



Chairman  
Justin DeBrod

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Inland Wetland and Water Courses Commission

~ AGENDA ~

Regular Meeting

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Tuesday, April 4, 2023

7:00 PM

Council Chambers -Hybrid Format

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### REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

#### Join Zoom Meeting

[https://us06web.zoom.us/j/82710232268?](https://us06web.zoom.us/j/82710232268?pwd=RWFGRU13Vy9CNnA4NnRWQmYyb3dyQT09)

[pwd=RWFGRU13Vy9CNnA4NnRWQmYyb3dyQT09](https://us06web.zoom.us/j/82710232268?pwd=RWFGRU13Vy9CNnA4NnRWQmYyb3dyQT09)

**Meeting ID: 827 1023 2268**

**Passcode: 237977**

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. CITIZENS COMMENTS

#### IV. OLD BUSINESS

- A. Application #IWWC22-18URA of Avery Brook Homes, LLC, 1641 Rte. 12, Gales Ferry, CT 06335 for URA activities associated with the siting of new single-family homes with associated grading and utilities on 9 of 26 lots in a proposed 8-30g Re-Subdivision located on 94, 96, 98 and 100 Stoddards Wharf Rd, Ledyard CT.

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- Attachments:** [Exhibit #1 - Application and Supporting Documents](#)  
[Exhibit #2 - Legal Notice - November 1, 2022 - Public Hearing](#)  
[Exhibit #3 - Decmeber 6, 2022, Public Hearing](#)  
[Exhibit #4 - Abutter Letter to Applicant 112122](#)  
[Exhibit 5 - LLHD Letter - August 3, 2022](#)  
[Exhibit 6 - Soil Scientist Report - August 22, 2022](#)  
[Exhibit #7 - GEI Report Water](#)  
[Exhibit #8 - GU Comments - September 30, 2022](#)  
[Exhibit #9 - IWWC#22-18URA LLHD](#)  
[Exhibit #10 - CLA Review - Ocotber 27, 2022 -7336](#)  
[Exhibit #11 - GU Comment - October 28, 2022](#)  
[Exhibit #12 - DPH Letter, November 1, 2022](#)  
[Exhibit #13 - LLHD Letter, November 9, 2022](#)  
[Exhibit #14 - LBM Engineering Report, November 13, 2022](#)  
[Exhibit #15 - FEMA Map, October 4, 2022](#)  
[Exhibit #16 - Plan Set, July 22, 2022](#)  
[Exhibit #17, Revised Plan Set, October 31, 2022](#)  
[Exhibit #18 - Second Revision Plan Set, November 14, 2022](#)  
[Exhibit #19 - Revised Application, November 22](#)  
[Exhibit #20 - Revised Narrative - November 22, 2022](#)  
[Exhibit #21 - Ltr. Town Resubmission, November 22, 2022](#)  
[Exhibit #22 - Notice of Abutters Documentation, December 2, 2022](#)  
[Exhibit #23 - KA - GU Statement, December 6, 2022](#)  
[Exhibit #24 - KA - GU Resume, December 6, 2022](#)  
[Exhibit #25 - Memorandum from Public Works, December 6, 2022](#)  
[Exhibit #26 - Revised Soil Scientist Report, December 6, 2022](#)  
[Exhibit #27 - GU Statement, December 6, 2022](#)  
[Exhibit #28 - KA Resume, December 6, 2022](#)  
[Exhibit #29 - Verified Notice of Intervention, December 6, 2022](#)  
[Exhibit #30 - Revised Plans Dated - Pages 3 and 6, December 6, 2022](#)  
[Exhibit #31 - CT Public Health Code - OnSite Sewage Disposal Regulations, December 6, 2022](#)  
[Exhibit #32 - Separating Distance Chart](#)  
[Exhibit #33 - Excerpt from Waterbury V Washington, December 6, 2022](#)  
[Exhibit #34 - Revised Plans, December 6, 2022](#)  
[Exhibit #35 - Sheet 10 elevaiton revision -dec 14](#)  
[Exhibit #36 - Dec 15](#)  
[Exhibit #37 - Revision to Address Pipe Length Dec 15](#)  
[Exhibit #38 - PH Re-notice to Abutters](#)  
[Exhibit #39 - S. Masalin Review, Dec 22](#)  
[Exhibit #40 - I. Cole and J. Martucci Resume](#)  
[Exhibit #41 - Ltr to Continue PH. Jan 3](#)  
[Exhibit #42 - Justin DeBrodt Memo](#)  
[Exhibit #43 - Michael Giggey Resume + Memo](#)
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- [Exhibit #44 - Betsy Graham Letter Jan 3](#)
- [Exhibit #45 - Ltr. from Stephen Studer](#)
- [Exhibit #46 - Ltr. Requesting Analysis Info Studer - Jan 17](#)
- [Exhibit #47 - Ltr from Fire Chief - J.Mann, Jan 25](#)
- [Exhibit #48 - Revised Verified Notice of Intervention](#)
- [Exhibit #49 - Request to Continue PH to March 7](#)
- [Exhibit #50 - Applicant Consent Admin Proceedings](#)
- [Exhibit #51 - Renovation Analysis](#)
- [Exhibit #52 - S.M - Analysis Comments](#)
- [Exhibit #53 - Ltr abt Supplemental Info](#)
- [Exhibit #54 - Feb 13 Updated Site Plans](#)
- [Exhibit #55 - Stormwater Management](#)
- [Exhibit #56 - GU Water Master Plan](#)
- [Exhibit #57 - Town of Ledyard, NL County 2003 District Map](#)
- [Exhibit #58 - S.M Storm Water Comments](#)
- [Exhibit #59 - Studer Analysis Comments](#)
- [Exhibit #60 - Memo on 22a-19 petition](#)
- [Exhibit #61 - Basis for Discharge](#)
- [Exhibit #62 - Slides for GU presentation to Ledyard IWWC](#)
- [Exhibit #63 - Wright-Pierce memo-Updated Eval of WQ Impacts](#)
- [Exhibit #64 - Proposed Road, March 7 2023](#)
- [Exhibit #65 - CT DEEP Report](#)
- [Exhibit #66 - Winter De-Icing Protocol Ledyard](#)
- [Exhibit #67 - Sourcewater Protection Plan](#)
- [Exhibit #68 - Queach Case](#)
- [Exhibit #69 - Maugle's Comments](#)
- [Exhibit #70 - Ltr from Ron Gaudet from GU](#)
- [Exhibit #71 - Justin DeBrodt's Comments](#)
- [Exhibit #72 - Photo from Peter Gardner](#)
- [Exhibit #73 - Photo from Peter Gardner](#)
- [Exhibit #74 - Photo from Peter Gardner](#)
- [Exhibit #75 - GU 2020 Annual Water Qual. Report](#)

