



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION IWWC#26-7SITE

REGULAR MEETING – TUESDAY, June 2, 2026

Prepared by Hannah Gienau, Zoning and Wetlands Official on 6/1/26

Applicant/Agent(s): EG Home LLC (Applicant/), William Sweeney, Esq. Tobin, Carberry, O'Malley, Riley & Selinger, P.C. (Agent)
Property Owner(s): 1947 Center Groton Rd, LLC
Project Address: 1947 Center Groton Rd (Parcel ID: 67/430/1947) Ledyard, CT
Meeting Date: June 2, 2026
Date Received by IWWC: April 7, 2026
Legal: Submitted 4/1/26, Date of Receipt 4/7/26, DRD 6/10/26
Applicant/Owner Requests: Regulated activities associated with construction of a 72-unit multifamily development & associated site improvements. Regulated activities include demolition of existing structures (stonewalls), installation of temporary soil erosion and sediment controls, grading, and construction of stormwater management systems.

Property Information:

Zone: LCDD

Lot-Area: 10.63 Acres (per applicant)

Lot Frontage: 350.56ft along Center Groton Rd

Total Wetlands: Approximately 0.721 acres

Flood Hazard Zone: Zone X (FEMA FIRMID#09011C0359G)

Coastal Area Management Zone: No.

Public Water Supply Watershed: Yes.

Referrals:

Town Engineer: Referred on 4/7/26. Comments received 5/4/26 (FD#21). Comments received 6/1/26 (FD#30)

Building Official: Referred on 4/7/26. No Comment to date.

Tax Assessor: Referred on 4/7/26. No Comment to date.

WPCA: Referred on 4/7/26. See FD#29, FD#29-1, FD#29-2 (Email chain with WPCA & GPU and attachments)

Town Planner: Referred on 4/7/26. No Comment to date.

Groton Public Utilities: Referred on 4/7/26. Comments Received 4/27/26 (See FD#17) and 5/28/26 (See FD#29 and FD#29-1.

Regulated Activity Description:

Wetland Disturbance Area	0 +/- SF (Per Applicant)
Watercourse/Waterbody Disturbance Area	0 SF +/- (Per Applicant)
Upland Review Disturbance Area	60,481 SF +/- (Per Applicant)
Permanent Upland Review Area Disturbance (Impervious Surface)	2,076SF +/- (Per Applicant)

Staff Comments:

Please be advised of the following comments with regard to my review of the application, supporting documents and plan set entitled "Land Development Plans for Proposed Multi-Family Residential Development, Issued for Permitting, 1947 Center Groton Road, Ledyard, CT 06339, Prepared by BL Companies, Dated 4/1/26, Revised to 5/4/26."

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

- 1.) **Demolition Plan:** Regulated will include the following: Applicant indicates portions of old stonewalls located on the northwest and southeastern portions of the site are to be demoed and noted on plan "remove stone wall, stockpile and reuse if feasible".
- 2.) **Site Plan:** On Sheet C1.00, regulated activities will include the following:
 - A.) **Site Improvements:** Portions of the proposed construction of building #5, # 6, #7 and #9 with associated site improvements including but not limited to, construction of privacy fencing, patios, gravel driveways (Building #9), and ground mounted utilities. **Note** a concrete transformer pad will be installed abutting proposed building #9.
 - A.1) Construction of (2) retaining walls with a 6.5ft tall chain linked fence, will be installed on the Northwest portion of the site at the outlet of the proposed Bioretention Pond and on the southern portion of the site, abutting the proposed emergency access strip.
 - B.) **Impervious Surfaces:** Proposed construction of a 6ft wide concrete sidewalk with installation of a timber rail located on the southeastern portion of the site. It is noted on the plan "Provide and install 6' wide concrete walk, proposed sidewalk connection into existing. Match nearest joint". It can be noted the existing sidewalk will give walkability to Ledyard Center from the Site.
 - B.1) Construction of 18ft wide gated emergency access strip with a portion to be paved as part of the standard curb cut from the DOT R.O.W. The rest of the access strip will be constructed with 18ft wide grass pavers. *** Note the emergency access strip will be constructed over an existing wetland crossing with an 18" RCP pipe as shown on plan with an intermittent watercourse.**
 - B.2.) A portion of a proposed private roadway and parking lot located on the eastern portion of the Site with associated site improvements.
- 3.) **Site Utilities Plan (C3.00) & Schematic Sewer Force Main Routing (C3.10) :**
 - A.) Regulated activities will include the following: Utilities as indicated on the plan, are to be installed underground. Additionally, a sewer force main is to be installed underneath the emergency access entrance located on the eastern portion of the Site, that will connect to the existing sewer line located within the DOT R.O.W, as noted on plan.
- 4.) **Grading Plan (C2.00) & Soil Erosion and Sediment Control Plan (C4.00)** Regulated activities will include the following:
 - A.) **Grading activities** are indicated on the northwest portion of the Site are associated with the construction of the proposed Stormwater Bioretention Pond/ Stormwater Management Systems and associated site improvements for Building#5,#6,#7 and #9. It can be noted that the limits of disturbance (LOD) are indicated on the plan adjacent to the wetlands throughout the Site. *** Note closest regulated activities (Grading) will be approximately 25ft +/- from the closest wetland flag (WC1-WC3) and will have proper SESC installed.** Additional grading activities are indicated on the eastern portions of the Site associated with the construction of the emergency access strip, paved private roadway, proposed sidewalks, a portion of a proposed parking lot, and any other associated site improvements.
 - B.) **Soil Erosion & Sediment Controls:** Regulated activities will include the following:

Soil Erosion controls will be installed along the "LOD" as indicated on the plan throughout the entire Site. It is noted on the plan and SESC notes, for the proposed Bioretention Pond, silt fencing backed by staked haybales shall be installed and properly maintained. In addition, Soil Erosion Control Blankets will be utilized along steep slopes that are greater than 3:1. Stone check dams with rip rap and installation of temporary diversion swales with sediment traps will be installed throughout the site and regulated areas. Lastly, a soil stockpile area located on the eastern portion of the site will be backed by double lined Silt fencing as indicated on plan. The applicant notes in the SESC Notes that additional SESC will be installed at the direction of the engineer and authority having jurisdiction.

5.) **Drainage Plan (C2.50):** Regulated activities will include the following: Installation of Stormwater Management System and associated site improvements.

A.) Proposed Bioretention Pond: Site Plan indicates the Bioretention Pond located northwest portion of the site, will consist of one inlet with a rip rap splash pad, Rip Rap pad for discharge of sediment forbay, outlet catch basin to discharge through 50ft level spreader with rip rap splash pad, and emergency rip rap spillway. It can be noted that the level spreader to discharge is approximately 50ft +/- from wetland flags WA7-WA9.

A.1) Proposed Stormwater Detention Pond: A Stormwater Detention Pond is proposed at the southeast portion of the Site with an outlet catch basin to discharge into DOT R.O.W.

Wetlands Report:

Wetlands Report was conducted on January 15th, 2025, by Certified Professional Soil Scientist Sagan Simko, Senior Project Scientist II, of BL Companies. In which three wetlands were identified (Wetland A, Wetland B, and Wetland C). Additionally, an intermittent watercourse was identified as Watercourse 1. Mr. Simko indicated that no wetlands at the site appeared to qualify as a vernal pool.

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#26-7SITE, 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#26-7SITE, 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:***

Staff Recommendation: Reserved at this time.