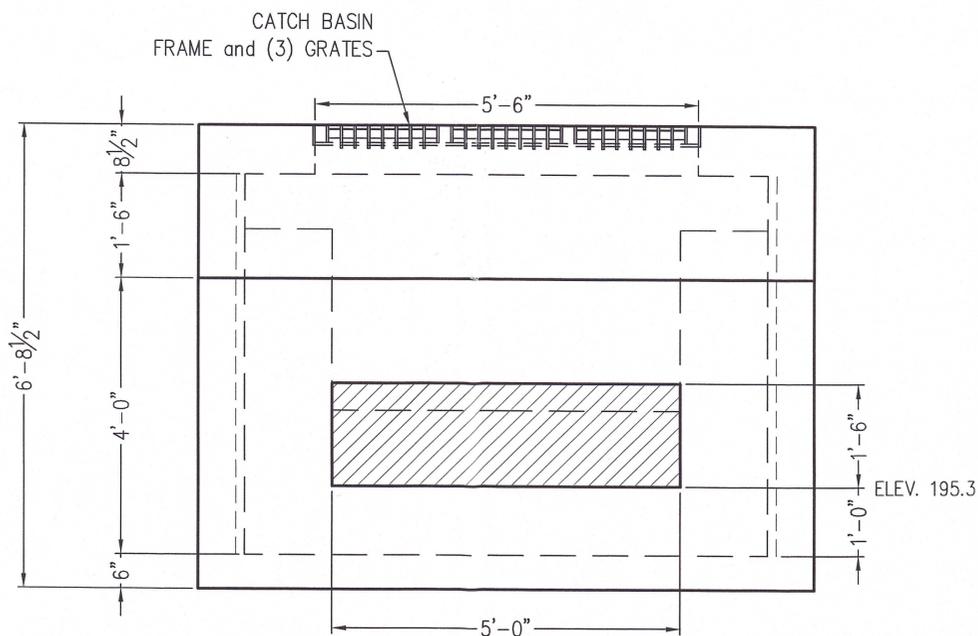


- NOTES:**
1. JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPEC. M-198.
 2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A706, GRADE 60, COVER AS NOTED BELOW.
 3. CONCRETE COMPRESSIVE STRENGTH - 5,000 PSI AT 28 DAYS SELF COMPACTING CONCRETE MIX.
 4. METHOD OF MANUFACTURE: WET CAST.
 5. BOTTOM SECTION IS MONOLITHIC.
 6. ALL PIPING PROVIDED AND INSTALLED BY CONTRACTOR.
 7. LIFTING - LIFTING LOOPS IN ROOF SLING LIFTING NOTCHED IN BASE SECTION

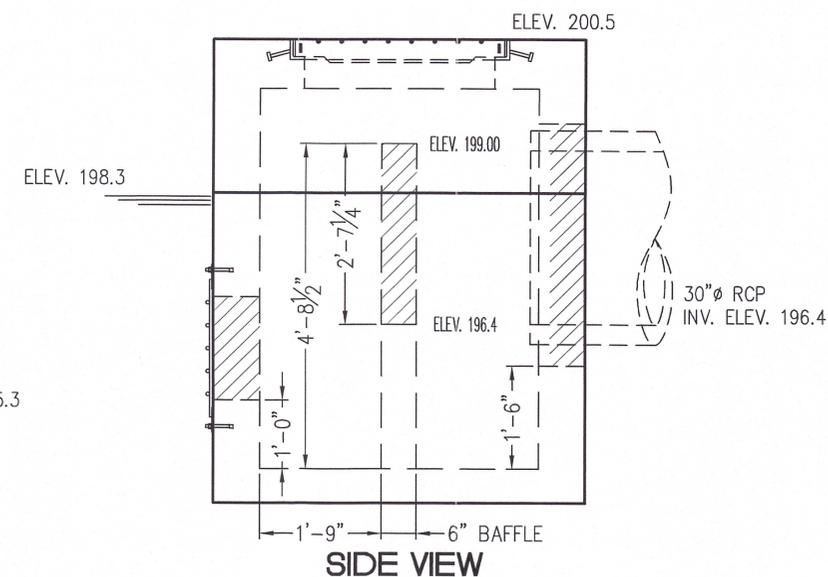
APPROX. WEIGHT:
 ROOF SLAB - 5,700 LBS
 BASE SECT. - 13,500 LBS



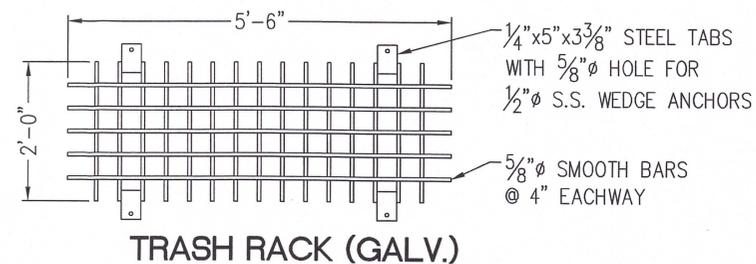
**ELEV. VIEW
(BACK FACE)**



**ELEV. VIEW
(FRONT FACE)**



PRELIMINARY DRAWING



UNITED
 CONCRETE PRODUCTS INC.

173 CHURCH STREET
 YALESVILLE, CT 06492
 TEL: (203)-269-3119
 FAX: (203)-265-4941

REVISIONS:		PRECAST CONCRETE BEAVER CONTROL STRUCTURE		PROJECT #XXX	
CUSTOMER				SCALE	NONE
JOB				DATE	5/14/25
LOCATION				DRW	DH
				CHK	JLT

LETTER OF TRANSMITTAL

Town of Ledyard Land Use Department

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3216

Email: zoning.official@ledyardct.org

DATE: October 1, 2025

- TO:
- | | | | |
|---|--|--|-----------------------------------|
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Groton Public Utilities | <input checked="" type="checkbox"/> Building Dept. | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> Town Attorney | <input type="checkbox"/> SCWA | <input checked="" type="checkbox"/> Fire Marshal | <input type="checkbox"/> Police |
| <input type="checkbox"/> Ledge Light Health | <input type="checkbox"/> Mayor | <input type="checkbox"/> DOT | <input type="checkbox"/> CAM |
| <input type="checkbox"/> WPCA | <input type="checkbox"/> Public Works | <input type="checkbox"/> DEEP | <input type="checkbox"/> Other |

Project Name: IWWC#25-19SITE

Project Location: Lambtown Rd Extension

The following items have been transmitted:

- Application Plans and/or Supporting Documents via Hand Delivered
- Regulations
- Other

Description
Please review & comment on application.

Transmitted as checked below. Please submit comments on or before:

- For approval
 For your use
 As requested
 For your review and comment

Note: Please return comments to Zoning.official@Ledyardct.org

Remarks: If you are unable to submit written comments on or before October 7, 2025, please contact me by phone at the Land Use Department at (860) 464-3216. Thank you.

Signed: *Hannah Gienu*
Zoning & Wetlands Official/Blight Enforcement Officer

Reviewing Agency:

Review Date:

Reviewed By:

Project Name:

Project Location:

Comments:

Electronic Signature: _____



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2505

Agenda Date: 10/7/2025

Agenda #: C.

LAND USE APPLICATION

Subject/Application:

IWWC#25-20AR-173-175 Stoddards Wharf Rd, (MAP IDs: 50-2360-173 & 50-2360-175) Gales Ferry, CT-
Applicant/Agent, Avalonia Land Conservancy Inc-Owner, DDJJM, LLC for As of Right Determination to
construct a raised trail structure.

