



Chairman
Justin DeBrodt

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses

Commission

~ AGENDA ~

Regular Meeting

Tuesday, December 5, 2023

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/85148866012?pwd=r5kckWKO5Ua5nMi7SdiZxaS79d06Kl.1>

Meeting ID: 851 4886 6012

Passcode: 133712

I. CALL TO ORDER

II. ROLL CALL

III. CITIZENS COMMENTS

VIII. OLD BUSINESS

XI. NEW BUSINESS

- A. IWWC#23-11AOR of Joan Nichols - Certified Forester, located at 140 Brush Hill Road, Franklin CT, 06254, for an As of Right Application / Notification of Timber Harvest located at 241 Gallup Hill Road, Ledyard CT, 06339.

Attachments: IWWC#23-11AOR Application

- B. IWWC#23-12AOR of Stephen Marquis for an As of Right Determination for backyard fencing located at 95 Inchcliffe, Gales Ferry CT 06335.

Attachments: IWWC#23-12AOR Application

VI. REPORTS

- A. Staff Reports

Attachments: Wetlands Report for December 5, 2023

VII. APPROVAL OF MINUTES

- A. Draft Meeting Minutes from the November 14, 2023 Meeting

Attachments: Draft Minutes Form November 14 2023

VIII. MEETING REVIEW

IX. ADJOURNMENT



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2298

Agenda Date: 12/5/2023

Agenda #: A.

LAND USE APPLICATION

Subject/Application:

IWWC#23-11AOR of Joan Nichols - Certified Forester, located at 140 Brush Hill Road, Franklin CT, 06254, for an As of Right Application / Notification of Timber Harvest located at 241 Gallup Hill Road, Ledyard CT, 06339.

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)



TOWN OF LEDYARD CONNECTICUT

Inland Wetlands and Watercourses Commission

IWWC# 23-11 AOR

RECEIVED

NOV 21 2023

LAND USE DEPARTMENT

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3216
FAX (860) 464-0098
www.ledyard.town.ct.us

AS OF RIGHT/NON-REGULATED ACTIVITIES

DETERMINATION REQUEST

Applicant: Joan Nichols - Certified Forester Owner (if different): Gallup Hill Farm L.P. Nathan (Bill) Pearson
Address: 140 Brush Hill Road Franklin, CT 06254 Owner Address: 3 Holly Lane Rye, NY 10580
Phone #: 860 917-5190 Phone #: 914-643-5278

- I have received a copy of Section 4 Permitted Uses as of Right & Non-regulated Uses

Location of Property: 241 Gallup Hill Road Ledyard, CT
Tax Assessor's Map #: 116-810-241 Zone District: R 60 Single family
Total regulated area disturbed: 0 sq. ft./ 0 ac.

Detailed description of how the proposed activity meets Section 4 of the IWWC Regulations:
A commercial timber harvest has been marked on approximately 27 acres of this 38.40 acre parcel. The harvest is in accordance with recommendations put forth in a Forest Management Plan prepared by Joan Nichols, a Certified Forester and Technical Service Provider, dated March 2017 cost-shared through the USDA NRCS EQIP program. There is an extensive woods road system and drainage crossings as indicated on the attached Timber Harvest map. The logger will utilize the existing woods road for a log landing area. Log corduroy will be installed to protect the stoney existing drainage crossing. The corduroy will be removed once the logging is completed. There is no timber marked in the wetland area. There is dead and dying white ash infected with Emerald ash borer that will be removed within the regulated buffer.

IWW Commission Disposition: Per Section _____, the proposed activity is classified as Class _____, and it is determined that:

No permit is required - As of Right/Non-Regulated _____ Permit Required: _____

AS OF RIGHT DETERMINATION REQUEST - NO FEE

NOTIFICATION OF TIMBER HARVEST

Town: Ledyard

Date: November 20, 2023

Property Location: 241 Gallup Hill Road

List all parcels:

Assessor's Info:

| Map | Block | Lot |
|-----|-------|-----|
| 116 | 810 | 241 |
| | | |
| | | |
| | | |

OR:

| Unique ID |
|-----------|
| |
| |
| |
| |

Total acreage of property(s): 38.40

Total acreage of harvest area: 27.0

Landowner(s) of Record: Gallup Hill Farm L.P.

