

FD# 1

Street No./ Name: 8, 9 & 11 Colby Drive

TOWN OF LEDYARD

INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)

APPLICATION FOR PERMIT (Or Commission ruling that a permit is not needed)

Application No. IWWC#25-11 SITE

Receipt Date 06/03/2025

Date Submitted 05/19/2025

Applicant/Agent Norm Eccleston, Habitat for Humanity

Owner (if different) Habitat for Humanity

Address 377 Broad Street, New London, CT 06320

Address of Owner 377 Broad Street, New London, CT 06320

Phones 860-232-0762 / cell

Phone 860-232-0762

MAY 21 2025

- 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

Land Use Department

Norm Eccleston

Signature of Applicant/ Agent

Location of Property 8, 9, and 11 Colby Drive

Tax Assessor's Map No. 8: 68-520-8 / 9: 68-520-9 / 11: 68-520-11

Zoning District MFDD

Written Description of Proposed Activity Application for regulated activities associated with a multi-family affordable housing development per C.G.S. §8-30g for 16 single-family dwellings and 11 duplex dwellings and associated site improvements, including the extension of Colby Drive, grading, utilities, drainage structures, detention basin and soil erosion & sediment controls.

Proposed Erosion/ Sediment Control Measures: Silt fence, silt sacks, slope stabilization, temp. sediment traps, mulching, and construction entrance.

Total Area of Site 12.86 Ac

Total Area of Wetlands per Official Inventory Map 4.91 Ac

Amount of Fill, in Cubic Yards -1370

Disturbed Area, in Square Feet or in Acres 9.52 Ac

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

Soil Types from USDA Soil Survey Woodbridge fine sandy loam - C Paxton Montauk fine sandy loam - C

General Description of Vegetative Cover Undeveloped, Heavily wooded.

Name and Address of Adjacent Property Owners

See attached

Anticipated Start Date April 2026 Completion Date April 2028

List previous IWWC application #'s

IWW Commission Disposition: IWWC Regulations; Section Classification

Signature of Chair

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

[illegible]



0 feet Abutters List Report

Ledyard, CT
December 19, 2024

Subject Property:

Parcel Number: 68-520-8
CAMA Number: 68-520-8
Property Address: 8 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BORAD ST
NEW LONDON, CT 06320

Abutters:

Parcel Number: 68-520-6
CAMA Number: 68-520-6
Property Address: 6 COLBY DR

Mailing Address: KAN INVESTMENTS LLC
39 PRODELL RD
PRESTON, CT 06365

Parcel Number: 68-530-680
CAMA Number: 68-530-680
Property Address: COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Parcel Number: 68-530-682
CAMA Number: 68-530-682
Property Address: 682 COLONEL LEDYARD HWY

Mailing Address: ALLEN JARED S
682 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 68-530-686
CAMA Number: 68-530-686
Property Address: 686 COLONEL LEDYARD HWY

Mailing Address: HUGHES WILLIAM J + DONNA C
16 PRENTICE ST
TAFTVILLE, CT 06380

Parcel Number: 68-530-690
CAMA Number: 68-530-690
Property Address: 690 COLONEL LEDYARD HWY

Mailing Address: OTTO LISA + MEIER LAURA + WALTER E
690 COLONEL LEDYARD HWY
LEDYARD, CT 06339



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Ledyard, CT
December 19, 2024

Subject Property:

Parcel Number: 68-520-9
CAMA Number: 68-520-9
Property Address: 9 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Abutters:

Parcel Number: 54-1110-50
CAMA Number: 54-1110-50
Property Address: 50 IRON ST

Mailing Address: MORGAN CAROL M CO-TR KOZEK
ROBERT H CO- TR
248 PENDLETON HILL RD
VOLUNTOWN, CT 06384

Parcel Number: 67-710-18
CAMA Number: 67-710-18
Property Address: 18 FAIRWAY DR

Mailing Address: MEA ANTHONY C
120 THOMAS RD
LEDYARD, CT 06339

Parcel Number: 68-520-11
CAMA Number: 68-520-11
Property Address: 11 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Parcel Number: 68-520-5
CAMA Number: 68-520-5
Property Address: 5 COLBY DR

Mailing Address: KINEO PROPERTIES LLC
PO BOX 246
W MYSTIC, CT 06388

Parcel Number: 68-520-9
CAMA Number: 68-520-9
Property Address: 9 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Parcel Number: 68-530-680
CAMA Number: 68-530-680
Property Address: COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320



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Ledyard, CT
December 19, 2024

Subject Property:

Parcel Number: 68-520-11
CAMA Number: 68-520-11
Property Address: 11 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Abutters:

Parcel Number: 54-1110-50
CAMA Number: 54-1110-50
Property Address: 50 IRON ST

Mailing Address: MORGAN CAROL M CO-TR KOZEK
ROBERT H CO- TR
248 PENDLETON HILL RD
VOLUNTOWN, CT 06384

Parcel Number: 68-520-9
CAMA Number: 68-520-9
Property Address: 9 COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Parcel Number: 68-530-672
CAMA Number: 68-530-672
Property Address: 672 COLONEL LEDYARD HWY

Mailing Address: HICKS ROBERT B + MARSHIA SHEILA R
672 COL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 68-530-676
CAMA Number: 68-530-676
Property Address: 676 COLONEL LEDYARD HWY

Mailing Address: LEWIS VIOLET M -TR
676 COLONEL LEDYARD HWY
LEDYARD, CT 06339

Parcel Number: 68-530-678
CAMA Number: 68-530-678
Property Address: 678 COLONEL LEDYARD HWY

Mailing Address: CILI ANDI + MITA VALERIJA
250 LINCOLN ST
BLACKSTON, MA 01504

Parcel Number: 68-530-680
CAMA Number: 68-530-680
Property Address: COLBY DR

Mailing Address: G HABITAT FOR HUMANITY OF
EASTERN CT INC
337 BROAD ST
NEW LONDON, CT 06320

Parcel Number: 68-960-10
CAMA Number: 68-960-10
Property Address: 10 HIGHVIEW TER

Mailing Address: KRODEL MICHAEL
10 HIGHVIEW TER
LEDYARD, CT 06339

Parcel Number: 68-960-12
CAMA Number: 68-960-12
Property Address: 12 HIGHVIEW TER

Mailing Address: ACCURSO JEAN M
12 HIGHVIEW TER
LEDYARD, CT 06339

Parcel Number: 68-960-14
CAMA Number: 68-960-14
Property Address: 14 HIGHVIEW TER

Mailing Address: EDWARDS MATTHEW ALBERT
14 HIGHVIEW TER
LEDYARD, CT 06339

Parcel Number: 68-960-16
CAMA Number: 68-960-16
Property Address: 16 HIGHVIEW TER

Mailing Address: HEUSCHELE JESSICA ANDERSEN +
GEORGE GREGORY + ANDE
16 HIGHVIEW TER
LEDYARD, CT 06339-1514



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Ledyard, CT
December 19, 2024

Parcel Number: 68-960-8
CAMA Number: 68-960-8
Property Address: 8 HIGHVIEW TER

Mailing Address: SALVATORE EVELENE -LU
8 HIGHVIEW TER
LEDYARD, CT 06339



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