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)

SEP 10 2025

Land Use Department



TOWN OF LEDYARD CONNECTICUT

Inland Wetlands and Watercourses Commission

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3216
FAX (860) 464-0098
www.ledyard.town.ct.us

AS OF RIGHT/NON-REGULATED ACTIVITIES DETERMINATION REQUEST

Applicant: Avalonia Land Conservancy, Inc Owner (if different): DDJJM, LLC

Address: 756 Colonel Ledyard Highway, Ledyard Owner Address: 4 Hough Road, Bozrah, CT 06334

Phone #: 860-884-3500 Phone #: 860-823-6246

- I have received a copy of Section 4 Permitted Uses as of Right & Non-regulated Uses

Location of Property: 173-175 Stoddards Wharf Road, Gales Ferry, CT 06335

Tax Assessor's Map #: 50-2360-173 Zone District: R-60

Total regulated area disturbed: 0 sq. ft./ 0 ac.

Detailed description of how the proposed activity meets Section 4 of the IWWC Regulations:

Intent is to build a raised trail structure at the Northeast corner of 173-175 Stoddards Wharf Road parcel. This will be 40' in length extending to non-wetland landings on each side of a seasonal seepage area that transits through a culvert under Stoddards Wharf Road. The raised trail will service a trail that traverses the property and connects to the Avalonia-contracted Pfizer property at 154 Stoddards Wharf Road and to Avery Hill Road Extension south of the Glacial Kettle Hole Park parcel. (see map attached)

IWW Commission Disposition: Per Section _____, the proposed activity is classified as Class _____, and it is determined that:

No permit is required - As of Right/Non-Regulated _____ Permit Required: _____

AS OF RIGHT DETERMINATION REQUEST – NO FEE

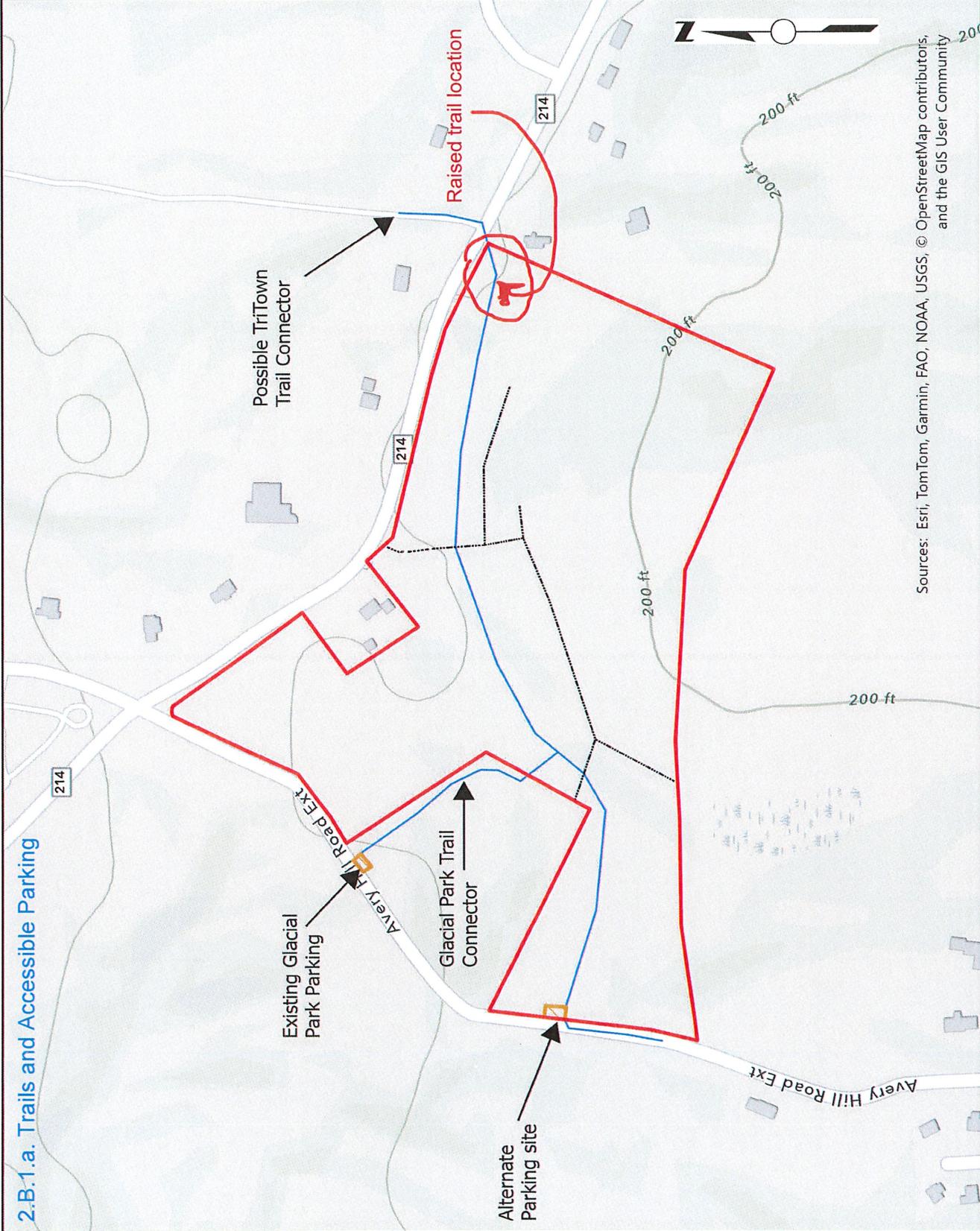
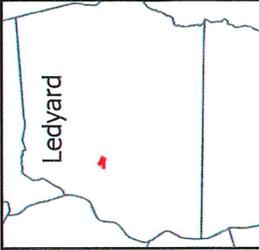


Avalonia Land Conservancy
 P.O. Box 49, Old Mystic, CT 06372
<https://avalonia.org>

173 Stoddards Wharf Rd Recreational Uses

Ledyard, Connecticut

2.B.1.a. Trails and Accessible Parking



- Legend**
- Trails
 - 173 Stoddard Wharf
 - Stonewalls
 - ADA Parking



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community







TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2549

Agenda Date: 10/7/2025

Agenda #: D.

LAND USE APPLICATION

Subject/Application:

Application IWWC#25-22RESUB- 939 Long Cove Rd (Map ID:107-1340-939) Applicant- Rob Hohlfelder, R+N Holding CO. LLC-Agent, Peter Gardner, L.S, - Property Owners, John H. Almy III & Marcy Z. Almy, for regulated activities associated with the repair of an existing wetland crossing and the proposed construction of an additional wetland crossing for 2-lot Resubdivision to create 3 Lots (Submitted 9/29/25, Date of Receipt 10/7/25, DRD 12/9/25)

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)

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

Street No./ Name: _____

Application No. IWWC# 25-22518
Receipt Date 760192

Date Submitted 9/29/25

Applicant/Agent Bob C. Garrison Owner (if different) _____
Address PO Box 335 Ledyard CT 06335 Address of Owner _____
Phones 860-461-7455 cell Phone _____

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- 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

[Signature]
Signature of Applicant/ Agent

Location of Property 939 Long Love Road

Tax Assessor's Map No. 107 Zoning District _____

Written Description of Proposed Activity SUBDIVIDE 939 Long Love Road INTO 3 BUILDING LOTS AND ONE PARCEL (REMAINING LAND) 2 SHORT WETLANDS CROSSINGS, ONE TO IMPROVE EXISTING CROSSING

Proposed Erosion/ Sediment Control Measures: SILT FENCE/ HAYBALS/ WOOD CHIPS AS SHOWN ON PLAN

Total Area of Site 49.55 acres Total Area of Wetlands per Official Inventory Map 10.0

Amount of Fill, in Cubic Yards 90± Disturbed Area, in Square Feet 1200± or in Acres _____

Area Increase/Decrease in Wetlands 1200± sq ft decrease (For Map Amendment Only*)

Soil Types from USDA Soil Survey Rn SvA CcB Sx B MgB NiC SuB MhC

General Description of Vegetative Cover FORESTED

Name and Address of Adjacent Property Owners
SEE ATTACHED LIST

Anticipated Start Date Fall 2025 Completion Date Fall 2026

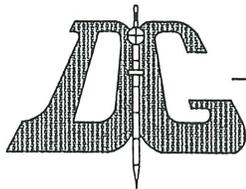
List previous IWWC application #'s _____

IWW Commission Disposition: IWWC Regulations; Section _____ Classification _____

Signature of Chair _____

FEE: _____ + \$60.00 State Fee = _____ DATE PAID _____ RECEIPT # _____

FD#2



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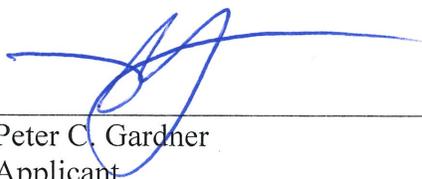
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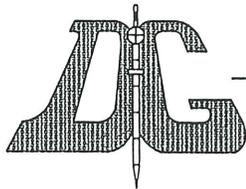
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September 29, 2025

I am familiar with the requirements of the Inland Wetlands regulations and specifically Section 7: application requirements.



Peter C. Gardner
Applicant



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September 29, 2025

Members and agents of the IWWC are authorized to inspect the property subject of this wetlands application.

Peter C. Gardner
Applicant

SEP 29 2025

NAMES AND MAILING ADDRESSES
OF ADJACENT LAND OWNERS

Land Use Department

NICHOLAS D. & JAMIE L. CHIUDIONI
2 HYDE PARK DRIVE
GALES FERRY CT. 06335

BRENNAN P. & SHEILA DOWNES
4 HYDE PARK DRIVE
GALES FERRY CT. 06335

KATE E. ELLIS & BRETT EGAN
8 HYDE PARK DRIVE
GALES FERRY CT. 06335

TOWN OF LEDYARD
741 COLONEL LEDYARD HIGHWAY
LEDYARD CT. 06339

JOHN HALE ALMY II MARCY ZWERLING ALMY
2570 OAK HILLS DRIVE
COLORADO SPRINGS CO. 80919

PHADUNGSAK KAEWONG & REPEAT SUPHASAWAD
14 HYDE PARK DRIVE
GALES FERRY CT. 06335

DAVID J. ANDERSON
16 HYDE PARK DRIVE
GALES FERRY CT. 06335

CHARLES W. BOHARA Jr. & ELIZABETH W. BOHARA
20 HYDE PARK DRIVE
GALES FERRY CT. 06335

ROGER A. HART Jr. ERIN E. CLARK
20 HYDE PARK DRIVE
GALES FERRY CT. 06335

41N72W HYDE PARK LLC
58 HUNTINGTON STREET
NEW LONDON CT. 06320

41N72W HYDE PARK LLC
58 HUNTINGTON STREET
NEW LONDON CT. 06320

ROGER R. TOMPKINS & ELLEN HOLLANDER
26 HYDE PARK DRIVE
GALES FERRY CT. 06335

TOWN OF LEDYARD
741 COLONEL LEDYARD HIGHWAY
LEDYARD CT. 06339

ESTATE OF RICHARD C. HALL
981R LONG COVE ROAD
GALES FERRY CT. 06335

DONNA ELAINE COLLINS
983R1 LONG COVE ROAD
GALES FERRY CT. 06335

DENISE A. CHURCHILL
981 LONG COVE ROAD
GALES FERRY CT. 06335

JOSHUA . & ISABELLA MALEK
977 LONG COVE ROAD
GALES FERRY CT. 06335

KRISTOFER & COLLETTE MASTERSON
973 LONG COVE ROAD
GALES FERRY CT. 06335

LEDGEWOOD MOBILE HOME PARK
967 LONG COVE ROAD
LEDYARD CT. 06339

CAROL PEREZ
961 LONG COVE ROAD
GALES FERRY CT. 06335

JEFFREY R. & KARLA J. RICCI
957 LONG COVE ROAD
GALES FERRY CT. 06335

CHAMBERS LLC
7 ROSE LANE
EAST LYME CT. 06333

JOSEPH P. & DIANE M. LAFALCE
951 LONG COVE ROAD
GALES FERRY CT. 06335

SAUL GARCIA
949 LONG COVE ROAD
GALES FERRY CT. 06335

STEVEN MCGAHAN & NICOLA WARE
940-01 LONG COVE ROAD
GALES FERRY CT. 06335

WACO LLC
P. O. BOX 827
NORWICH CT. 06360

RAYMOND E. IMBRIACO
1552 ROUTE 12
GALES FERRY CT. 06335

BRUCE M. CHRISTIE
954 LONG COVE ROAD
GALES FERRY CT. 06335

JAMES S. ROBINSON
964 LONG COVE ROAD
LEDYARD CT. 06339

LEDYARD APARTMENTS LLC
904 ELBE AVENUE
STATEN ISLAND NY. 10304

ESTATE OF MICHAEL & DENISE CAPAZZI
976 LONG COVE ROAD
GALES FERRY CT. 06335

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September 29, 2025

Town of Ledyard
Inlands Wetlands & Watercourses Commission
741 Colonel Ledyard Highway
Ledyard, CT 06339

RE: Owner & Application's Agent Authorization for Land Use Permitting

To Whom it May Concern:

I, Rob Hohlfelder of R & N Holding Company, LLC, applicant of 931 Long Cove Road, Ledyard CT, do hereby authorize the firm of Dieter & Gardner and William R Sweeney, Esq to act on our behalf before the Town of Ledyard Inland Wetlands & Watercourses Commission (IW&WC) for a proposed 2 lot subdivision on property located at 931 Long Cove Road, Ledyard, Connecticut.



Robert Hohlfelder
R & N Holding Company, LLC,
PO Box 246
West Mystic, CT 06388

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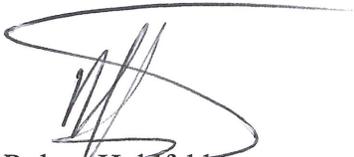
September 29, 2025

Town of Ledyard
Inlands Wetlands & Watercourses Commission
741 Colonel Ledyard Highway
Ledyard, CT 06339

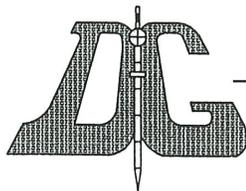
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Robert Hohlfelder
R & N Holding Company, LLC,
PO Box 246
West Mystic, CT 06388



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Land Use Department

September 29, 2025

Ledyard Inland Wetlands and Watercourses Commission

Re: 939 Long Cove Road Letter of Transmittal

- Inland wetland application
- Check for application \$310.00
- Letter authorizing Peter C. Gardner to act as applicant
- Memo authorizing member and agents of the IWWC to inspect property
- Memo noting that Peter C. Gardner is familiar with the requirements of the IWWC regulation
- Names and mailing addresses of adjacent land owners
- 3 sets of subdivision plans

Peter C. Gardner
Applicant

DEEP TEST PIT DATA

939 LONG COVE ROAD TOWN OF LEDYARD SUBDIVISION SOIL TESTING 24 LOTS DATES 9/25/2024, 9/26/2024, 9/30/2024, 10/2/2024 AND 10/4/2024 .
FORM COMPLETED BY: ODALYS REYES MORALES OTHER PRESENT FOR SITE INVESTIGATION: WILLIAM SCHMIDT REPRESENTATIVE FROM LHLD ODALYS REYES MORALES, DANIEL HOLMES, LUPITA VARELA,
BRIGID WHITE AND DELYS AMADOR.

