

TOWN OF LEDYARD

*741 Colonel Ledyard Highway
Ledyard, Connecticut 06339*



Meeting Minutes

Wednesday, July 20, 2022

7:00 PM

Special Meeting

Council Chambers -Hybrid Format

Inland Wetland and Water Courses Commission

*741 Colonel Ledyard Highway
Ledyard, Connecticut 06339*

I CALL TO ORDER

Chairman Debrodt called the meeting to order at 7:04 p.m. at the Council Chambers, Town Hall Annex Building.

Chairman Debrodt welcomed all to the Hybrid Meeting. He stated for the members of the Public who were participating via video conference that remote meeting information was available on the Agenda that was posted on the Town's Website.

Staff Present: Juliet Hodge, Planning Director, Len Johnson, WEO, and Thomas Thomas,III, ZEO/WEO

II ROLL CALL

Present	Chairman Justin DeBrodt Vice Chair Paul Mangle Commissioner Lynmarie Thompson Commissioner Beth E. Ribe
Excused	Commissioner Dan Pealer Alternate Member Glen Graebner Alternate Member Gary St. Vil

III. APPLICATIONS

- A. **IWWC#22-14URA** for a 1,680 Sq Ft NSFH at 36 Village Drive, Ledyard CT, 06339 (M53B2530L36) for Applicant and Owner Anthony Silvestri.

Attachments: [IWWC#22-14URA- Application](#)
[IWWC#22-14URA- House Plans](#)
[IWWC#22-14URA- Site Map](#)
[36 Village Dr. Revised](#)

Mr. Bernardo, Land Surveyor, presented for the applicant. Owner Tony Sylvestri was also present.

Application is for a new SFR located within the URA, but the septic system is outside URA. The lot and conceptual house were approved by the IWWC in December,2021. Mr. Bernardo stated that there were no changes or additional work proposed than what was approved under the December Resubdivision approval.

Commission member asked a question regarding the missing live signature from the Soil Scientist. Mr. Bernardo stated that Mike Schaefer did the original delineation for the original subdivision approval. He is now retired in Florida.

WEO, Len Johnson stated that he did not have any issues with the plans.

Motion to approve application IWWC#22-14 for a new single-family house as there are no significant impacts on the wetlands. Motion passed 4-0

RESULT: APPROVED AND SO DECLARED

MOVER: Lynmarie Thompson

SECONDER: Paul Maugle

- B. IWWC#22-12URA** for a 2,250 Sq Ft NSFH at 32 Village Drive, Ledyard CT, 06339 (M53B2530L32) for Applicant and Owner Anthony Silvestri)

Attachments: [IWWC#22-12URA- NSFH- Application](#)
[IWWC#22-12URA- Site Map](#)
[IWWC#22-12URA- NSFH- House Plans Pg 1](#)
[IWWC#22-12URA- NSFH House Plans Pg 2](#)
[IWWC#22-12URA- NSFH House Plans Pg 3](#)
[IWWC#22-12URA- NSFH House Plans Pg 4](#)
[IWWC#22-12URA- NSFH House Plans Pg 5](#)
[IWWC#22-12URA- NSFH House Plans Pg 6](#)
[IWWC#22-12URA- NSFH House Plans Pg 7](#)
[32 Village Dr. Revised](#)

Mr. Bernardo, Land Surveyor, presented for the applicant. Owner Tony Sylvestri was also present.

Application is for a new SFR with in ground pool and septic system also located within the URA. Property is served by public water. The lot and conceptual house were approved by the IWWC in December - Application IWWC#21-13RESUB Modification. The plans have been updated to address staff comments.

Mr Sylvestri addressed the Commission after the approval stating that the properties had already been classified during the subdivision process as Class B.

Motion to Classify Application #22-12URA as a Class B Activity according to Section 6.2 of the Wetlands Regulations. Motion passed 4-0

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Paul Maugle

Motion to Approve Application #22-12URA on the basis that the COMmission determined that there would be no significant impact on wetlands. Motion passed 4-0

RESULT: APPROVED AND SO DECLARED

MOVER: Paul Maugle

SECONDER: Beth E. Ribe

- C. IWWC#22-15URA** for a NSFH at 894R Colonel Ledyard Highway, Ledyard CT, 06339 (M40B2300L894) for Applicant: Jacob Fedors & Mary Malerba and Applicant: Peter Gardner.

Attachments: [IWWC#22-15URA- Application](#)
[IWWC#22-15URA- Site Map Pg 1](#)
[IWWC#22-15URA- Site Map Pg 2](#)
[894R CLH Sheet 1 Revised](#)
[894R CLH Sheet 2 Revised](#)

Application is for a new Single-family house with improvements to the driveway which is located in the URA. No one appeared for the Applicant. Commission and staff discussed the application and the need to widen the driveway as it crossed the culvert. Applicant has proposed using mafia blocks to stabilize the area and extend the driveway with to the required 12 feet.

Commission tabled the discussion until the next regular meeting so that they can hear the details of the proposed use of the mafia blocks. Chairman Debrott instructed WEO, Len Johnson to touch base with Peter Gardner and relay the Commission members' concerns and to request a profile view.

This Land Use Application was Tabled.to the Inland Wetland and Water Courses Commission due back on 8/2/2022

RESULT: TABLED

IV ADJOURNMENT

Motion made to adjourn at 7:37pm

RESULT: APPROVED AND SO DECLARED

MOVER: Lynmarie Thompson

SECONDER: Beth E. Ribe

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