



TOWN OF LEDYARD

Wetlands Official's Office

Len Johnson, Wetlands Official

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Wetlands Official's Report: IWWC Regular Meeting April 4, 2023

As of Right – Timber Harvesting- 1009R Shewville Rd.

-Property Owner/Applicant: Cliff Allyn and James Allyn

Temporary stream crossing

Removal of tress in wetlands and upland review area

I plan on visiting the site before the meeting to check on the feasibility of using the existing crossing.

Existing bridge over a substantial stream is questionable. I'd like to hear from the applicant on his plans to reinforce the bridge or use an alternative so I asked them to appear at the meeting.

As of Right – Timber Harvesting- 21 Ash Drive

-Chris Casadei, Certified Forester representing Ash Water Co.

I talked with the Forester and wetlands impact is minimal with no major stream crossings.

Approved As of Right.

No Wetlands Impact

-10 Winthrop Rd., Gales Ferry, David Couzelis

Construct a 32' x 10' front porch and a 28' x 6' deck extension.

-31 Osprey Drive, Gales Ferry, Gary Kohlhepp.

Construct a 1' x 14' wood storage shed on a gravel base.

-14 Partridge Hollow Rd., Robert Rojas

Construct above ground pool and accessory structure.

-1369 Center Groton Rd., Daniel Christianson

Proposed addition on existing house. I called and left a message, but he has not returned my call.

-I received an email from Kathryn Conroy of 40 Bluff Rd. asking about constructing a new set of stairs and a dock on the Thames River. I referred her to the Coastal Management group at DEEP as this is a tidal wetland. DEEP replied that their jurisdiction in this area is below the CJL (Coastal Jurisdiction Line) which varies according to the waterbody and town. In Ledyard this is 2.3' above mean high tide. As she wants to replace an existing stairway, I gave her approval, but she will have to get approval from DEEP for the dock.

Permit IWWC23-1 URA-34 Coachman Pike

-Property Owner/Applicant: John Moulson

Previously approved approximately 2005.

URA changed from 50' to 100'.

Previously approved plan had 4-bedroom house, garage, and septic system entirely out of the 50' URA. New submittal has the house and septic system entirely within the 100' URA. Only a portion of the garage is outside the 100' URA.

We did a site walk on 3/18.

Permit IWWC#22-18URA – Avery Brook Homes, 94, 96, 98, 100 Stoddards Wharf Road

-Property Owner/Applicant: Peter Gardner

Updated plan submitted February 13, 2022

Number of houses reduced from 36 to 26 3-bedroom units.

All septic systems have been removed from the Upland Review Area.

Report from Angus McDonald/Gary Sharpe & Associates titled *Avery Brook Homes Septic System Effluent Renovation Analysis* states that even though surface runoff drains towards the wetlands on the easterly side of the property, groundwater contours mapped as a result of the elevations observed in monitoring wells indicate that the gradient across the entire site is toward the west-northwest and not to the two wetlands and watercourse systems on the eastern periphery.

The plan revision dated February 13, 2023 adds Stormtech SC-740 chambers to capture 1" of rainfall from the roof of all homes to lessen the amount of surface runoff.

Juliet and I met at Groton Utilities offices with four members of GU engineering and maintenance staff to discuss their concerns as an abutter and how surface runoff and groundwater from the Avery Brook Homes may affect the quality of water in the Groton Reservoir. They have hired Wright-Pierce Engineering to review the calculations provided by Angus McDonald/Gary Sharpe & Associates. They hope to have their analysis complete for the IWWC meeting. They also expressed concern about why an extensive wetland located on GU property on the eastern border of Avery Brook Homes was not noted on the site plan.

The Public Hearing has closed.

Len Johnson

Ledyard IWWC Official