<p>TEST HOLE #5 DEPTH: 68" 0-8" TOPSOIL/LEAF LITTER 8-26" LIGHT BROWN FINE SANDY LOAM-MOTTLED 26-50" Y/B FINE SILTY SAND 50-88" TAN MEDIUM SAND W/PEBBLES AND COBBLES MOTTLES: 39" GW: NONE OBSERVED LEDGE: 58" ROOTS: 37" RESTRICTIVE: 24"</p>	<p>TEST HOLE #15 DEPTH: 58" 0-10" T/S 10-44" OBFSL 44-58" L/B FINE SILTY SAND MOTTLES: 39" GW: NONE OBSERVED LEDGE: 58" ROOTS: 37" RESTRICTIVE: 39"</p>	<p>TEST HOLE #24 DEPTH: 64" 0-15" TOPSOIL 15-40" L/B FINE SANDY LOAM COMPACT 40-52" MOTTLED LAYER ORANGE FINE SAND SILTY 52-64" BROWN FINE TO MEDIUM SAND W/COBBLES AND PEBBLES MOTTLES: 40" GW: NONE OBSERVED LEDGE: 54" ROOTS: 32" RESTRICTIVE: 40"</p>	<p>TEST HOLE #34 DEPTH: 72" 0-8" TS 8-20" R/B FSL-COMPACT 20-38" Y/B FINE SAND 38-72" L/G FINE SAND SILTY MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 48" ROOTS: 48" RESTRICTIVE: 72"</p>
<p>TEST HOLE #6 DEPTH: 92" 0-7" T/S 7-38" Y/B VERY FINE SILTY SAND 38-92" LIGHT BROWN MEDIUM SAND W/COBBLES AND PEBBLES-MOTTLED THROUGH MOTTLES: 42" GW: NONE OBSERVED LEDGE: 68" ROOTS: 37" RESTRICTIVE: 42"</p>	<p>TEST HOLE #15 DEPTH: 58" 0-10" T/S 10-44" OBFSL 44-58" L/B FINE SILTY SAND MOTTLES: 39" GW: NONE OBSERVED LEDGE: 58" ROOTS: 37" RESTRICTIVE: 39"</p>	<p>TEST HOLE #25 DEPTH: 80" 0-11" TOPSOIL 11-46" RED BROWN FSL 46-80" L/G MEDIUM SAND W/GRAVEL AND COBBLES SATURATED MOTTLES: 62" GW: 78" LEDGE: NONE OBSERVED ROOTS: 41" RESTRICTIVE: 62"</p>	<p>TEST HOLE #35 DEPTH: 48" 0-8" TS 8-30" BROWN FSL-COMPACT SILTY 30-48" LIGHT BROWN FINE SILTY SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 48" ROOTS: 48" RESTRICTIVE: 48"</p>
<p>TEST HOLE #7 DEPTH: 102" 0-8" T/S 8-32" O/B FINE SILTY SAND 32-48" TAN FINE SILTY SAND 48-102" TAN MEDIUM SAND W/COBBLES MOTTLES: 27" GW: NONE OBSERVED LEDGE: 102" ROOTS: 32" RESTRICTIVE: 27"</p>	<p>TEST HOLE #16 DEPTH: 89" 0-10" T/S 10-31" OBFSL-SILTY 31-89" LIGHT GREY FINE TO MEDIUM FRIABLE W/GRAVEL AND COBBLES STRATIFIED MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 42" ROOTS: 42" RESTRICTIVE: 89"</p>	<p>TEST HOLE #26 DEPTH: 60" 0-10" TS 10-19" R/B FSL 19-60" L/G SAND LOAMY COMPACT LATERAL MOTTLES: 57" GW: NONE OBSERVED LEDGE: NONE OBSERVED ROOTS: 32" RESTRICTIVE: 57"</p>	<p>TEST HOLE #36 DEPTH: 61" 0-12" T/S 12-34" OBFSL 34-61" Y/B VERY FINE SILTY SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 48" ROOTS: 32" RESTRICTIVE: 61"</p>
<p>TEST HOLE #8 DEPTH: 50" 0-12" T/S 12-22" BROWN FINE SANDY LOAM 22-50" Y/B FINE TO MEDIUM SAND W/GRAVEL AND COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 50" ROOTS: 32" RESTRICTIVE: 50"</p>	<p>TEST HOLE #17 DEPTH: 96" 0-8" T/S 8-37" OBFSL 37-96" LIGHT GREY STRATIFIED FINE TO MEDIUM W/GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 96" ROOTS: 32" RESTRICTIVE: 96"</p>	<p>TEST HOLE #27 DEPTH: 58" 0-8" TS 8-27" OBFSL 27-58" L/B FINE SILTY SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 58" ROOTS: 32" RESTRICTIVE: 58"</p>	<p>TEST HOLE #37 DEPTH: 49" 0-5" T/S 5-26" OBFSL-SILTY 26-49" Y/B FINE SANDY LOAM MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 49" ROOTS: 32" RESTRICTIVE: 49"</p>
<p>TEST HOLE #9 DEPTH: 58" 0-10" T/S 10-24" OBFSL 24-58" L/G SAND AND GRAVEL W/COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 50" ROOTS: 22" RESTRICTIVE: 58"</p>	<p>TEST HOLE #18 DEPTH: 82" 0-10" T/S 10-28" OBFSL-MOTTLED 28-48" L/B FINE SAND SILTY 48-82" LIGHT GRAY MED TO COARSE SAND AND GRAVEL W/COBBLES AND PEBBLES-FRIABLE MOTTLES: 26" GW: NONE OBSERVED LEDGE: 82" ROOTS: 48" RESTRICTIVE: 26"</p>	<p>TEST HOLE #28 DEPTH: 77" 0-15" TS 15-39" OBFSL 39-77" L/G MEDIUM SAND W/GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 50" ROOTS: 32" RESTRICTIVE: 50"</p>	<p>TEST HOLE #38 DEPTH: 40" 0-12" T/S 12-32" R/B FSL 32-50" L/B FINE SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 50" ROOTS: 32" RESTRICTIVE: 40"</p>
<p>TEST HOLE #10 DEPTH: 57" 0-12" T/S 12-40" OBFSL W/PEBBLES-SILTY 40-57" L/B FINE SAND W/COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 50" ROOTS: 22" RESTRICTIVE: 57"</p>	<p>TEST HOLE #19 DEPTH: 70" 0-11" T/S 11-26" OBFSL 26-41" LB FINE SAND 41-70" LIGHT GREY FINE TO MEDIUM SAND W/GRAVEL 20% BOULDERS AND COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 70" ROOTS: 36" RESTRICTIVE: 70"</p>	<p>TEST HOLE #29 DEPTH: 96" 0-12" TS 12-24" OBFSL 24-45" Y/B MEDIUM SAND W/PEBBLES 45-96" L/G FINE TO MEDIUM SAND W/GRAVEL W/20% GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 49" ROOTS: 34" RESTRICTIVE: 49"</p>	<p>TEST HOLE #39 DEPTH: 49" 0-18" FILL 18-21" BURIED TOPSOIL 21-34" OBFSL 34-41" LIGHT GREY FINE SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 49" ROOTS: 34" RESTRICTIVE: 49"</p>
<p>TEST HOLE #11 DEPTH: 58" 0-6" T/S 6-22" OB VERY FINE SANDY LOAM-SILTY 22-45" L/B VERY FINE SAND 45-58" L/B FINE SAND W/PEBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 58" ROOTS: 32" RESTRICTIVE: 58"</p>	<p>TEST HOLE #20 DEPTH: 67" 0-12" TOPSOIL 12-26" OBFSL 26-67" L/B FINE SILTY SAND COMPACT MOTTLES: 30" GW: NONE OBSERVED LEDGE: 67" ROOTS: 46" RESTRICTIVE: 30"</p>	<p>TEST HOLE #30 DEPTH: 70" 0-8" TS 8-21" R/B FINE SANDY LOAM W/PEBBLES 21-70" L/G FINE TO MEDIUM SAND W/GRAVEL AND COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 70" ROOTS: 34" RESTRICTIVE: 70"</p>	<p>TEST HOLE #40 DEPTH: 60" 0-12" FILL 12-33" R/S FSL 33-60" Y/B MED SAND AND GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 60" ROOTS: 32" RESTRICTIVE: 60"</p>
<p>TEST HOLE #12 DEPTH: 48" 0-14" T/S 14-30" OBFSL-SILTY 30-48" LIGHT GREY FINE TO MEDIUM SAND W/COBBLES AND PEBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 48" ROOTS: 25" RESTRICTIVE: 48"</p>	<p>TEST HOLE #21 DEPTH: 60" 0-13" TOPSOIL 13-36" OBFSL-SILTY 36-60" L/B FINE SILTY SAND W/COBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 60" ROOTS: 46" RESTRICTIVE: 60"</p>	<p>TEST HOLE #31 DEPTH: 52" 0-8" TS/LL 8-30" R/B FINE SANDY LOAM SILTY 30-52" Y/B FINE SAND SILTY W/PEBBLES MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 52" ROOTS: 46" RESTRICTIVE: 52"</p>	<p>TEST HOLE #41 DEPTH: 60" 0-12" FILL 12-33" R/S FSL 33-60" Y/B MED SAND AND GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 60" ROOTS: 32" RESTRICTIVE: 60"</p>
<p>TEST HOLE #13 DEPTH: 54" 0-7" T/S 7-28" OBFSL 28-54" L/B FINE SILTY SAND MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 54" ROOTS: 32" RESTRICTIVE: 54"</p>	<p>TEST HOLE #22 DEPTH: 48" 0-8" TOPSOIL 8-28" OBFSL-SILTY 28-48" Y/B SILTY VERY FINE SAND COMPACT MOTTLES: 42" GW: NONE OBSERVED LEDGE: 42" ROOTS: 34" RESTRICTIVE: 42"</p>	<p>TEST HOLE #32 DEPTH: 51" 0-5" TS/LM 5-33" L/B FSL 33-51" L/G FINE SAND FRIABLE MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 51" ROOTS: 34" RESTRICTIVE: 51"</p>	<p>TEST HOLE #42 DEPTH: 60" 0-12" FILL 12-33" R/S FSL 33-60" Y/B MED SAND AND GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 60" ROOTS: 32" RESTRICTIVE: 60"</p>
<p>TEST HOLE #14 DEPTH: 56" 0-8" T/S 8-30" OBFSL 30-56" LIGHT GREY FINE SILTY SAND W/MOTTLES MOTTLES: 28" GW: NONE OBSERVED LEDGE: 56" ROOTS: 32" RESTRICTIVE: 28"</p>	<p>TEST HOLE #23 DEPTH: 68" 0-5" TOPSOIL 5-42" OBFSL-SILTY 42-68" L/G MEDIUM SAND W/GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 68" ROOTS: 38" RESTRICTIVE: 68"</p>	<p>TEST HOLE #33 DEPTH: 48" 0-9" TS 9-36" L/B FSL-COMPACT 36-48" LIGHT TAN FINE SAND SILTY MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 48" ROOTS: 38" RESTRICTIVE: 48"</p>	<p>TEST HOLE #43 DEPTH: 60" 0-12" FILL 12-33" R/S FSL 33-60" Y/B MED SAND AND GRAVEL MOTTLES: NONE OBSERVED GW: NONE OBSERVED LEDGE: 60" ROOTS: 32" RESTRICTIVE: 60"</p>