Mailing Address: 3 Holly Lane

Town: Rye N.Y. **Zip** 10580

Phone (914) 643-5278

E-mail: bpearson@gmail.com

Primary Contact: Nathan (Bill) Pearson

Mailing Address: 3 Holly Lane

Town: Rye, NY **Zip** 10580

Phone (914) 643-5278

E-mail: bpearson@gmail.com

Note: Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property? ☒ Yes ☐ No

This timber harvest has been prepared by a State of Connecticut certified:

(Check one): ☒ Forester OR ☐ Supervising Forest Products Harvester

Forest Practitioner Certificate #: F113

Name: Joan Nichols

Address: 140 Brush Hill Road Franklin, CT 06254

E-mail: nicholsforestry@comcast.net

Phone #: (Business) 860-917-5190 (Cell) 860-917-5190

Property Boundaries:

Bounds are marked: ☒ Yes ☐ No

Timber Harvest Boundaries:

Have been marked or flagged: ☒ Yes ☐ No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"? ☐ Yes ☒ No

Estimated starting date of timber harvesting operations: Winter / 2024

Description of Timber Harvest:

Objective: Remove overmature black oak, diseased black birch and white ash, and release advanced sugar maple regeneration to improve overall stand quality and maintain forest health.

Treatment: Crop tree harvest.

Amount of forest products to be harvested:

55,000 Board feet 150 Cords Cubic feet Tons

How have the trees to be harvested been designated?

☒ They have been marked with paint at eye level and at ground level. **Paint color(s):** Orange

☐ They have not been marked

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.

SOIL, WATER AND INLAND WETLANDS RESOURCES

Actions Being Performed On This Land

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

| | |
|--|---|
| <u>Crossings / Clearing</u> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input type="checkbox"/> Removal of trees in wetlands <input checked="" type="checkbox"/> Removal of trees in upland review area | <u>Erosion and Sedimentation Control Measures:</u> <input checked="" type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below) |
| <u>Log landing area:</u> <input checked="" type="checkbox"/> Anti-tracking pad <input type="checkbox"/> curb cut | <u>Roads</u> Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Describe in further detail as necessary:

See attached map. Log landing will utilize existing woods road. Anti-tracking pad will be installed. Logging will utilize existing woods road system. Corduroy will be installed at existing stoney drainage crossing. Corduroy will be removed upon completion of logging. Best Management Practices will be utilized to protect wetlands and drainage and to protect residual stand.

The following maps are attached to this "Notification" (Check all that apply)

- ☒ Copy of USGS topographic map with property outlined
☒ Copy of Assessor's map with property outlined
☒ Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

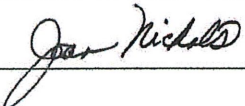
The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s):  Date: 11/20/23

