



# TOWN OF LEDYARD

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Inland Wetland and Water Courses Commission Meeting Minutes

Chairman  
Justin DeBrodt

### Regular Meeting

**Tuesday, April 4, 2023**

**7:00 PM**

**Council Chambers -Hybrid Format**

#### **I. CALL TO ORDER**

Chairman DeBrodt called the 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: Juliet Hodge, Director of Planning and Development, Len Johnson, Wetlands Enforcement Officer, and Makenna Perry, Land Use Administrative Assistant.

**Present** Chairman Justin DeBrodt  
Vice Chair Paul Maugle  
Commissioner Lynmarie Thompson  
Commissioner Beth E. Ribe  
Alternate Member Gary St. Vil

**Late** Commissioner Dan Pealer

#### **III. CITIZENS COMMENTS**

No comment.

#### **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.

The Commission reviewed the 'Criteria for Decision' outlined in section 10.2 of the Ledyard Wetlands Regulations. The Commission discussed the data that was presented to them by the applicant and intervener (Groton Utilities).

Through their deliberations, the Commission confirmed its jurisdiction to consider the impact of the development as a whole on the surrounding wetlands and watercourses as well as the impact on public drinking water supply. The Commission identified the following concerns but were not limited to; the impact the development would have on the drinking water supply and quality; impact to wetlands from excessive and long-term nutrient loading from things like fertilizer use, run-off and leachate from septic systems; ground water pollution from septic effluent return to groundwater given the high permeability of the soils; the inconclusiveness of Ian Cole's Soil

Scientist Report; actual impact to the wetlands over time vs. the estimated impact as concluded in the various reports submitted by applicant; use of average discharge rate of 45 GPD per bedroom vs. the DPH standard of 150 GPD per bedroom when determining the nitrogen concentration (renovation analysis) and other inconsistent use of standards such as the Effluent travel time/Bacterial travel time to wetlands in a sensitive area (i.e. location within watershed and proximity to the reservoir) vs. a non-sensitive area; incomplete mapping of the groundwater contours; and the overall density of houses with septic systems and wells in such a small and sensitive area. Commission discussed alternatives such as a much less dense development. Overall, the Commission felt that there was not enough information submitted to determine that there would be no significant adverse impacts to the wetlands.

The Commission will allow Attorney Landolina and Planner Director Juliet Hodge to create possible motions for both approval and denial with findings.

Chairman DeBrodt continued the discussion until the next Regularly Scheduled Meeting on Tuesday, May 2, 2023 at 7:00 PM.

**RESULT:** CONTINUE

- 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.

The Commission explained that they had conducted a site walk and discussed the application. Wetlands Enforcement Officer, Len Johnson, explained that he had not identified any problems with the application.

**Commissioner Thompson motioned to classify the application as Class B, not a significant impact, seconded by Commissioner Pealer. Motion passed unanimously.**

**Commissioner Pealer motioned to approve Application IWWC#23-1URA, seconded by Commissioner Ribe. Motion passed unanimously.**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Dan Pealer

**SECONDER:** Beth E. Ribe

**V. NEW BUSINESS**

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

Paul Crider spoke on behalf of the applicant. The Commission asked questions about the type of harvest Mr. Crider was conducting, where his truck would be located on site, and how he planned to re-enforce the original bridge to make it safe for large equipment. Mr. Crider explained that he plans to conduct a selective harvest. He explained that he will lay 16 foot long 'crane's mat' across the original bridge for re-enforcement and unload his truck near the road so that only the equipment would be driven over the bridge vs his truck and the equipment.

The Commission found that the Timber Harvest Notification as presented was sufficient and that

the Wetlands Enforcement Officer could act on it.

- 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).

Attorney Andrew McCoy of Heller, Heller and McCoy, 736 New London Tpke, Uncasville, was present for the Application. He requested that the Commission schedule a site walk on the property.

The Commission accepted the Application and scheduled a Site Walk for Wednesday, April 26th, at 5:00 PM.

**RESULT:** CONTINUE

## **VI. REPORTS**

- A.** Wetlands Enforcement Officer Report

Wetlands Enforcement Officer, Len Johnson, reviewed his report for March/April. He explained that he attended the site walk for IWWC#23-1URA at 34 Coachman Pke. Mr. Johnson reviewed the Zoning permits that he approved for projects on properties that contained wetlands but would have no impact on the wetlands.

## **VII. APPROVAL OF MINUTES**

- A.** March 7, 2023, Meeting Minutes

**Motion was made by Commissioner Ribe and seconded by Commissioner Pealer to approve the March 7, 2023 minutes. Motion passed unanimously.**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Beth E. Ribe

**SECONDER:** Dan Pealer

## **VIII. MEETING REVIEW**

The Commission reviewed their meeting noting that the technology worked well, and that they had received their reports ahead of time. Chairman DeBrodt asked that correspondence be included on the agenda.

## **IX. CORRESPONDENCE**

Preparing for Drought in Connecticut

Justin DeBrodt presented the Preparing for Drought in Connecticut article from the Connecticut Association of Conservation and Inland Wetlands Commissions, Inc during the meeting.

## **X. ADJOURNMENT**

**Motion was made by Commissioner Pealer and seconded by Commissioner Ribe to adjourn at 8:46 P.M. Motion passed unanimously.**

This was Approved and so declared.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Dan Pealer

**SECONDER:** Beth E. Ribe

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Chairman, Justin DeBrodt

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Date