



# TOWN OF LEDYARD

741 Colonel Ledyard Highway  
Ledyard, CT 06339-1511

## Legislation Details

**File #:** 22-360      **Version:** 1      **Name:**

**Type:** Land Use Application      **Status:** Failed

**File created:** 8/30/2022      **In control:** Inland Wetland and Water Courses Commission

**On agenda:** 4/4/2023      **Final action:** 5/2/2023

**Title:** 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.

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

Date	Ver.	Action By	Action	Result
5/2/2023	1	Inland Wetland and Water Courses Commission	Denied	

4/4/2023	1	Inland Wetland and Water Courses Commission	Continue
3/7/2023	1	Inland Wetland and Water Courses Commission	Continue
2/7/2023	1	Inland Wetland and Water Courses Commission	Continue
1/3/2023	1	Inland Wetland and Water Courses Commission	Continue
12/6/2022	1	Inland Wetland and Water Courses Commission	
10/4/2022	1	Inland Wetland and Water Courses Commission	Continue
9/6/2022	1	Inland Wetland and Water Courses Commission	Continue