Print/Type Name: NATHAN PEARSON

Signature of Landowner(s): _____ Date: _____

Print/Type Name: _____

Signature of Certified Forest Practitioner:  Date: 11/20/2023

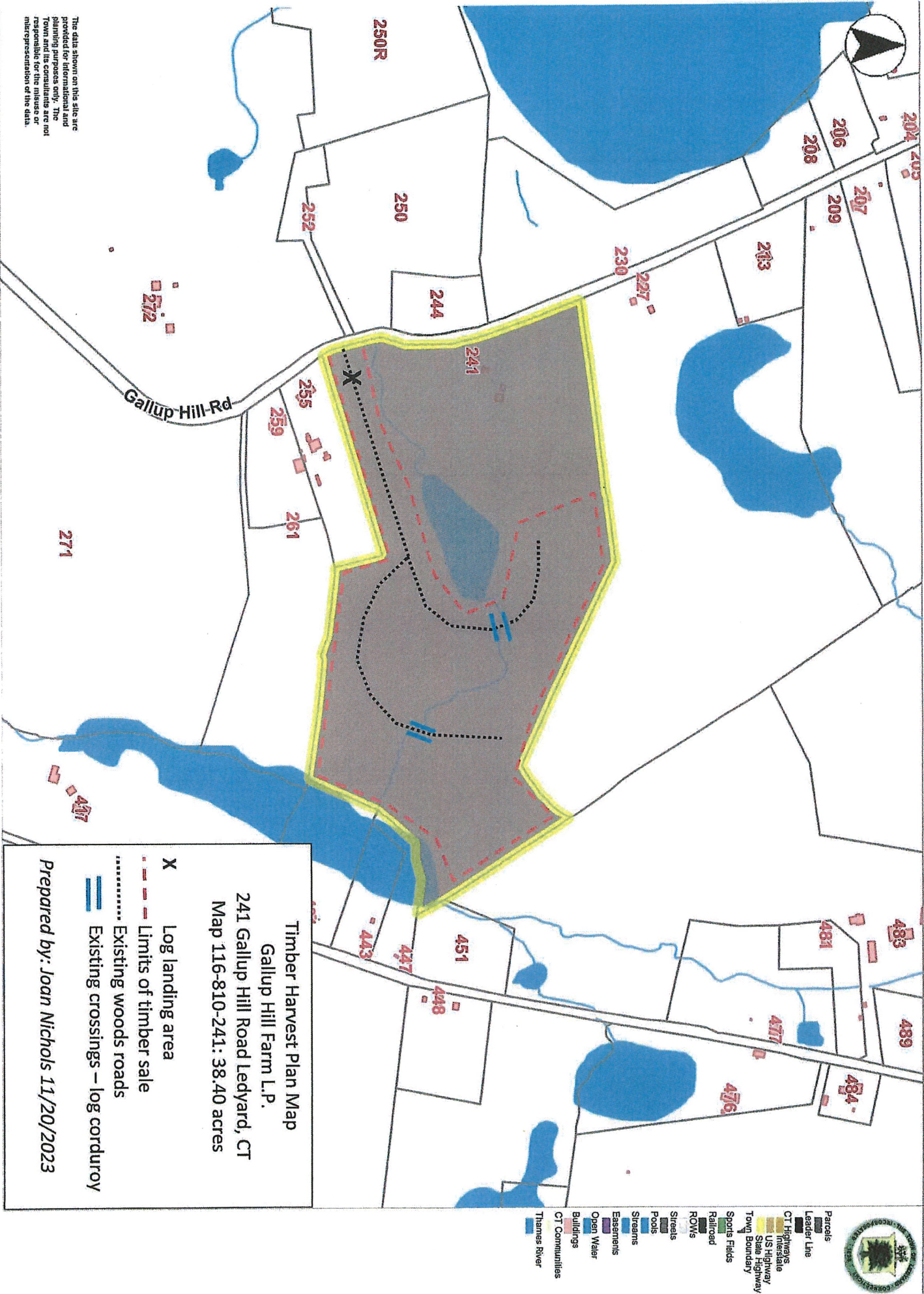
Print Name: Joan Nichols

Certificate #: F113 Expiration Date: 10 / 1 / 2024

Complete and Submit to:

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 650 1300 ft

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Ledyard, CT MapOnline

Timber Harvest Plan Map
Gallup Hill Farm L.P.
241 Gallup Hill Road Ledyard, CT
Map 116-8-10-241: 38.40 acres

X Log landing area

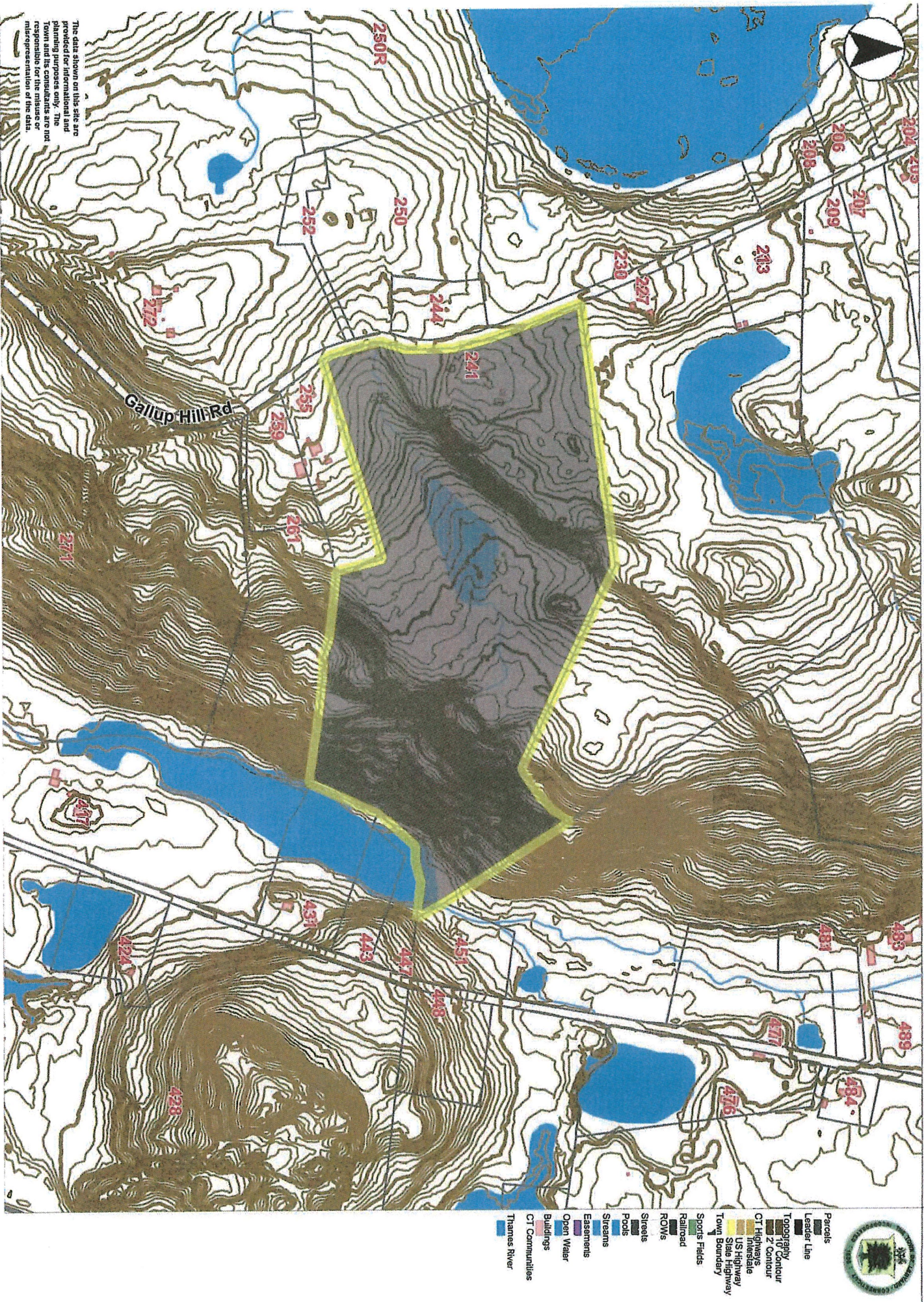
- - - Limits of timber sale

..... Existing woods roads

== Existing crossings – log corduroy

Prepared by: Joan Nichols 11/20/2023

- Parcels
- Leader Line
- CT Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Sports Fields
- Railroad
- ROWs
- Streets
- Pools
- Streams
- Easements
- Open Water
- Buildings
- CT Communities
- Thames River



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 650 1300 ft

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Ledyard, CT MapOnline



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

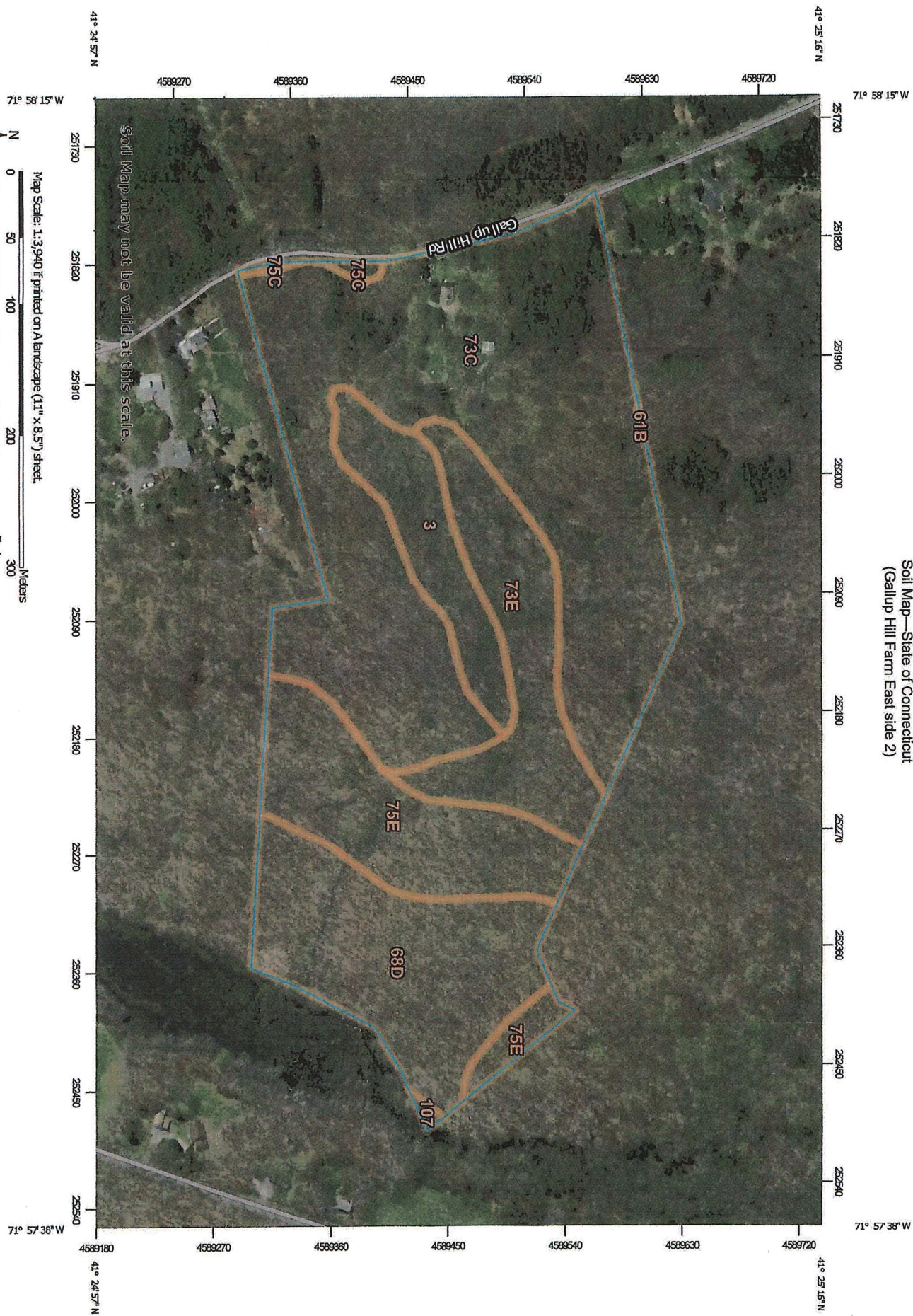
0 650 1300 ft

Printed on 11/20/2023 at 09:05 PM

- Parcels w/Orthos
- Leader Line
- CT Highways
- Interstate
- US Highway
- State Highway
- Town Boundary













































Soil Map—State of Connecticut
(Gallup Hill Farm East side 2)



Soil Map—State of Connecticut
(Gallup Hill Farm East side 2)

MAP LEGEND

| | | | |
|---|------------------------|---|-----------------------|
|  | Area of Interest (AOI) |  | Spoil Area |
|  | Area of Interest (AOI) |  | Stony Spot |
|  | Soils |  | Very Stony Spot |
|  | Soil Map Unit Polygons |  | Wet Spot |
|  | Soil Map Unit Lines |  | Other |
|  | Soil Map Unit Points |  | Special Line Features |
|  | Special Point Features |  | Water Features |
|  | Blowout |  | Streams and Canals |
|  | Borrow Pit |  | Transportation |
|  | Clay Spot |  | +++ Rails |
|  | Closed Depression |  | Interstate Highways |
|  | Gravel Pit |  | US Routes |
|  | Gravelly Spot |  | Major Roads |
|  | Landfill |  | Local Roads |
|  | Lava Flow |  | Background |
|  | Marsh or swamp |  | Aerial Photography |
|  | Mine or Quarry | | |
|  | Miscellaneous Water | | |
|  | Perennial Water | | |
|  | Rock Outcrop | | |
|  | Saline Spot | | |
|  | Sandy Spot | | |
|  | Severely Eroded Spot | | |
|  | Sinkhole | | |
|  | Slide or Slip | | |
|  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 15, Sep 28, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—May 1, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| State of Connecticut (CT600) | | | |
|------------------------------------|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 3 | Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony | 2.8 | 6.9% |
| 61B | Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony | 0.0 | 0.0% |
| 68D | Narragansett silt loam, 15 to 25 percent slopes, extremely stony | 6.7 | 16.6% |
| 73C | Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky | 20.6 | 50.7% |
| 73E | Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky | 4.7 | 11.5% |
| 75C | Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes | 0.2 | 0.4% |
| 75E | Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes | 5.5 | 13.6% |
| 107 | Limerick and Lim soils | 0.1 | 0.2% |
| Totals for Area of Interest | | 40.6 | 100.0% |



