



Chairman
Justin DeBrodt

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses

Commission

~ AGENDA ~

Tuesday, April 2, 2024

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/83893473522?pwd=QQYOSzOtAKISaBMjYq3TLHTodAvFI9.1>

Meeting ID: 838 9347 3522

Passcode: 636847

I. CALL TO ORDER

II. ROLL CALL

III. CITIZENS COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

- A. Cease and Desist Order for 47 Terry Road, Gales Ferry, CT 06335 - Complaint from Public Works Department regarding siltation in the wetlands at the above stated address. Confirmed by Wetlands Agent that a violation was apparent. Cease and desist was sent to the property owner on March 27, 2024.

Attachments: [Cease and Desist Order Application](#)
[img2](#)

VI. REPORTS

- A. Staff Reports

Attachments: [Wetlands Report April 2 2024 updated](#)

VII. APPROVAL OF MINUTES

- A. Draft Meeting Minutes - February 6, 2024

Attachments: [FEBRUARY 6 DRAFT Minutes](#)

VIII. MEETING REVIEW

IX. ADJOURNMENT



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0292

Agenda Date: 4/2/2024

Agenda #: A.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Cease and Desist Order for 47 Terry Road, Gales Ferry, CT 06335 - Complaint from Public Works Department regarding siltation in the wetlands at the above stated address. Confirmed by Wetlands Agent that a violation was apparent. Cease and desist was sent to the property owner on March 27, 2024.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

Land Use Department

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

David Kapusta
47 Terry Road
Gales Ferry, CT 06335

March 27, 2024

CEASE AND DESIST ORDER

Dear Mr. Kapusta,

A recent inspection of your property at 47 Terry Road revealed apparent violations of the Town of Ledyard Inland Wetlands & Watercourses Regulations as follows:

There appears to be ongoing non-permitted clearing/excavation/filling in the wetlands of your property as well as unauthorized activity in the Upland Review Areas.

Regretfully, it is my duty to inform you that this is a violation of Section 6.3 of the Ledyard Inland Wetlands and Water Courses Regulations and request that you bring your property into compliance by doing the following:

1. *Please cease and desist activities which disturb soil in the wetlands and/or within the 100 foot Upland Review Area on your property.*
2. ***Please attend the next IWWC meeting on April 2nd, 2024 at 7PM in the Town Hall Annex to discuss this unauthorized activity with the Commission and / or provide a written reply to this notice or file an application for the necessary permit.***

Failure on your part to remedy this situation and bring your property into compliance with our regulations may result in municipal citation with fines up to \$1000.00 per day as defined by Ledyard Ordinance #300-14.

Please bring your property into compliance and avoid the need for further enforcement actions.

Your cooperation and assistance in this matter is greatly appreciated. If you would like to discuss this notice in further detail, please don't hesitate to contact me at Town Hall.

Regards,

Alex Samalot

Assistant Zoning Official/Wetlands Agent/ Blight Officer– Land Use Dept

cc: File





TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0291

Agenda Date: 4/2/2024

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 April 2, 2024

Cease and Desist—47 Terry Road: Inspection 3/19/24 following complaint from Department of Public Works confirmed siltation in wetlands as a result of activity within the wetlands/100 foot Upland Review Area. Cease and Desist sent 3/27/24 via first class and certified mail notifying property owner of the violation and requesting they come to the Land Use Office and the April 2nd Meeting to discuss this unauthorized activity with the Commission and/or provide a written reply to this notice or file an application for the necessary permit.

Permit IWWC#23-13URA (Approved)

Applicant: Dava Home Solutions, LLC

Address: 26 Homestead Rd, Ledyard, CT 06339

Proposed New Single Family House, with previously approved driveway/drainage features (IWWC#21-13) in a portion of the 100 foot URA. Received plans where proposed work matches the previously approved features.

Permit IWWC#23-43SITE (Approved with Conditions)

Applicant: B&R Holding Company, LLC

Address: 1358 Baldwin Hill Road, Gales Ferry, CT 06335

Town Planner, Juliet Hodge, Wetlands Agent, Alex Samalot, Surveyor Peter Gardener, Christopher McLaughlin, Terra Firma, and AI (quarry operations) observed the area of the former berm, new berm and areas of the Wetlands on the eastern portion of the property (2/21/24). Discussed E&S leading to the new Berm, a Site Plan in the event of closure, removal of tires observed in a parcel north of the Site and completion of the bond.

Permit IWWC#24-02AOR (Determined Use As of Right)

Applicant: Connwood Foresters. Inc.

Owner: City of Groton

Owner Address: 295 Meridian Street, Groton, CT 06340

Proposed Activity Address:101 Sandy Hollow Road (M/B/L: 96/2170/101).

Letter of Agency and property owner signatures received completing the As of Right Determination file for selective harvesting of unhealthy and undesired timber species.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0290

Agenda Date: 4/2/2024

Agenda #: A.

MINUTES

Minutes:

Draft Meeting Minutes - February 6, 2024



Chairman
Justin DeBrodt

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, February 6, 2024

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

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

III. CITIZENS COMMENTS

None.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

- A. IWWC#24-2AOR of Peter Lesmerises, Connwood Foresters, Inc, at 39 Cherry Hill Road, PO Box 150, Rockfall CT, 06481 for a Notification of Timber Harvest at 101 Sandy Hollow Rd, Ledyard CT, 06339.

Zach Marciniec presented the application on behalf of the Peter Lesmerises, from Connwood Foresters, Inc. The Commission discussed and determined that per section 4.2, the application IWWC#24-2AOR qualifies as an 'As of Right' determination.

VI. REPORTS

- A. Staff Reports

Alex Samalot, Zoning Enforcement Official in training, presented his staff report, noting the as of right application that went before the Commission, as well as an upland review application that was received and approved in January.

VII. APPROVAL OF MINUTES

A. Draft Meeting Minutes - December 5, 2023

Without objection, the draft meeting minutes from the December 5, 2023 meeting were approved as submitted.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

VIII. MEETING REVIEW

The Commission reviewed the meeting, noting that the meeting was short and ran successfully.

IX. ADJOURNMENT

Without objection, the meeting adjourned at 7:10 PM.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer