



TOWN OF LEDYARD

Department of Land Use and Planning

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MEMORANDUM FOR THE RECORD

APPLICATION #IWWC25-26AR

REGULAR MEETING – TUESDAY, December 2, 2025

Prepared by Hannah Gienau, Zoning and Wetlands Official on 11/26/25

Applicant(s): Avalonia Land Conservancy, Inc
Property Owner(s): Avalonia Land Conservancy, Inc, 756 Colonel Ledyard HWY,
Ledyard CT, 06339
Project Address: Pike Marshal Preserve, 104 Gallup Hill Rd (Map ID: 85/810/104),
Ledyard, CT
Meeting Date: December 2, 2025
Date Received by IWWC: December 2, 2025

Applicant/Owner Requests: As of Right/ Non-Regulated Activity determination for clearing of invasive species along existing causeway located on Pike-Marshall Preserve southeasterly of Morgan-Billings cemetery and is shown on the Site Plan (FD#2).

Zone District: R60

Lot-Area: Approximately 113 Acres

Lot Frontage: Approx. 60ft of frontage on Gallup Hill Rd and approx. 60ft of frontage on Pumpkin Hill Rd. It can be noted that primary access to the Pike-Marshall Preserve and Nature Conservancy is located at 199/200 Lambtown Rd which can be shown on FD#3.

Regulated Activity Description:

Wetland Disturbance Area	Approx. 23,000 SF +/-
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Disturbance Area	0 SF

Staff Comments:

The Commission will need to:

1. Make a finding as to whether or not the proposed activity/activities are a "Non-Regulated" activity per IWWC Regulations Section 4.3 Non-Regulated Use, which states, "The following operations and uses shall be allowed, as non-regulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or water course by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:

- Conservation of soil, vegetation, water, fish, shellfish, and wildlife; and
- Outdoor recreation including play and sporting areas, golf courses, field trails, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing, and shell fishing where otherwise legally permitted and regulated and, therefore, does not require a permit.

The Applicant, Avalonia Land Conservancy, as part of this application proposes only to clear of invasive species along existing causeway located on Pike-Marshall Preserve southeasterly of Morgan-Billings cemetery and is shown on the Site Plan (FD#2)

Staff Recommendation: The proposed removal of invasive species will not disturb the natural and indigenous character of the wetland or watercourses by removal or deposition of material, alteration or obstruction of water flow, or pollution of the wetland or watercourse, subsequently, staff recommends approval of the proposal as a "Class A Non-Regulated" activity.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to approve this application, the following Motion is suggested:

MOTION#1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in Section 4 of the Ledyard Inland Wetland and Watercourse Regulations and Section 22a-40 of the Connecticut General Statutes, I move that IWWC#26AR - 104 Gallup Hill Rd, Ledyard, CT - Applicant/Owner, Avalonia Land Conservancy, Inc. for As of Right Determination to clear invasive species along an existing causeway as more fully described in the Application and all its supporting documents, is a Non-Regulated Activity and, therefore, no permit is needed.

If the Commission is inclined to deny the Application, it shall state their reasons on the record.