



TOWN OF LEDYARD

Department of Land Use and Planning

Hannah Gienau, Zoning and Wetlands Official

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MEMORANDUM FOR THE RECORD

APPLICATION IWWC#25-5SITE

SPECIAL MEETING – TUESDAY, May 6, 2025

Prepared by Hannah Gienau, Zoning and Wetlands Official on 5/05/25

Applicant(s): Brian R. Smith, Esq., Robinson & Cole LLP, Authorized Agent
Property Owner(s): CR Klewin, LLC
Project Address: 19, 29, & 39 Military Highway (M/B/L: 91/1590/19, 29, 39), Gales Ferry, CT
Date Received by IWWC: March 4, 2025.
Legal: Date of Receipt 3/4/25, Set PH for 4/22/25, PH cont. to 05/06/25. PH must close by 5/26/25. Ext. of time to 05/28/25 to close PH granted to IWWC by Applicant on 5/6/25. DRD 65 days from close PH.

Applicant/Owner Requests: Permit for regulated activities for construction of a 278-unit multi-family housing development dwelling units in two buildings and associated site improvements.

Lot-Area: 18.95 acres (825,462 SF).
Lot Frontage: 202.3-feet on Military Highway.
Total Wetlands: 4.2 acres (182,952 SF) per Application.
Flood Hazard Zone: Yes. Zone AE (FEMA FIRM #09011C0362J).
Coastal Area Management Zone: Yes. 19 & 29 Military Highway are located entirely within and a large portion of 39 Military Highway is located within in a coastal area management zone.
Public Water Supply Watershed: No.

Town Consulting Engineers:

- **Kyle Haubert, P.E., CLA Engineers, Inc. (stormwater)** – referred on 4/16/25. See review response letter dated 5/05/25 (EX#27).

- **Mark Lancor, P.E., DYMAR, Inc. (wastewater)** - referred on 4/16/25. See review response letter dated 05/05/25 (Ex#28).

Certified Soil Scientist: Bob Russo, C.S.S., CLA Engineers, Inc. (regulated areas – wetland/watercourses review)- referred on 4/16/25 to. See CLA Comments letter dated 05/05/25 (EX#27) & email dated 05/05/25 (EX#29).

Fire Marshal: Referred 2/25/25. No comments received to date.

Building Official: Referred 2/25/25. No comments received to date.

Director of Land Use & Planning: No written comments received to date.

LLHD: Referred 2/25/25. No new comments received to date for current application. Applicant submitted LLHD Documents as follows: EX#15-3 - 8/12/16 LLHD permit to discharge for 3-bedroom

SFR at 19 Military Highway; and EX#15-4 3/25/25 LLHD Soil Investigation at 19 Military Highway for existing on-site septic system located at 19 Military Highway.

Regulated Activity Description:

Wetland Disturbance Area	TBD
Watercourse/Waterbody Disturbance Area	TBD
Upland Review Disturbance Area	TBD

STAFF COMMENTS:

1. The Applicant is proposing to construct a 278-unit multi-family housing development, consisting of two six-story buildings containing 139-dwelling units each and associated site improvements.

2. Regulated activities include temporary upland review area disturbance during construction and drainage from outflows into the regulated areas.

3. The application and supporting documents, including narrative; a Drainage Report, prepared by Bohler Engineering, dated February 19, 2025; a Wetland Evaluation, prepared by Ian Cole, Professional Registered Soil & Wetlands Scientist, dated February 20, 2025; a letter regarding on-site wastewater treatment, prepared by Epic Cleantec, Inc., dated February 20, 2025; and a plan set entitled "Proposed Site Plan Documents for C.R Klewin LLC, Proposed Residential Development, 19, 29 & 39 Military Highway, Ledyard, CT, Prepared by Bohler Engineering, Dated 02/19/2025" are being reviewed by staff and/or consulting staff.

4. A letter dated May 5, 2025 (Ex#27), from CLA Engineers, Inc. Kyle Haubert, P.E (stormwater) and Bob Russo C.S.S, gave a comprehensive review of the application and materials in accordance with the IWWC regulations, Town of Ledyard Ordinances, the 2024 CTDEEP Stormwater Quality Manual, and the 2024 CTDEEP Connecticut Guidelines for Soil Erosion & Sediment Control (E&S Manual). The technical review of the site plan and drainage submission identified several items requiring revision to ensure compliance with applicable design standards and regulatory requirements. CLA summarized its report stating, "At this time, due to the outstanding comments noted above, it cannot be determined if the project would have an adverse impact on the inland wetlands."

5. In an email dated 5/5/25 (EX#29), Bob Russo C.S.S, CLA Engineers Inc, when asked by Director of Land Use Liz Burdick to give his "thoughts on how to address regulated inland wetlands located in a CAM boundary," confirmed "It is also my understanding this comes under your PZC for CAM review purposes. Given that these are inland wetlands, they are regulated by the IWC in the normal way. "

6. A letter dated May 5, 2025 (EX #28), from DYMAR Inc., Mark Lancor, P.E (Wastewater) gave a comprehensive review of the Following Exhibits:

- CTDEEP application dated May 4, 2024
- Epic Cleantec Drawings, latest revised 5/13/2024, noted as permit submittal
- Enclosure DD - Septic Dispersal Area Mounding Analysis Report, Dated May 13, 2024.
- Video recording of Richard Ross's testimony at the hearing of April 22, 2024.

It is noted that Mr. Lancor stated, "there has been no update in the CTDEEP application or the plans prepared by Epic Cleantec to reflect the most recent changes noted in their letter of February 20, 2025 or to reflect the most recent site plan revisions prepared by Bohler." Additionally he stated "The CTDEEP application is deficient in satisfying the travel time requirements of 21 days for pathogens and bacteria. Page 8 in Enclosure DD states the travel time to the property line is 3 days. Statutory points of concern include not just wetlands and watercourses, but also property lines."

STAFF RECOMMENDATION: Staff recommends the IWWC continue the public hearing to May 27th, 2025 (with extension granted) so that Commissioners and the public have adequate time to review Town Consultant comments and the Applicant has the opportunity to address same.