PERCOLATION TESTING PRESOAK 1 TO 2 HOURS BEFORE PERCOLATION TEST

943 LONG COVE ROAD PERC BETWEEN PITS 9 & 11	943 LONG COVE ROAD PERC BETWEEN PITS 29 & 30
TIME READING	TIME READING
1:00 4.5"	1:44 6"
1:05 9.5"	1:49 10.5"
1:10 14"	1:54 14.5"
1:15 16.75"	1:59 17"
1:20 18.5"	2:04 18.25"
1:25 21"	2:09 19"
1:30 DRY	2:14 DRY

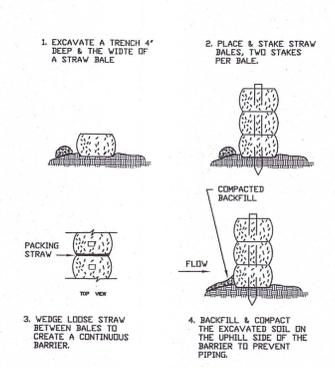
PERC RATE: 2 MINS./INCH PERC RATE: 7 MINS./INCH



DIETER & GARDNER
LAND SURVEYORS + PLANNERS
P.O. BOX 355
1641 ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB#24-003.DWG FBK#338

FILTER FABRIC SEDIMENT BARRIER



CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE

SANITARY DESIGN CRITERIA:

- A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE DESIGNED FOR THREE-BEDROOM HOMES. NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.
 - B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA.
 - C. GEOMATRIX GST 6212 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. GEOMATRIX GST 6212 SYSTEM PROVIDES 10 SQ. FT. EFFECTIVE LEACHING PER L.F.
- HF = HYDRAULIC FACTOR BASED ON GROUND AND DEPTH TO RESTRICTION
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN
PF = PERC FACTOR, 1.0 FOR PERC RATE UP TO & 10.0 MIN/INCH

MLSS TABLE (NOT APPLICABLE)

STREET ADDRESS	GRADIENT %	RESTRICTION	HF	FF	PF	SYSTEM
943 LONG COVE ROAD	MLSS	NOT APPLICABLE		1.5	1.0	50' L.F. GST 6212
963 LONG COVE ROAD	MLSS	NOT APPLICABLE		1.5	1.0	50' L.F. GST 6212

EROSION & SEDIMENT CONTROL PLAN

SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL DATED MARCH 2002.

NARRATIVE:
PURPOSE AND DESCRIPTION OF PROJECT:
THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 48.54 ACRES OF LAND TO CREATE 3 RESIDENTIAL BUILDING LOTS. (ONE WITH EXISTING HOME) EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM.

