



TOWN OF LEDYARD

Wetlands Official's Office

Len Johnson, Wetlands Official

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Wetlands Official's Report: IWWC Regular Meeting August 2, 2022

URA Permits:

IWWC/#22-11SUB

- Atty. Heller did not appear at the July 5, 2022 meeting. He needs to appear at the August 2 meeting or ask for an extension.
- Reviewed for Jurisdictional Determination the application for Eagles Landing Subdivision, a 25-lot subdivision at 79 Vinegar Hill Rd. The application was previously approved in 2018 but due to a dispute with Connecticut Light & Power (Eversource) approval was terminated until a resolution could be reached. The resolution requires redesign and relocation of the stormwater detention basin located on Lot #13. The applicant requests a determination that the redesign/relocation be viewed as not having a significant impact on the project.
- I reviewed the revised subdivision plan and submitted the following comments to Peter Gardner. No response has been received.
 - Why doesn't the 6" PVC outlet from the detention basin drain directly into the wetlands and not over open grass.
 - There is no detail of the outlet end of the 6" PVC drain i.e., no rip-rap or flared end.
 - The end of the primary septic system for Lot #13 is 75' from the basin.
 - The corner of the proposed house is approximately 60' from the basin.
 - The driveway is approximately 75' from the basin.
 - There is no fence to act as a safety barrier with the house being so close to the basin.

Staff Comments:

While these are not significant impacts to the drainage basin and the wetlands, they represent a significant amount of activity in the area of the basin within the Upland Review Area and warrant review by the IWWC.

Permit #IWWC22-16URA Multi-Use Trail, Town of Ledyard

- Property owner/Applicant: Weston & Sampson/Fred Allyn, III
- Proposed construction of a multi-use pathway along Colonel Ledyard Highway
- There will be storm drainage improvements along the highway significantly improving water quality measures.
- All catch basins will have two-foot sumps, outfalls will have riprap splash pads, and a hydrodynamic separator before proposed outfall into the wetlands.
- All in all, I see this as an improvement to the existing drainage off the highway.

Permit #IWWC22-15URA- Craig Calkins, Calkins Custom Homes, 894R Colonel Ledyard Highway

- I sent several emails to Peter Gardner and the builder regarding the plan he submitted using 2' X 2' X 6' "mafia blocks" to reinforce the embankment of the proposed driveway in order to meet minimum zoning requirements for the driveway width. I stated the IWWC view that there was not enough support at either end of the blocks to provide stability and the Commission would like to see more blocks used as a base to add support. A site walk was proposed for July 30. It was attended by myself, Tom Thomas, Peter Gardner, Jason DeBrod, Beth Ribe, and several representatives of Caulkins Custom homes. No agreement was reached on the use of mafia blocks and a suggestion was made that a wooden guardrail be used in lieu of the blocks to prevent vehicles from sliding off the crossing. If this concept is approved by Zoning, then a Wetlands permit would probably not be required. Representatives of the builder will be present on August 2 to present this proposal.

Results of IWWC Special Meeting July 20, 2022:

Permit # IWWC#22-12URA – 32 Village Drive – Ledyard - APPROVED

- Property Owner/Applicant: Anthony Sylvestri
- Construction of 4 bedroom house, garage, and in-ground swimming pool on a 0.95 acre lot.

Permit # IWWC22-14URA – 36 Village Drive – Ledyard - APPROVED

- Property Owner/Applicant: Anthony Sylvestri
- Construction of 3-bedroom house, garage, and gravel driveway

Permit #IWWC22- Craig Calkins, Calkins Custom Homes, 894R Colonel Ledyard Highway – Applicant Did Not appear

- Property Owner/Applicant: Peter Gardner
- Construct 3-bedroom house

Complaints/Violations:

IWWC-03-Complaint

- I sent a Certified letter to T.J. Hepburn notifying him that the matter of him leaving debris in the stream behind his house is now closed and no further action is required. I also sent a copy to his neighbor, Nancy Bryan, 25 Pheasant Run Drive.

Tom Thomas and I did a site visit to 38 R1 Long Pond Rd. on July 21, to check on an application for a deck and roofing/siding work. The house is undergoing extensive renovations consisting of a stone deck, steps, roofing, siding and windows. We talked to the mason contractor who mentioned that the owner, Mr. Robert Pinto, wanted to rebuild the retaining wall along the edge of Long Pond. We told him that a permit would be needed and suggested using a Versa-Block system rather than further excavation and rebuilding with stone.