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2309

Agenda Date: 12/5/2023

Agenda #: B.

LAND USE APPLICATION

Subject/Application:

IWWC#23-12AOR of Stephen Marquis for an As of Right Determination for backyard fencing located at 95 Inchcliffe, Gales Ferry CT 06335.

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)

IWWC # 23-12AOR

RECEIVED

14

NOV 27 2023



TOWN OF LEDYARD CONNECTICUT

Inland Wetlands and Watercourses Commission

LAND USE DEPARTMENT

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
(860) 464-3216
FAX (860) 464-0098
www.ledyard.town.ct.us

AS OF RIGHT/NON-REGULATED ACTIVITIES

Scanned ___ App File ___

E-file ___ St. File ___

Planning Director ___

DETERMINATION REQUEST

Applicant: Stephen Marquis Owner (if different): _____
Address: 95 Inchcliffe Drive Owner Address: _____
Phone #: 203 915 9223 Phone #: 860 867 4746

- I have received a copy of Section 4 Permitted Uses as of Right & Non-regulated Uses

Location of Property: 95 Inchcliffe Drive Groton Ferry CT 06335

Tax Assessor's Map #: 106-1080-95 Zone District: R40

Total regulated area disturbed: 7200 sq. ft./ _____ ac.

Detailed description of how the proposed activity meets Section 4 of the IWWC Regulations:

Proposed activity will install backyard fence for the subject property
per the enclosed map & project estimate. The backyard fence is
incidental to the enjoyment of residential property per section 4.2.1
of the IWWC ruling.

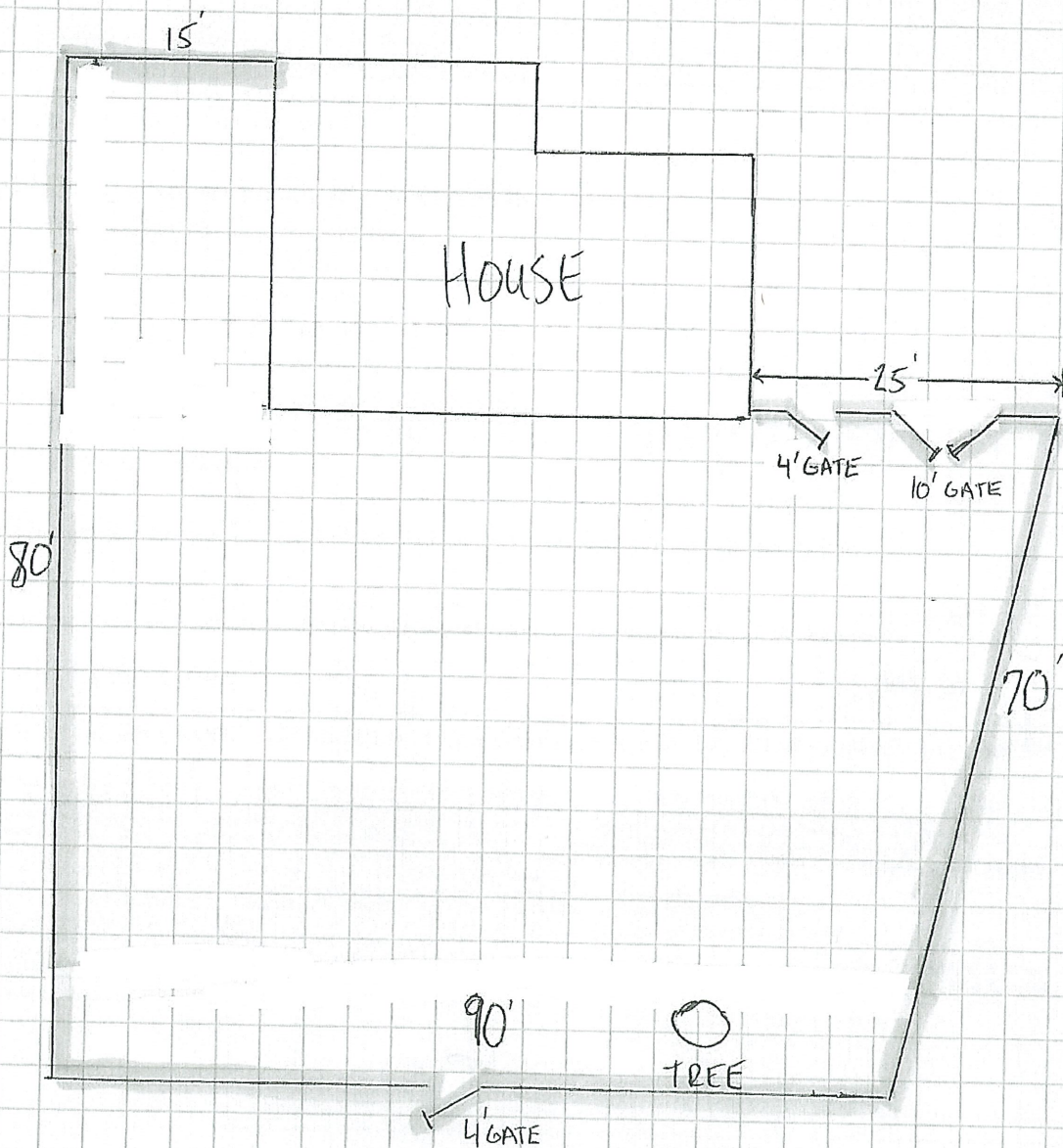
IWW Commission Disposition: Per Section _____, the proposed activity is classified as Class _____, and it is determined that:

