



# TOWN OF LEDYARD

Department of Land Use and Planning  
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**MEMORANDUM FOR THE RECORD**  
**APPLICATION #IWWC26-6 RESUB**  
**REGULAR MEETING – TUESDAY, May 5, 2025**

Prepared by Hannah Gienau, Zoning and Wetlands Official on 5/5/26

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**Applicant/Agent:** Applicant, 84 Silas Deane LLC, Steven A. Rice, Agent, Peter Gardner, L.S.  
**Property Owner:** 84 Silas Deane LLC, 24 Kilburn St, Charlestown RI, 02813  
**Professional Engineer:** William Walter, P.E., Alfred Benesch & Company  
**Land Surveyor:** Peter C. Gardner, Deiter & Gardner  
**Certified Soil Scientist:** Ian Cole, Professional Registered Soil Scientist & Wetland Scientist  
**Project Address:** 84 Silas Deane Highway (Parcel ID: 42/2220/84) & 58 & 59 Seabury Avenue (Parcel ID: 42/2220/58/59), Ledyard, CT  
**Meeting Date:** May 5, 2026  
**Date Received by IWWC:** April 7, 2026  
**Legal:** Submitted 3/26/26, Date of Receipt 4/7/26, Decision Required Date June 10, 2026.

**Applicant/Owner Requests:** Permit for regulated activities for a 23-Lot Resubdivision and associated site improvements, including construction of a new public road, stormwater drainage system, and instillation of a dry hydrant.

**Lot-Area:** Total Project acreage about 48.58 acres (58 Seabury Ave.– 01.6-acres (6,970Sf); 59 Seabury Ave. – 7.47-acres (325,393SF); 84 Silas Deane HWY – 42.33-acres (396,396SF). Please be advised that 31.83 acres of the Site are to be designated Open Space as proposed by the Applicant.

**Lot Frontage:** Frontage will be achieved after finished construction of paper road (900ft) proposed as Seabury Avenue Extension per the Applicant.

**Total Wetlands:** 4.91 acres (24,000 SF).

**Flood Hazard Zone:** No. The parcel is entirely located in Zone X (FEMA FIRM #09011C0378G).

**Coastal Area Management Zone:** No.

**Public Water Supply Watershed:** No.

**Regulated Activity Description:**

Wetland Disturbance Area	0 SF per applicant
Watercourse/Waterbody Disturbance Area	0 SF per applicant
Upland Review Disturbance Area	150 SF +/- per applicant

**Staff Comments:**

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan set entitled "Plan Showing Shewville Heights Open Space Resubdivision Property of 84 Silas Deane LLC, 84 Silas Deane Road, Shewville Road, and 58 & 59 Seabury Avenue, Ledyard CT, February 2026".

- The current proposal is for a resubdivision is a 23-Lot Resubdivision that will involve construction of a 900ft road to be named Seabury Avenue Extension per Applicant.

- **Regulated activities (URA): Regulated Activates are as follows,**

**Detention Basin:** Temporary disturbance for grading during construction of the detention basin located on the central northern portion of the Site and installation of temporary Soil Erosion & Sediment Controls (SESC).

**Gravel Access Strip and Dry Hydrant Instillation:** A 12ft wide gravel access driveway will be constructed to access a dry hydrant that will be installed abutting the wetlands (identified as Wetland Flags WF1-WF42, Per FD#7) on the central portion of the Site.

**Residential Improvements for Proposed Lots 17 & 19:**

- a.) Regulated activities for proposed Lot 17 will have site improvements associated with construction of a New Single-Family Residence (NSFR) including installation of temporary SESC, Topsoil stockpile, instillation of a primary and reserve tank for the proposed septic system, minimal site grading, and installation of a footing drain. It can be noted the proposed footing drain outlet is 40ft from the property line and 60ft from the wetlands.
- b.) Regulated activities for proposed Lot 19 will have site improvements associated with installation of temporary SESC, Topsoil stockpile, minimal grading, and installation of a footing drain. As noted above, the proposed footing drain outlet is 40ft from the property line and 65ft from the wetlands.

- **Regulated Activities (Wetlands):** Within the wetlands, the regulated activities will be installation of a dry hydrant in which a 6" pipe or larger as detailed on sheet 15 of 16 will be installed at the end of the proposed access gravel driveway and will have a dry well constructed at the end of the wetland/pond area.

- **Wetlands Report:** have been flagged by a Certified Soil Scientist and Wetland Scientist Ian Cole, as shown on the proposed site plan and detailed in a wetlands report submitted by the Applicant entitled, "Wetland Impact Evaluation, Prepared for Mr. Steven Rice, Proposed Open Space Subdivision, 84 Silas Dene Road, 59 Seabury Avenue, Ledyard, Connecticut, dated March 12, 2026."

- In the report several potential impacts were addressed including impacts to hydrology & nutrient loading and water quality assessment, vegetation removal and habitat loss, Erosion & Sediment Controls, and Direct & Indirect Impacts. In summary, "The project has been designed so that there will be no direct impacts on wetlands and watercourses. Furthermore, it is my professional opinion that the project will not have negative impacts to wetlands or watercourses. Strict adherence to the detailed erosion and control plan

and stormwater pollution prevention plan will minimize any impacts to water quality during construction".

- Referrals. The application referred on 4/7/26 to the Town Engineer/DPW Director, Director of Land Use & Planning, Fire Marshal, Building Official, WPCA, Tax Assessor, & LLHD for review and comments. Town Engineer provided comments on 4/20/26. All other departments have no comments to this date.
- Town Engineer: Comments were via Memo submitted on 4/20/26. See File Document #11.
- Required application/plan revisions. The Applicant shall revise the plans as follows,
  1. Revise Sheet 3 of 16 to show 100ft URA delineation.
  2. Revise Sheet 5 of 16 to show 100ft URA delineation.

**STAFF RECOMMENDATION**: Table the application until all comments provided by the Town Engineer have been addressed by the Applicant in the stormwater management report and provide revised plan sets for additional comments by the Town Engineer. As well as revise the plans to meet WEO comments.