ROBERT HOFFELDER 860-705-9299 (OR OWNER AT TIME OF CONSTRUCTION) SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND PROPER MAINTENANCE OF ANY EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING THIS PLAN.

TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY CONSTRUCTION ACTIVITIES:
ESTIMATE OF TOTAL AREA TO BE DISTURBED APPROXIMATELY 1.0± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT:
IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING WINTER OF 2025/2026 AND BE COMPLETED IN THE SUMMER OF 2026.

DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT CONTROL MEASURES TO BE USED:

SILT FENCE, HAY BALES OR WOODCHIPS WILL BE USED. ALL SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN BARRIERS SHALL BE REPAIRED IMMEDIATELY. THE BARRIERS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

CONSTRUCTION ENTRANCE DESIGN AND MAINTENANCE CRITERIA FROM 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, ENTRANCE. THE CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED OF ANGULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION M.01.01 SIZE #3. THE CONSTRUCTION ENTRANCE WILL BE 12 FEET WIDE AND 50 FEET LONG.

CONSTRUCTION: CONSTRUCTION ENTRANCE AREAS WILL BE CLEARED AND GRUBBED. AREAS WILL THEN BE ROUGH GRADED. A 4-INCH LAYER OF CRUSHED STONE WILL BE SPREAD AS DEPICTED IN THE DETAILS.

MAINTENANCE: CONSTRUCTION ENTRANCES WILL BE MAINTAINED IN A CONDITION THAT WILL MITIGATE TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. THE CONSTRUCTION ENTRANCE WILL BE TOP DRESSED AS NEEDED TO PROVIDE FUNCTIONAL LENGTH MAY BE ADDED IF ON-SITE CONDITIONS WARRANT SUCH EXTENSION. ANY ACCUMULATED OR SPILLED SEDIMENTS WILL BE CLEANED IMMEDIATELY, AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS EROSION & SEDIMENT CONTROL PLAN.

STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, (CHAPTER 4). TOPSOIL STOCKPILES WILL BE LOCATED AS DEPICTED ON THE PLANS, AND WILL BE TREATED AS DISTURBED GROUND, I.E.: SURROUNDED BY SILT FENCE, AND SEEDED TO GRASS AFTER ALL THE TOPSOIL TO BE STRIPPED IS PLACED IN THE STOCKPILE. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

TOPSOILING SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S) REFERRED TO ABOVE. STONES LARGER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS WILL BE REMOVED FROM THE TOPSOIL WITH A RAKE. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER ALL DISTURBED AREAS. IN ORDER TO "BOND" THE TOPSOIL TO THE SUBSOIL, THE SUBGRADE WILL BE LOOSENEED BY "TRACKING" WITH A BULLDOZER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUBBER-TIRED VEHICLES WILL BE EXCLUDED FROM THE NEWLY TOPSOILED AREAS TO PREVENT EXCESSIVE COMPACTION WHICH COULD HINDER SEED GERMINATION AND SEEDLING GROWTH.

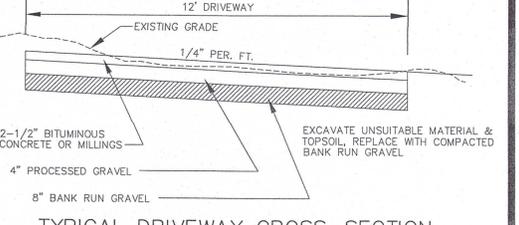
PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JULY OR AUGUST 15 THROUGH OCTOBER 31. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED THE APPROPRIATE SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, FIGURE PS-3. PRIOR TO SEEDING, FERTILIZER WILL BE APPLIED AT THE RATE OF 7.5 PER 1,000 SQUARE FEET (10-10-10 OR EQUIVALENT), AND GROUND LIMESTONE WILL BE APPLIED AT THE RATE OF 200 POUNDS PER 1,000 SQUARE FEET. THE LIME AND FERTILIZER WILL BE LIGHTLY WORKED TO A DEPTH OF 3 TO 4 INCHES. SEED SHALL BE APPLIED UNIFORMLY USING A CYCLONE SEEDER (HYDROSEEDING MAY BE USED IN LIEU OF CONVENTIONAL SEEDING METHODS). HAY MULCH WILL BE APPLIED AT THE RATE OF 100 POUNDS (APPROXIMATELY 2 BALES) PER 1,000 SQUARE FEET, WHERE SLOPES EXCEED 10 PERCENT. JUTE NETTING SHALL BE USED TO ANCHOR THE HAY MULCH IN PLACE. ANY SUCH NETTING WILL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE: THE SEEDBED WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED AND SMOOTHED, AND RESEED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 6 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 33 TO 50 PERCENT OF THE GRASS HEIGHT (I.E.: NOT BELOW 3 INCHES). MULCH MATERIALS WILL NOT BE REMOVED, BUT WILL BE ALLOWED TO DISINTEGRATE OVER TIME.

WHERE BARE GROUND NEEDS TO BE PROTECTED FOR RELATIVELY SHORT PERIODS, OR WHERE THE SEEDING SEASONS FOR PERMANENT SEEDINGS CAN NOT BE ADHERED TO, TEMPORARY SEEDING MAY BE USED. THE RECOMMENDED SEED MIX WILL VARY UPON CIRCUMSTANCES, BUT SHALL BE IN COMPLIANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, FIGURE TS-2. TEMPORARY SEEDING RATES AND DATES, WHERE THE SEASON PRECLUDES ANY TYPE OF SEEDING, AN ANCHORED MULCH WILL BE EMPLOYED TO PROTECT BARE SOIL AREAS.

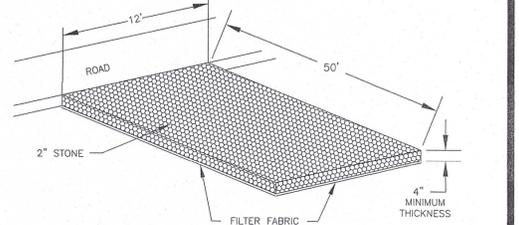
CONSTRUCTION SEQUENCE, PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCES, THE DEVELOPER AND HIS CONTRACTOR SHALL MEET WITH TOWN STAFF FOR A PRECONSTRUCTION CONFERENCE.

- INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
 - INSTALL EROSION AND SEDIMENT CONTROL.
 - STRIP TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
 - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
 - REMOVE SEDIMENT BARRIERS AFTER TOPSOIL STABILIZED.
- DISPOSAL OF SEDIMENTS - ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.



TYPICAL DRIVEWAY CROSS-SECTION

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE FOR HOMES

NOT TO SCALE

DEEP TEST PIT DATA,
PERCOLATION DATA,
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
AND
SEPTIC SYSTEM DESIGN CRITERIA
KINEO ESTATES SUBDIVISION
PREPARED FOR
MT. KINEO BUILDERS
PROPERTY OF
JOHN HALE ALMY II
AND
MARCY ZWERLING ALMY
939 LONG COVE ROAD
LEDYARD, CONNECTICUT
SEPTEMBER 2025



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2618

Agenda Date: 10/7/2025

Agenda #: E.

GENERAL DISCUSSION ITEM

Subject:

Discussion of PA 25-73 - New Inland Wetlands Agency Training Requirements 10/1/25.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2262

Agenda Date: 10/7/2025

Agenda #: A.

