



## TOWN OF LEDYARD

Land Use Department

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### **Wetlands Official's Report: IWWC Regular Meeting November 18, 2025**

#### **Wetlands Complaints:**

**25 Harvard Terrace:** Ongoing wetlands investigation concerning emergency work commenced by the Town of Ledyard DPW (Town) on the boundary of property owned by Avalonia Land Conservancy at 25 Harvard Terrace and property owned by CR Klewin at 39 Military Highway.

As discussed at the 10/7/25 Regular Meeting, the Town during the summer, conducted emergency site work in an effort to relieve flooding along Route 12 and backing up onto Christy Hill Rd. The emergency work involved digging trenches on an existing berm topped with a beaver dam. On 10/29/25 a site inspection was conducted with the Avalonia Land Conservancy, Public Works Director, Highway Superintendent, Land Use Director, and Wetlands Enforcement Officer to observe the site work. Avalonia acknowledged it understood the work was done in an emergency capacity. The Avalonia Land Stewardship Director reviewed historical aeries to observe the state of the pond in previous years and saw that the berm that existed was not there several years prior and would be part of an application to restore the area. It was determined and agreed by all parties that a retroactive permit for the emergent work within the berm/beaver dam would be submitted to the IWWC.

The Town is working diligently to gather the necessary information for a complete permit for the emergent work and a complete permit for the removal of the man-made berm & cement slab constructed by others and any future work required to manage the watershed. Both the property owners of 39 Military Highway and 25 Harvard Terrace will be listed on the application and shall endorse the application of the Town of Ledyard for work on their respective properties.

The application for a permit for the emergent work will be submitted for receipt by the IWWC at its December 2, 2025 Regular Meeting. The application for a permit for the berm/slab removal and any future work will be submitted asap upon receipt of a watershed study commissioned by the Public Works Director.

**109 Christy Hill Rd:** A verbal stop work order has been issued to the owners of 109 Christy Hill Rd due to apparent violation of the conditions of approval from their April 10, 2025 Zoning Permit in which stated,

“Zoning Permit#6134: Approval Stipulations for Phase 1 and Phase 2 Clearing of Trees & Brush See plan showing clearing (trees/shrubs), 109 Christy Hill Road, Property of Christy & Kings, LLC, Drawing Sheets 1 of 2 & 2 of 2, Received 4/2/25.

**Phase 1 Clearing Approval Stipulations:**

1. Clearing of trees and brush only in area shown on map as “Phase 1” on Drawing 2 of 2.

No soil disturbance permitted.

**2. Phase 2 Clearing Approval Stipulations:**

Clearing of trees and brush only in area shown as “Phase 2” on Drawing 2 of 2.

No Phase 2 clearing shall commence until such time as the 100-foot Upland Review Area from Regulated Wetlands have been flagged in the field and the Zoning & Wetlands Official has inspected.

No soil disturbance permitted.

ANY CHANGES TO THE CLEARING LIMITS SHOWN OF THE DRAWING SHEETS SHALL BE REVIEWED AND APPROVED BY LAND USE DEPT. STAFF.”

Since this approval, the Applicants/Owners, as of October 29, 2025, appear to have violated the conditions of approval of the above-referenced zoning permit and may have conducted work in an upland review area without the benefit of an Upland Review Area permit. The Land Use office is in the process of issuing a Notice of Violation with Intent to Cite for unpermitted site work and for not complying with the conditions of approval.

The Land Use Department has, on multiple occasions, advised the owner/agent of the site that both IWWC & PZC permits are required for development at the site. To date, no permits, proposed plans or supporting documents have been submitted to this office for review/approval by the Land Use Commissions. Also, the owner/agent of the site were asked to provide an existing conditions site plan to show the work done at the property to date for staff and/or the IWWC to determine if regulated wetlands, watercourses or upland review areas have been disturbed. Once a determination has been made, if there has been work conducted in regulated areas without the benefit of IWWC permits and the owner has not complied with staff requests, a Cease & Desist Order will be issued and a Show Cause Hearing shall be conducted within 10 days of the issuance of the Order.

Several follow up drive by inspections were conducted on 11/5/25, 11/6/25, and 11/17/25 and confirmed no additional site work has taken place since a verbal stop work order had been placed at the site. A proposed site plan is required for any future work at the site.