



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC26-2SITE

REGULAR MEETING – TUESDAY, February 3, 2026

Prepared by Hannah Gienau, Zoning and Wetlands Official on 02/03/26

Agent/Applicant(s): Peter C. Gardner (Agent) & David & Sara Holdridge (Applicant)
Property Owner(s): David & Sara Holdridge
Project Address: 31 Church Hill Rd, Ledyard CT, 06339
Meeting Date: February 3, 2026
Date Received by IWWC: February 3, 2026

Applicant/Owner Requests: Regulated Activities include the construction of a driveway (including grading), two (2) 50-linear-foot 24-inch pipe crossings, and temporary disturbance for the installation of soil erosion and sediment controls within a wetland and intermittent watercourses, to serve a future single-family residence. In addition, regulated activities in the Upland Review Area (URA) include temporary disturbance for the installation of erosion and sediment controls, two (2) topsoil stockpile areas, and grading.

Property Info:

Zone District: R60

Total-Area: 3.37 Acres

Total Wetlands: Per the Applicant, 10,000 SF +/-.

Public Water Supply Watershed: No.

Flood Hazard Zone: X (FIRM ID:09011C0359G)

Referrals:

Town Engineer: Referred 2/3/26. No comments received to date.

LLHD: Referred 2/3/26. No comments received to date.

Tax Assessor: Referred 2/3/26. No comments received to date.

Regulated Activity Description:

Wetland Disturbance Area	3500 SF +/-
Upland Review Disturbance Area	15,246 SF +/-

Staff Comments:

Please be advised the following comments with regard to my review of the Application, supporting documents, and plan set entitled "Plan Prepared for David A. Holdridge and Saras S. Holdridge, Showing Proposed Driveway and Conceptual House, Well and Septic System 31 Church Hill Road Ledyard, Connecticut, January 2026." (FD#4)

1.) Regulated Activities (Wetlands & Intermittent Watercourse): According to the applicant, Regulated activities within the wetlands and two ephemeral intermittent watercourses will include construction of two (2) crossings with a 24-inch pipe and rip rap splash pads. In addition, temporary disturbance within the wetland will include installation of Soile Erosion and Sediment Controls and minimal grading for driveway construction. According to the Applicant, the wetland/watercourse area is 3,500 square feet.

2.) Regulated Activities (Upland Review Area): Regulated activities within the Upland Review Area will include as follows:

A.) Grading for the construction of the paved driveway.

B.) Temporary Erosion and Sediment Controls will be installed for the duration of the project within the 100ft URA and installed for the duration of wetland crossings. This includes two Topsoil Stockpile areas with E&S controls down gradient.

3.) Wetland Evaluation Report: A Wetlands report (copy attached) written by Ian Cole, Professional Soil& Wetlands Scientist, dated February 1, 2026, (FD#5) states in relevant parts:

Wetland And Upland Review Area Resources:

The Applicant is proposing to develop a new single-family residential dwelling and associated site improvements. The new proposed dwelling would be accessed by a 12-foot-wide driveway. The driveway will need to cross two narrow flagged wetland areas associated with the source of concentrated flow that forms two ephemeral intermittent watercourses that flow west, bisecting the site". It can be noted that the inland wetland and watercourse boundaries were delineated on July 26, 2024.

Impact Assessment: In considering feasible and prudent alternatives, the current proposal respects the integrity of the environment, has minimal wetland impact, and implements best management practices that will protect the adjacent resource areas. There are no less impactful ways to access the homesite and therefore, the proposal is the most feasible and prudent alternative.

In my professional opinion there will be no significant adverse impacts resulting from the development of the project as currently proposed. The activities required to facilitate development will not result in any loss of function to wetlands and watercourses. Post development the wetlands and watercourses will still have the same ability to perform the existing functions currently provided.

Commission Actions: The Commission will need to:

1.

a. Make a finding as to whether or not the proposed activities are significant impact activities Class "B" (not significant impact) or "C" (significant impact) as defined by the Regulations (see *definition of Significant Impact Activity* below);

OR

b. If it is found to be a Class "B" not significant impact activity or, in the alternative, set a public hearing for the application if it is found to be a Class "C" significant impact activity.

Staff recommends the Commission shall make a finding of whether the proposed regulated activities meet the definition of a significant impact activity, per IWWC Regs Section 2 (*Terms and Definitions*) as follows:

“*Significant impact*” means any activity, including, but not limited to, the following activities which may have a major effect as determined by the IWWC.

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or water course or on wetlands or water courses outside the area for which the activity is proposed.
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a water course system.
3. Any activity which substantially diminishes the natural capacity of an inland wetland or water course to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.
4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or water course.
5. Any activity which causes substantial diminution of flow of a natural water course or groundwater levels of the wetland or water course.
6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or water course.
7. Any activity which damages or destroys unique wetland or water course areas or such areas having demonstrable scientific or educational value.

Staff Recommendation: Staff suggests the activities are not significant impact.

CONSIDERATIONS FOR ACTION:

1. If the Commission believes the proposed regulated activities do not meet the criteria of significant impact, the following Motion is suggested:

MOTION #1 (Finding that the proposed activities are not Significant Impact Activities)

a. I make a MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-2, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class “B” activities.

OR

2. If the Commission believes the proposed regulated activities meet the criteria of significant impact, the following Motion is suggested:

MOTION #1 (Finding that the Proposed activities are Significant Impact Activities)

***b. I make a MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in Application IWWC#26-2, its plans and all supporting documents, meet the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 (Terms and Definitions)as follows:
LIST SECTIONS HERE:***

Commission Actions:

After the Commission makes a finding of not significant impact or significant impact, the Commission shall table the application to the March 3, 2026 Regular IWWC meeting or schedule a public hearing per Section 9.1.1 of the Regulations.