MINUTES

Minutes:

IWWC Regular Meeting Minutes of July 1, 2025



TOWN OF LEDYARD
CONNECTICUT
INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, July 1, 2025

7:00 PM

Town Hall Annex Council Chambers

I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Town Hall Annex Council Chambers and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Justin DeBrodt
Commissioner, Michael Marelli
Alternate Member, Robert Graham
Vice Chairman, Beth E. Ribe
Alternate Member, James Thompson
Commissioner, Daniel Pealer (via zoom)

In addition, the following were present:

Zoning & Wetlands Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

Chairman DeBrodt seated Alternate Member James Thompson in place of the regular member vacancy.

IV. APPROVAL OF ADDITONS TO AND/OR CHANGES TO ORDER OF THE AGNEDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY – LIMIT 3 MINUTES)

None.

VI. PRE-APPLICATIONS DISCUSSION OR WORKSHOP

None.

VII. PUBLIC HEARING/ APPLICATIONS

A. Public Hearing: IWWC#25-5SITE - 19, 29 & 39 Military Highway (PARCEL IDS: 91-1590-

19, 29 & 39), Gales Ferry, CT - Agent, Brian Smith, Esq., Robinson & Cole - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 278-unit multifamily residential housing development & associated site improvements. (Submitted 2/24/25, Date of receipt 3/4/25, PH orig. scheduled to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH must close by 7/2/25. DRD 65-days from close PH).

Attorney Brian Smith, One State Street, Hartford, CT, representing C.R. Klewin, LLC, stated that he had submitted a letter requesting a continuance for application IWWC#25-5SITE previously marked as exhibit #38-1 and #38-2. He spoke to the application sitting before DEEP and that they need more information from the applicant. Commissioner Ribe and Attorney Brian Smith clarified the timeline of the DEEP applications. Attorney Brian Smith, the Commission and staff all discussed which site plan had been submitted to DEEP for review.

Hannah Gienau read exhibit #40 into the record with questions submitted by Land Use Director, Elizabeth Burdick.

The Commission discussed when they would close the public hearing and when they would be receiving information from both the applicant, the intervenor and their own consultants.

Jeff Bord of Bohler Engineering, 65 LaSalle Rd Suite 401, West Hartford, CT, reviewed exhibit #34 with the Commission and noted changes made for drainage and various features of the site. Hannah Gienau read for the record exhibit #28 noting comments provided by DyMar. Attorney Brian Smith spoke about the application process at the state level.

Richard Ross of Epic Cleantec, 10 S Van Ness Ave, San Francisco, CA, provided information on the data collection they will be doing to submit for DEEP. Jeff Bord continued to make comments on the details of the site plan. Attorney Smith and the Commission continued to discuss the timeline that information would be submitted and details contained in the plan.

Attorney Wilson Carroll of Cohen and Wolf, 1115 Broad Street, Bridgeport, CT, representing the intervenor, Gales Ferry District, stated that the intervenor's experts are prepared to testify at this meeting or if the public hearing should be continued.

Zoning Enforcement Official, Hannah Gienau, read her staff report into the record marked as exhibit #41. The Commission continued to discuss if they would have sufficient information submitted for the record if they were to continue the hearing.

MOTION to grant the extension of time for the public hearing on application IWWC#25-5SITE

RESULT: 4-0 APPROVED AND SO DECLARED
MOVER: Ribe
SECONDER: Thompson
AYES: 4 Ribe, Marelli, Thompson, Pealer
NAYES: 1 DeBrodt
NON VOTING: 1 Graham

MOTION to continue the public hearing to the IWWC Special Meeting on July 15, 2025

RESULT: 5-0 CONTINUED
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Ribe, Marelli, Thompson, Pealer, DeBrodt
NON VOTING: 1 Graham

B. Discussion & Decision: IWWC#25-5SITE - 19, 29 & 39 Military Highway (PARCEL IDS: 91-1590-19, 29 & 39), Gales Ferry, CT - Agent, Brian Smith, Esq., Robinson & Cole - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 278-unit multifamily residential housing development & associated site improvements. (Submitted 2/24/25, Date of receipt 3/4/25, PH orig. scheduled to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH must close by 7/2/25. DRD 65-days from close PH).

RESULT: TABLED

VIII. OLD BUSINESS

A. IWWC#25-11SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 9 & 11) - Applicant/Agent, Norm Eccleston for Owner, Habitat for Humanity of Eastern Connecticut Inc. for regulated activities associated with construction of a multi-family residential affordable housing development per C.G.S. §8-30g for 16 single-family and 11 duplex dwellings & associated site improvements, inc. the extension of Colby Drive. (Submitted 5/27/25, Date of Receipt 6/3/25, Tabled to 7/1/2025, DRD 8/6/2025)

Nancy Levesque of Benesch Engineering, and the Commission reviewed the maintenance plan for the application.

Zoning Enforcement Official, Hannah Gienau, entered her staff report as file document #11 for the application and read it into the record. Staff, the applicant and the Commission discussed the various proposed conditions of approval suggested including the application being signed by the property owners of 16 Highview Terrace. They discussed the intersection of the easement and the application. Staff and the Commission concluded that they would not condition approval on the additional signature.

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 #IWWC 25-11SITE, submitted by the Applicant, Norm Eccleston Habitat for Humanity of Eastern CT, and the Property Owner Habitat for Humanity of Eastern Connecticut, Inc. , for regulated activities to construct a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC), as more fully described in a plan entitled “Habitat for Humanity Multi-Family Residential Affordable Housing Development Per C.G.S §, lots 8,9,11 Colby Drive Ledyard, Connecticut, dated May 19, 2025”.

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 with

vegetative cover.

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.

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.

RESULT: 5-0 APPROVED WITH CONDITIONS

MOVER: Ribe

SECONDER: Thompson

AYES: 5 DeBrodt, Ribe, Marelli, Thompson, Pealer

NON VOTING: 1 Graham

IX. NEW BUSINESS

None.

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of June 3, 2025

MOTION to approve the IWWC Regular Meeting Minutes of June 3, 2025 as submitted

RESULT: 5-0 APPROVED AND SO DECLARED

MOVER: Ribe

SECONDER: Marelli

AYES: 5 DeBrodt, Ribe, Marelli, Pealer, Thompson

NON-VOTING: 1 Graham

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of July 1, 2025

Hannah Gienau briefly discussed her staff report with the Commission.

XIII. ADJOURNMENT

Commissioner Thompson moved the meeting to be adjourned, seconded by Commissioner Ribe. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Chairman Justin DeBrodt



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 25-2519

Agenda Date: 10/7/2025

Agenda #: B.

MINUTES

Minutes:

IWWC Regular Meeting Minutes of August 5, 2025



TOWN OF LEDYARD
CONNECTICUT
INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, August 5, 2025

7:00 PM

Town Hall Annex Council Chambers

I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Town Hall Annex Council Chambers and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Justin DeBrodt
Commissioner, Michael Marelli
Alternate Member, Robert Graham
Vice Chairman, Beth E. Ribe
Commissioner, Daniel Pealer

Absent: Alternate Member, James Thompson

In addition, the following were present:

Land Use Director, Elizabeth Burdick
Zoning & Wetlands Enforcement Official, Hannah Gienau
Assistant to the Director, Anna Wynn

Chairman DeBrodt seated Alternate member Robert Graham as a voting member.

IV. APPROVAL OF ADDITONS TO AND/OR CHANGES TO ORDER OF THE AGNEDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY – LIMIT 3 MINUTES)

None.

