



## TOWN OF LEDYARD

### Department of Land Use and Planning

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#### MEMORANDUM FOR THE RECORD

#### APPLICATION #IWWC25-11 SITE

#### REGULAR MEETING – TUESDAY, June 3, 2025

*Prepared by Hannah Gienau, Zoning and Wetlands Official on 6/3/25*

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**Applicant(s):** Norm Eccleston, Habitat for Humanity of Eastern CT  
**Property Owner(s):** Habitat for Humanity of Eastern Connecticut, Inc. (8,9 & 11 Colby Dr. & Colby Dr (Parcel ID: 68/530/680); and Jessica Anderson Heuschele & George Heuschele (16 Highview Terrace)  
**Professional Engineer:** William Walter, P.E., Alfred Benesch & Company  
**Land Surveyor:** David A. Caricho, P.L.S., Alfred Benesch & Company  
**Certified Soil Scientist:** Edward Avizinis, CPSS, PWS  
**Project Address:** 8,9 & 11 Colby Dr. & Colby Dr (Parcel ID: 68/530/680) & 16 Highview Terrace (Easement area only), Ledyard, CT  
**Meeting Date:** June 3, 2025  
**Date Received by IWWC:** June 3, 2025  
**Legal:** Submitted 5/27/25, Date of Receipt 6/3/25, Decision Required Date August 7, 2025.

**Applicant/Owner Requests:** Permit for regulated activities to construct a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC).

**Lot-Area:** Total Project acreage about 17.01-acres (8 Colby Dr. – 3.84-acres (167,270SF); 9 Colby Drive - 2.82-acres (122,839SF); 11 Colby Drive – 9.1-acres (396,396SF); Colby Dr. (Parcel ID: 68/530/680) 1.25-acres ((560,181SF); and 16 Highview Terrace – Easement area only.)

**Lot Frontage:** None. Frontage will be achieved after finished construction of paper road known as Colby Dr. (Parcel ID: 68/530/680) as proposed by the Applicant.

**Total Wetlands:** 4.91 acres (213,879 SF).

**Flood Hazard Zone:** Yes. A portion of 11 Colby Dr. is located in Zone A (FEMA FIRM #09011C0359G).

**Coastal Area Management Zone:** No.

**Public Water Supply Watershed:** Yes.

#### **Regulated Activity Description:**

<b>Wetland Disturbance Area</b>	<b>15,682 +/- SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Disturbance Area</b>	<b>11,761 SF +/-</b>

### **Staff Comments:**

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Habitat for Humanity Multi-Family Residential Affordable Housing Development Per C.G.S §8-30g, Lots 8,9, & 11 Colby Dr., Ledyard Connecticut, Submitted for: IWWC Application, Prepared by Alfred Benesch & Company, Dated May 19, 2025:"

- The current proposal is for a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC).
- Regulated activities (URA): Regulated activities include temporary disturbance for grading during construction and discharge from a drainage outlet located northwest on 11 Colby Drive.
- Regulated Activities (Wetlands): Within the wetlands, the regulated activities will be stormwater maintenance of existing drainage structures. This will include selective clearing of invasive species (Phragmites) and downed trees/root balls to restore the original capacity/volume for the stormwater infrastructure (catch basins & piping) located on the southeastern portion of the site. In addition, rip rap will be installed within the stormwater management area that is located on the abutting property at 16 Highview Terrace, in which a drainage easement has been previously established.
- Wetlands have been flagged by a certified soil scientist as shown on the proposed site plan and detailed in a wetlands report submitted by the Applicant entitled, "Wetland Report, Site location: 8,9, and 11 Colby Dr., Ledyard, CT, Prepared for Sergio Cherenzia, P.E, Cherenzia & Associates, Ltd., Prepared by Edward Avizinis, CPSS on June 16, 2023."
- Regarding wetlands activities, per Applicant's Development Narrative, "A CT-registered soil scientist has walked the site and delineated the limits of wetlands, as shown on the plans. The entirety of the southern portion of the site is wetlands, and this is the location of the existing stormwater management area. There are approximately 4.9 acres of wetlands on site, all located in the northern portion of the site. We are disturbing approximately 0.27 ac of upland review area. Additionally, we are temporarily disturbing approximately 0.36 acres of wetlands as part of the selective clearing and stormwater management maintenance. This disturbance, however, will enhance the functionality of the existing wetlands by removing invasives and downed trees/root balls that are taking up volume from the previously designed and constructed stormwater basin.
- Referrals. The application was referred to the Town Engineer/DPW Director, Director of Land Use & Planning, Fire Marshal, Building Official, WPCA & LLHD for review and comments. Return comments pending.
- Stormwater. It should be noted the Town Engineer conducted a preliminary review of the stormwater management system prior to submittal of the application and provided

comments, which comments were addressed in writing by William Walter, P.E. of Benesch dated May 19, 2025 and were submitted as part of this application.

- Required application/plan revisions. The Applicant shall revise the application form and plans to include "Colby Drive (Parcel ID: 68/530/680) and 16 Highview Terrace (Easement Area) and the application form shall be signed by the property owners of 16 Highview Terrace prior to any decision made by this Commission.

**Commission Actions:** The Commission will need to:

1. 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*);
2. Table the application to the next regular meeting of the Commission on July 1, 2025 if Class "B". Set a public hearing for the application if Class "C".

**STAFF RECOMMENDATION:** Staff recommends the Commission 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.

**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 or are not Significant Impact)**

- I make a MOTION that the Commission find that the proposed regulated activities within the upland review area as submitted in the Application #IWWC25-11, plans and all supporting documents, do not meet the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations and therefore are Class "B" activities.

**- If the Commission makes a finding that the activity is a significant impact Class "C "activity, a public hearing shall be held for the application.**