No permit is required - As of Right/Non-Regulated _____ Permit Required: _____

AS OF RIGHT DETERMINATION REQUEST - NO FEE

MARQUIS - 95 INCH CLIFFE RD.

4' or 5' BCL



PROPOSAL



LUTHER FENCE, INC.

145 Leonard Drive, Groton, CT 06340
(860) 445-5660 Lic. #0629270

Page No. 1 Of 1 Pages

| | | |
|---|--------------------------------------|----------------------|
| PROPOSAL SUBMITTED TO Steve Marquis | PHONE: 203-915-9223 | DATE 11/14/23 |
| STREET 95 Inchcliffe Dr. | EMAIL steveymarquis@gmail.com | |
| CITY, STATE, and ZIP CODE: Gales Ferry, CT 06335 | JOB LOCATION Same | |

We hereby submit specifications and estimates for:

Material and installation of an all black chain link fence:

- Approximately 280 linear ft. x 4ft high
- #9 gauge vinyl coated wire, 2" mesh size
- Bonded polyester powder coated pipe
- 2" terminal / gate posts, 1 5/8" line posts, 1 3/8" top rail
- All posts anchored approx. 24" into concrete footings
- Heavy gauge (#6) vinyl coated bottom tension wire
- (2) 48" opening gates, (1) 10ft opening double swing gate, hinge and latch hardware included
- 3 year warranty on installation

We Propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

Price includes all taxes.

10,369.00

Terms of contract: 50% deposit, balance on completion. Please return one signed copy of this proposal along with 50% deposit.

- 1.) All special "Conditions" must be included in this contract. No representations, warranties, understandings, terms or agreements are valid unless they are included in this contract.
- 2.) Customer is responsible for adhering to all applicable governmental rules and regulations. Customer must obtain all permits if necessary. Customer must determine location of fence lines. Luther Fence (hereafter "Company") cannot be held liable for incorrect line location. Customer must be home at start of work. Customer is responsible for clearing of fence lines prior to installation.
- 3.) Customer must specify if the fence is to follow the ground contour or to be level on top. Company cannot be held responsible for any filling, leveling or landscaping of customer's property.
- 4.) This contract does not include removal or disposal of existing fence or debris unless specifically stated. Company assumes no responsibility for damage to vegetation, underground wires, pipes or sprinklers.
- 5.) Company is not responsible for wind and weather damage, acts of God or other causes beyond the Company's control.
- 6.) Where it is necessary to break concrete or asphalt, customer grants Company permission to do so and waives all claims for cracks and damages, which may occur.
- 7.) All wood fencing is sold "as is". Cracking, warping, shrinking or discolorations are all inherent characteristics of wood for which Company holds no responsibility.
- 8.) Should customer fail to make the required payments, Company has the right to cease all work. All materials remain property of Company until this contract is paid in full.
- 9.) An interest rate of 1.5% per month (18% annually) will be charged on all past due accounts.
- 10.) If this contract is cancelled by customer after state mandated cancellation period, Company will refund all payments made by customer minus 25% of down payment. Refunds will be made within 30 days of cancellation. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