VI. PRE-APPLICATIONS DISCUSSION OR WORKSHOP

None.

VII. PUBLIC HEARING/ APPLICATIONS

None.

VIII. OLD BUSINESS

B. Discussion & Decision: IWWC#25-5SITE - 19, 29 & 39 Military Highway (PARCEL IDS: 91-1590-19, 29 & 39), Gales Ferry, CT - Agent, Brian Smith, Esq., Robinson & Cole - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 278-unit multifamily residential housing development & associated site improvements. (Submitted 2/24/25, Date of receipt 3/4/25, PH orig. scheduled to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH cont. to 7/15/25 with 15-day ext. of time granted to 7/16/25, PH closed on 7/15/25, DRD 9/18/2025).

Commissioner Ribe stated that she recently moved across town into Gales Ferry but can remain objective in her decision making. Director Burdick stated that Kyle Haubert of CLA Engineering is attending the meeting via zoom and is present to answer any questions posed by the Commission. She noted that he cannot give new information.

Hannah Gienau, Wetlands Official, presented her staff report on application IWWC#25-5SITE for post public hearing with suggested motions. Commissioner Graham and Kyle Haubert of CLA Engineering clarified information regarding seasonal high-water tables and permeability of soils. They discussed necessary test pit data. Commissioner Ribe asked if there are limited options of where the basin can be placed. Kyle Haubert and Commissioner Ribe clarified that test pits would help determine this.

Commissioner Pealer asked Kyle Haubert what the primary objective of the tests would be since there would be significant if not total replacement from blasting. Kyle Haubert stated that the applicant did not provide evidence of known ledge in that area. He stated that data was not submitted with the application.

Director Burdick asked Kyle Haubert for clarification on his report where it was stated that the basin is not appropriately sized. He commented on the various data points necessary to determine the appropriateness of the basin. He stated the applicant did not have the data to support the proposed size of the basin. He spoke specifically about basis 1E.

Director Burdick and Kyle Haubert discussed the importance of determining the appropriate size of the basin. Commissioner Marelli asked for clarification on what information was submitted regarding to the test pit data.

Chairman DeBrodt made various comments regarding the incompleteness of the application. He referenced various comments made by Jeff Bord of Boheler Engineering and how it applies to the regulations. Commissioner Ribe concurred.

Commissioner Marelli asked for clarification on exhibit #43 from Robinson & Cole. Ms. Gienau stated that the current proposed plan directly impacts the upland review area from run off from the proposed basins.

Director Burdick stated that staff suggests that the Commission deny without prejudice

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 Commissioner Ribe made a motion to DENY Application IWWC#25-5SITE and associated site

improvements for construction of a 278-unit multi-family dwelling housing development in two buildings and associated site improvements, as more fully described in the application & supporting documents, dated 2/24/25 and a plan entitled “Proposed Site Plan Documents for C.R Klewin LLC, Proposed Residential Development, 19, 29, 39 Military Highway, Gales Ferry, Ledyard, New London County, Connecticut, Prepared by Bohler Engineering, dated 2/19/25, revised to 5/20/25” and all application exhibits for the following reasons:

Reason 1. The application is incomplete in that the Applicant did not comply with multiple requests of the Town’s Consulting Engineer, CLA Engineers (CLA) to provide test pits and permeability information, which soil evaluations can be done by a qualified professional at any time of the year and help document that the given site can support the stormwater management design for the project. Without this information CLA could not determine if the soils onsite can fully support the proposed stormwater management system design and that without this information CLA cannot confirm that the stormwater management features are appropriately sized in accordance with the 2024 CT Stormwater Quality Manual, and it cannot be determined if the project would have an impact on the on-site regulated uplands, inland wetlands and/or watercourses areas. See CLA Engineers Exhibits #27, #37, #46 & #50 for the record .

Reason 2. Pursuant to Connecticut General Statutes §22a-19, et seq., the Gales Ferry District aka Gales Ferry Fire District and Lee Ann Berry, individually have filed Verified Notices of Intervention (Exhibits #17 & #26, respectively) (hereinafter “Notices”), stating the proposed administrative proceeding involves conduct which has or which is reasonably likely to have the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water, and other natural resources of the state, within the jurisdiction of the Agency in the following ways, *in staff’s opinion*:

1. Notices Sections 4 a, b, c, m & q, which state,
 - a. “The Application does not meet the standards of approval”.
 - b. “The Applicant has failed to provide evidence to demonstrate that the Application will not result in long-term impacts on wetlands or watercourses”.
 - c. “The Applicant has failed to provide evidence to demonstrate that the Application will not result in irreversible and irretrievable loss of wetland or watercourses”.
 - m. “No soil testing has been conducted in Basin 1D to determine if the soils are suitable for infiltration. The Applicant has failed to demonstrate that the required vertical separations in the 2024 Manual [CT DEEP 2024 Storm Water Quality Manual] are met for seasonal high groundwater and/or bedrock. The design for Basin 1D is not in compliance”.
 - q. “Such other and further aspects as may be determined from the Applicant’s stormwater management plan.”
2. Notices Section 6, which states, “It is the responsibility of the Applicant in this administrative proceeding to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action would not have significant impacts as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts”.

Reason 3. The Agency is unable to determine what the impacts on the regulated uplands, inland wetlands and/or watercourses areas are and, therefore, the Agency cannot determine if feasible and prudent alternatives are required.

RESULT: 5-0 DENIED WITHOUT PREJUDICE
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Ribe, Marelli, Graham, Pealer, DeBrodt

Chairman DeBrodt asked that Commissioner Ribe include section 10 of the regulations and to remove staff suggestion as it is the Commission's decision.

Director Burdick stated that she would like the Commission to modify their motion to state deny without prejudice and not just deny. Director Burdick asked that the motion be modified to say 1D. She additionally stated that it should be added that reason 2.3 that 1E there was not adequate testing done.

RESULT: 5-0 AMENDED MOTION
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Ribe, Marelli, Graham, Pealer, DeBrodt

IX. NEW BUSINESS

A. Sustainable CT Ad Hoc Committee Discussion

Director Burdick reviewed the Resolution Plan with the Commission. She reviewed the Sustainable CT program. Commissioner Ribe volunteered.

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of July 1, 2025

Chairman DeBrodt asked to hold off on these minutes until information could be verified.

RESULT: 5-0 APPROVED AND SO DECLARED
MOVER:
SECONDER:
AYES: 5 DeBrodt, Ribe, Marelli, Pealer, Graham

B. IWWC Regular Meeting Minutes of July 15, 2025

MOTION to approve the IWWC Regular Meeting Minutes of July 15, 2025 as amended

RESULT: 5-0 APPROVED AS AMENDED
MOVER: Ribe
SECONDER: Pealer
AYES: 5 DeBrodt, Ribe, Marelli, Pealer, Graham

XI. CORRESPONDENCE

Commissioner Marelli and staff clarified a project ongoing at 40 Bluff Road regarding jurisdiction of DEEP.

XII. REPORTS

A. Wetlands Staff Report of August 5, 2025

Hannah Gienau briefly discussed her staff report with the Commission.

XIII. ADJOURNMENT

Commissioner Pealer moved the meeting to be adjourned, seconded by Commissioner Graham. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission



TOWN OF LEDYARD

741 Colonel Ledyard
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Ledyard, CT 06339-1511

File #: 25-2518

Agenda Date: 10/7/2025

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REPORT

Staff/Committee Report:

WEO Staff Report of October 7, 2025