- B.** IWWC#23-1URA of Boundaries LLC, 34 Coachman Pike, Ledyard CT, 06339, to construct a New Single Family Home with the house, septic system, well driveway, grading, and clearing within the 100' Upland Review Area.

**Attachments:** [IWWC#23-1URA SITE PLAN](#)  
[IWWC23-1URA Application](#)  
[Additional Submission Materials](#)

**V. NEW BUSINESS**

- A.** Notification of Timber Harvest of Cliff Allyn and James Allyn at 1009R Shewville Road, Ledyard, CT 06339.

**Attachments:** [Timber Harvest 1009R Shewville](#)

- B. Application IWWC#23-2URA of Gales Ferry Intermodal LLC, 549 South Street, Quincy, MA 02169, for activity in the upland review area at the Gales Ferry Intermodal LLC property, 1761 CT Route 12, Ledyard, CT 06339 in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings (mixed-use / industrial).

**Attachments:** [Exhibit #1 - Application, Authorization](#)  
[Exhibit #2 - Project Narrative](#)  
[Exhibit #3 - Loureiro Plan Set](#)  
[Exhibit #5 - Abutters List](#)  
[Exhibit #4 - REMA Wetland Assessment Report](#)

**VI. REPORTS**

- A. Wetlands Enforcement Officer Report

**Attachments:** [Wetlands Report for April 4, 2023](#)

**VII. APPROVAL OF MINUTES**

- A. March 7, 2023, Meeting Minutes

**Attachments:** [Draft Meeting Minutes March 7 2023](#)

**VIII. MEETING REVIEW**

**IX. ADJOURNMENT**