Note: This proposal may be withdrawn by Company if not accepted within 30 days.

Authorized Signature Tom V

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Date of Acceptance: 11/22/23 Signature [Signature]



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2300

Agenda Date: 12/5/2023

Agenda #: A.

REPORT

Staff/Committee Report:
Staff Reports



TOWN OF LEDYARD

Land Use Department

Alex Samalot

Assistant Zoning Official/ Blight Enforcement Officer

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

Wetlands Official's Report: IWWC Regular Meeting December 5th, 2023

Permit IWWC#23-11AOR

Owner: Gallup Hill Farm, L.P.

Applicant: Joan Nichols

Address: 140 Brush Hill Road, Franklin, CT 06254

Commercial timber harvest on 27 acres of a 38.40 acre parcel. The logger will utilize existing woods road for a log landing area. A Log corduroy will be installed to protect the stoney existing drainage crossing. The corduroy will be removed once the logging is competed. According to the applicant, there is no timber marked in the wetland area, there is a dead and dying white ash infected with emerald ash borer that will be removed within the regulated buffer.

Permit IWWC#23-12AOR

Owner/Applicant: Stephen Marquis

Address: 95 Inchcliffe Dr.

Proposed residential fence in rear yard. One of the available wetland layers available on Ledyard GIS has wetlands plotted directly behind the house. Photos of the proposed fence area provided by the applicant.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2301

Agenda Date: 12/5/2023

Agenda #: A.

MINUTES

Minutes:

Draft Meeting Minutes from the November 14, 2023 Meeting



Chairman
Justin DeBrod

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular and Annual Meeting

Tuesday, November 14, 2023

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrod

Chairman DeBrod called the Annual and Regular Meeting of the IWWC to order at 7:00 PM.
The meeting
was hybrid with some attending in person and others via Zoom.

II. ROLL CALL

Staff Present: Alex Samalot, Zoning Enforcement Staff, and Makenna Perry, Land Use
Administrative Asst.

Present Chairman Justin DeBrod
Vice Chair Paul Maugle
Commissioner Dan Pealer
Commissioner Lynmarie Thompson
Commissioner Beth E. Ribe

Absent Alternate Member Gary St. Vil

III. CITIZENS COMMENTS

None.

VIII. OLD BUSINESS

None.

XI. NEW BUSINESS

A. Election of Officers

**Motion was made by Commissioner Pealer to keep the same slate of officers as they
presently stand. Commissioner Thompson seconded the motion. Motion passed
unanimously.**

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Lynmarie Thompson

B. Meeting Schedule for 2024

The Commission reviewed the proposed schedule of Meeting for 2024.

Without objection, the proposed meeting schedule was approved by the Commission.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

VI. REPORTS

A. ZEO in Training Report

Zoning Enforcement Staff, Alex Samalot, presented his staff report for the month, he identified the properties he visited throughout the month.

VII. APPROVAL OF MINUTES

A. Draft Meeting Minutes - July 11, 2023

Commissioner Ribe and Commissioner Maugle suggested changes to the meeting minutes.

Without objection, the July 11, 2023 meeting minutes were approved as amended.

RESULT: APPROVED AS AMENDED

VIII. MEETING REVIEW

Chairman DeBrodt noted that The Commission was well prepared for the meeting and that the technology worked well. Chairman DeBrodt suggested limiting Citizens Comments to three minutes. The Commissioners discussed their thoughts on Citizens Comments.

IX. ADJOURNMENT

Without objection, the meeting adjourned at 7:15 PM.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

MOVER: Paul Maugle

SECONDER: Dan Pealer