



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

Legislation Details (With Text)

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

APPLICATION

Subject/Application:

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 36 lots in a proposed 8-30g Re-Subdivision located on 94,96,98 and 100 Stoddards Wharf Rd, Ledyard CT.

Background:

This Application is associated with Application PZ#22-18SUB that was submitted the same day for a 36 Lot re-subdivision pursuant to CGS 8-30g (Affordable Housing). The parcel is 9.21 acres. Total Area of Wetlands is 5,600sf. The total area to be disturbed in the URA is 37,700sf. No wetlands will be filled.

Each of the 36 Lots will have individual wells and septic systems. The development will be derived by a private loop driveway. The property is with the Groton Utility Watershed Area.

Staff Comments:

(type text here)