



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC26-22SITE

REGULAR MEETING – TUESDAY, August 4, 2026

Prepared by Hannah Gienau, Zoning and Wetlands Official on 07/27/26

Agent/Applicant(s): John Hardy, Hardy Home Builders, LLC (Owner)
Project Address: 669 Shewville Rd, Ledyard CT, 06339
Meeting Date: August 4, 2026
Date Received by IWWC: July 7, 2026

Applicant/Owner Requests: Permit for regulated activities for a New Single-Family Residence and associated site improvements, including construction of a driveway over an existing wetland crossing.

Property Info:

Zone District: R60

Total-Area: 2.03 Acres

Total Wetlands: Per the Applicant, 0.28 Acres.

Flood Hazard Zone: X (FIRM ID:09011C0362J)

Regulated Activity Description:

Upland Review Disturbance Area	0.5 Acres +/- (Per Applicant)
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Staff Comments:

Please be advised of the following comments with regard to my review of the application, supporting documents, and plan set entitled "Plan Showing Proposed House, Drive, Well, and Sewage Disposal System, Prepared for John Hardy, 669 Shewville Rd, Ledyard CT, 06339, dated June 2026, Scale: 1in= 30ft" (FD#4)

1.) Regulated Activities (Wetlands & Intermittent Watercourse):

According to the applicant, the current proposal is to construct a new single-family residence in the same location as a previously approved IWWC application#IW14-5, dated July 7, 2014. The site contains at least 12,400SF of wetlands with one existing crossing consisting of a 15" corrugated metal pipe. The pipe will have gravel/rip rap installed at the inlet and outlets if soils are unsuitable.

2.) Wetlands Report

Wetlands report (see FD#3). The report of Ian Cole, Professional Soil & Wetlands Scientist, dated June 28, 2026, shows the wetlands were reflagged on June 26, 2026 with photos

showing the wetlands boundaries and the existing 15" corrugated metal pipe installed for the crossing of the previously approved driveway/NSFR.

- 3.) **Regulated Activities (Upland Review Area):** Regulated activities within the Upland Review Area will include construction of New-Single Family Residences (NSFR) and associated Site improvements including a driveway over an existing wetland crossing.
- 4.) **Engineer MEMO:** Received 7/06/26, LBM Engineer Memo dated June 11, 2026, from John Martucci, P.E stated in part "It is in my professional opinion, as a licensed civil engineer in the State of CT, that the existing pipe is suitable to support the proposed driveway. I recommend that part of the driveway construction, any unsuitable soil 10ft on either side of the culvert (topsoil, vegetation, etc.) would be removed and replaced with compact gravel and that there would be a minimum of 12" of gravel over the top of the pipe" (see FD#2). It can be noted that the existing crossing on the most recent site plan shows the same elevations of the previously approved Site plan in 2014.

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#26-22Site, 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#26-22Site, 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:

M O T I O N # 2 (A Motion to Approve)-Regulated Activities

After giving due consideration to all relevant factors, including those in Section 6 of the Ledyard Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move to APPROVE Application #IWWC26-22SITE, submitted by the Applicant / Owner, Hardy Home Builders LLC. , John Hardy, for regulated activities for a New Single-Family Residence & associated site improvements as more fully described in the application & supporting documents, dated July 6, 2026 and plan set entitled "Plan Showing Proposed House, Drive, Well, and Sewage Disposal System, Prepared for John Hardy, 669 Shewville Rd, Ledyard CT, 06339, dated June 2026, Scale: 1in= 30ft".

1. Soil erosion and sediment controls shall be installed prior to the start of work and maintained in good working order until any disturbed soils are permanently stabilized with vegetative cover.

2. Prior to the start of any work at the site, the Ledyard Wetlands Enforcement Officer shall be notified and shall conduct an inspection to verify soil erosion, and sediment controls have been properly installed prior to the start of work.
3. Any future proposed changes to the proposed site plan submitted as part of this application shall be reviewed and approved by the Wetlands Official and/or the IWWC.
4. Wetland Placards shall be installed every 25ft along the wetland boundaries of the property and shown on final As-Built upon completion of work.

If the Commission is inclined to deny the Application, it must state their reasons for the record.