



# TOWN OF LEDYARD

Land Use Department

Alex Samalot

Zoning & Wetlands Official/Blight Enforcement Officer

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

[zoning.official@ledyardct.org](mailto:zoning.official@ledyardct.org)

## Wetlands Official's Report: IWWC Regular Meeting August 6, 2024

**IWWC#24-9 - 19, 29 & 39 Military Highway (Parcel IDs: 91-1590-19, 29 & 39), Gales Ferry, CT** - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 320-unit multifamily residential housing development and associated site improvements. (Submitted 6-24-24, Date of Receipt 7-2-24, , Set PH for 9/3/2024, PH must close by 10/7/2024, Decision Required Date 35-days from close PH).

**Discussion of Draft Application IWWC#24-10** - Ledyard Inland Wetlands & Watercourses Commission for Proposed Text Amendments to Amend Section 2.1 (Definitions - Regulated Activity).

**IWWC#24-11AOR 121 Whalehead Road** - Owner/Applicant Nen Qing Lin of 121 Whalehead Road, Gales Ferry, CT 06335, for an As of Right Determination for tree and stump removal with some regrading in the 100-foot Upland Review Area.

**IWWC #19-1 1003 Long Cove Road** - In response to a Notice of Apparent Violation, Request for Voluntary Compliance (sent July 15, 2024), the property owner came to the Land Use Office (7/22/24) to determine a plan to make any repairs deemed necessary for the stream crossing detailed in IWWC#19-1. The property owner is reaching out to the surveyor to get the as built conditions to get an appropriate scope of work to get the crossing up to the standards outlined in the application.

### Site Inspections up to 8/5/24:

**600 Lantern Hill Road:** met with property owner leasing land to the Town, and the Parks Department to discuss what permitting would be necessary for a potential application for a boat launch.

**32 & 35 Avery Hill Road:** site visit 7/28/24 with Niel Duncan and Laurie Gorham to discuss several crossing improvements at Avery Hill Preserve and explain questions regarding a potential future As of Right Determination application.

**121 Whalehead Rd:** 7/24/24 met builder and property owner on-site to verify a complaint of a sump pump line running to wetlands. No piping observed during site visit, but tree and stump removal with some grading observed. Property owner told soil, sediment and erosion control measures would need to be installed and an As of Right determination would need to be made to continue work. Property owner came in to Land Use office to get instructions and submitted an As of Right Determination and scheduled an inspection. An inspection was performed on 8/5/24 (photos below).



