



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

Meeting Minutes - Draft Minutes

Chairman
Justin DeBrodt

Regular Meeting

Tuesday, August 2, 2022

7:00 PM

Council Chambers -Hybrid Format

I CALL TO ORDER

Chairman Debrodt called the meeting to order at 7:02 p.m. at the Council Chambers, Town Hall Annex Building.

II ROLL CALL

- | | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Present | Chairman Justin DeBrodt
Vice Chair Paul Maugle
Commissioner Dan Pealer
Commissioner Beth E. Ribe |
| Absent | Commissioner Lynmarie Thompson
Alternate Member Glen Graebner
Alternate Member Cory Watford
Alternate Member Gary St. Vil |

III. CITIZENS COMMENTS

None

IV. OLD BUSINESS

- A.** IWWC#22-11SUB for a 24 Lot, Open Space Subdivision (Eagles Landing Subdivision) at 79 Vinegar Hill Road, Gales Ferry CT, 06335 (M94B2540L79) for Applicant Harry B. Heller and Owner Mr. G. 1., LLC...end

Attorney Heller presented for the Applicant. He apologized for not being at the last meeting. His associate Andrew McCoy and Surveyor Peter Gardner were also present. Mr. Heller stated that the subdivision had been approved in 2018 - including IWWC approval. Despite the approval, Eversource denied the applicant the right to put the proposed stormwater basin and two driveways within their ROW. A lawsuit resulted and an agreement was reached with Eversource. The new location of the stormwater/water quality basin was moved to an area easterly of the wetland system.

Mr. Heller described the differences in the new plan and the original design and addressed WEO comments.

Commission members asked questions pertaining the distance of the drainage basin to the area of wetlands. Atty. Heller stated it was 150ft from the wetlands and not likely erode the soil.

MOTION to classify Application #22-11SUB as class B non-significant activity.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

AYE: 4 DeBrodt, Maugle, Pealer, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

MOTION to approve application #22-11SUB contingent upon 14-day public appeal period.

RESULT: APPROVED AND SO DECLARED

MOVER: Paul Maugle

SECONDER: Dan Pealer

AYE: 4 DeBrodt, Maugle, Pealer, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

- B.** IWWC#22-15URA for a NSFH at 894R Colonel Ledyard Highway, Ledyard CT, 06339 (M40B2300L894) for Applicant: Jacob Fedors & Mary Malerba and Applicant: Peter Gardner.

Peter Gardner presented for the Applicant. The lot was created via subdivision approved in 2015. Lot was previously used for agricultural purposes. Road and culvert have existed for a long time. To achieve the 12ft required width of the driveway, proposing to add 2x2x6 concrete blocks to be placed within the driveway and along the edge. Commission members asked questions.

Steve Masalin, Public Works Director submitted a memo supporting the proposed plan to widen the driveway and visited the Site.

Mr. Gardner believes there will be no impact to the wetlands by adding the concrete blocks to the outflow side. Some members of the Commission questioned the structural stability of the proposed blocks resting on unstable ground. Mr. Gardner stated that 24" of earth will be excavated and SE&SC measures put in place.

MOTION to classify Application #22-15URA as Class B non-significant activity.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

AYE: 4 DeBrodt, Maugle, Pealer, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

MOTION to approved Application #22-15URA contingent upon 14-day public appeal period.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Paul Maugle

AYE: 4 DeBrodt, Maugle, Pealer, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

- C. IWWC#22-16URA for installation of a multi-use pathway and sidewalk extensions that will provide connectivity between the Town Center and Ledyard High School.

No one came to present the application. Ms. Hodge briefly described the proposal. WEO Len Johnson did not have any issues with the application and stated it was very well-designed proposal.

As no one was present, the Application will be tabled to the next meeting.

RESULT: TABLED

V. NEW BUSINESS

None

VI. STAFF REPORTS

- A. WEO Report

Mr. Johnson submitted a written report. Mr. Johnson sent a letter to Mr. Hepburn on Pheasant Run Drive with the results of the Commission to close the cease and desist. On 38 Long Pond Road, there is an issue with stone work and Mr. Johnson and Mr. Herring spoke to the Contractor regarding the need to obtain a permit for a new retaining wall.

VII. CORRESPONDENCE

None

VIII. APPROVAL OF MINUTES

Motion to approved the IWWC Regular Meeting minutes of July 5, 2022 as amended.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

AYE: 4 DeBrodt, Maugle, Pealer, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

Motion to approve the IWWC Special meeting Minutes of the July 20, 2022.

RESULT: APPROVED AND SO DECLARED

MOVER: Paul Maugle

SECONDER: Beth E. Ribe

AYE: 3 DeBrodt, Maugle, and Ribe

ABSENT: 4 Thompson, Graebner, Watford, and St. Vil

ABSTAIN: 1 Pealer

IX. MEETING REVIEW

Technology has slowed the meeting down. Commission members want access to files/applications before the meeting and to have one full-set at the meeting. J. Hodge pointed out that the applications were available in the Land Use department and electronically.

Need a laptop and staff training.

Have Staff touch base with applicant prior to the meeting to make sure someone comes to present.

X. ADJOURNMENT

Mr. Pealer moved the meeting be adjourned, seconded by Ms. Ribe.

VOTE: 4-0 Approved and so declared, the meeting was adjourned at 8:03 p.m.

Respectively Submitted,

Chairman Debrod
Inland Wetland & Water Courses Commission

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.