



TOWN OF LEDYARD

Department of Land Use and Planning

Hannah Middleton- Gienau, Zoning and Wetlands Official

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC26-18SREUB

REGULAR MEETING – TUESDAY, July 7, 2026

Prepared by Hannah Gienau, Zoning and Wetlands Official on 07/07/26

Agent/Applicant(s): Peter C. Gardner (Agent) & R+H Holding Company (Applicant)
Property Owner(s): Spencer Bay Proprieties, LLC
Project Address: 12 Hyde Park Dr. & 975 Long Cove Rd, Gales Ferry CT, 06335
Meeting Date: July 7, 2026
Date Received by IWWC: July 7, 2026

Applicant/Owner Requests: Permit for regulated activities for a 14-Lot Resubdivision and associated site improvements, including construction of a new public road, stormwater drainage system, and a wetland crossing through a wetland/intermittent watercourse.

Property Info:

Zone District: R40

Total-Area: 35.11 Acres

Total Wetlands: Per the Applicant, 10.7 Acres.

Public Water Supply Watershed: No.

Flood Hazard Zone: X (FIRM ID:09011C0362J)

Referrals:

Town Engineer: Referred 07/07/26.

Town Planner: Referred 07/07/26.

Fire Marshal: Referred 07/07/26.

Building Official: Referred 07/07/26.

LLHD: Referred 07/07/26.

Tax Assessor: Referred 07/07/26.

SQWA: Referred 07/07/26.

Regulated Activity Description:

Wetland & Watercourse/Waterbody Disturbance Area-	2500 SF +/- (Per Applicant)
Upland Review Disturbance Area	270,000 +/- (Per Applicant)

Staff Comments:

Please be advised the following comments with regard to my review of the Application, supporting documents, and plan set entitled "Plan Showing Kineo Estates Conservation

Resubdivision, Property of Spencer Bay Properties, LLC, 12 Hyde Park Drive & 975 Long Cove Rd, Ledyard CT, June 2026." (FD#6)

1.) Regulated Activities (Wetlands & Intermittent Watercourse):

According to the applicant, the current proposal is to Resubdivide the parcel into 14 lots. Regulated activities within the wetland and/or intermittent watercourse will include installing a wetland crossing with a 36" HDEP Pipe culvert with a Rip Rap Scour pad outlet and construction of a new public road including stormwater management systems, utilities, and watermain extension. Temporary disturbance within the wetland and/or intermittent watercourse will include installation of Soil Erosion and Sediment Controls and minimal grading for construction of the new public road. According to the Applicant total wetland disturbance is 2500SF +/-.

Wetlands report (copy attached FD#3). The report of Ian Cole, Professional Soil & Wetlands Scientist, dated March 15, 2026, states in relevant parts:

1. The proposed activities are not likely to have a significant effect on the environment for the following reasons:
 1. The proposed activities have reduced the direct disturbance to wetlands and as such the project does not substantially change or negative impact inhibits the natural dynamics or the natural capacity of the wetland system(s)
 2. The Erosion & Sediment Controls will protect the environment from the proposed activities and if appropriately, installed, monitored and maintained will not likely cause or have the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.
 3. The proposed Stormwater treatment system will collect and renovate stormwater quality and volume generated from the site development and therefore is unlikely to cause to have the potential to cause pollution of the wetland. Additionally, the project is providing a local and state compliant sewage treatment system which by approval is required to meet or exceeds health code requirements which will further eliminate pollution.
 4. The wetland features are not unique, nor do they provide demonstratable scientific or educational value.
 5. The erosion and sediment controls will protect the environment from the proposed activities and if appropriately installed, monitored and maintained will not likely cause or have the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.
- 4.) "In my professional opinion there will be no significant adverse impacts resulting from the development of the project as currently proposed. The activities required to facilitate development will not result in any loss of function to wetlands and watercourses." See Following Reasons in FD#3.

- 3.) **Regulated Activities (Upland Review Area):** Regulated activities within the Upland Review Area will include construction of New-Single Family Residences (NSFR) and associated Site improvements on proposed Lots# 2,3,5,6,8,11,13,16. Temporary Disturbance within the URA will include installation Soil Erosion and Sediment Controls, grading, and Topsoil Stockpile Areas.

Staff Recommendation: Staff comments reserved at this time.