



Chairman
Justin DeBrodt

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, August 4, 2026

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Town Hall Annex Council Chambers and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Commissioner Dan Pealer
Vice Chair Beth E. Ribe
Alternate Member Robert Graham
Chairman Justin DeBrodt
Alternate Member Sarah Bowen
Michael E. Marelli

Chairman DeBrodt appointed Alternate Member Robert Graham as a voting member for the meeting to fill the vacancy.

In addition, the following were present:

Zoning & Wetlands Enforcement Official, Hannah Middleton
Assistant to the Director of Land Use & Planning, Anna Wynn

IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

None.

VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

None.

VIII. OLD BUSINESS

- A. IWWC#26-17SITE - 6 Winthrop Road (Map ID: 91/2720/6), Gales Ferry, Applicant - Town of Ledyard, Owner - Mark Horbay, for regulated activities associated with the emergent repair and restoration of an eroded drainage ditch abutting a residential home. (Submitted 6/25/26, Date of Receipt 7/7/26, DRD 9/9/26)

Director of Public Works and Town Engineer, Steve Maslin, agent for the application, presented the survey map marked as file document #4 showing additional erosion compared to previous maps. He reviewed with the Commission the work that would need to be conducted to prevent further erosion. He spoke about the locations where the Public Works Department would be armoring and filling the ditch.

WEO Hannah Middleton briefly reviewed her staff report marked as file document #5.

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, Commissioner Ribe made a MOTION to APPROVE Application IWWC#26-17SITE, submitted by the Applicant / Agent, Town of Ledyard, Mark Horbay, Owner for regulated activities for remediation and restoration of a severely eroded drainage ditch that conveys stormwater from a Town drainage system that is expanding towards a residential home & associated site improvements as more fully described in the application & supporting documents, dated July 11, 2026 with the following conditions:

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.

RESULT: APPROVED WITH CONDITIONS

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

- B. IWWC#26-18RESUB - 12 Hyde Park Dr. (Map ID: 107/1060/12) & 975 Long Cove Road (MAP ID: 107-1340-939), Applicant - Peter Gardner, Owner - Spencer Bay Properties, LLC, for regulated activities associated with a 14-lot resubdivision and construction of a new town road. (Submitted 6/23/26, Date of Receipt 7/7/26, Site Walk 7/28/26, DRD 9/9/26)

WEO Hannah Middleton briefly reviewed her staff report and stated that the applicant needs to

address Town Engineer comments previously submitted as file document #9. She stated that she received a consent to table the application to the next regular meeting that has been marked as file document #12.

MOTION to table application IWWC#26-18RESUB to the IWWC Regular Meeting of September 1, 2026

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

- C. IWWC#26-22SITE - 669 Shewville Road (MAP ID: 71-2210-669), Ledyard CT -Property Owner, John Hardy, for regulated activities associated with the construction of a driveway including a wetland crossing and associated site improvements, to serve a future single-family residence. (Submitted 7/6/26, Date of Receipt 7/7/26, DRD 9/9/26)

Owner/Applicant John Hardy introduced himself to the Commission. WEO Hannah Middleton reviewed her staff report marked as file document #5 and gave a brief summary of the property. She spoke about the previously installed crossing. She reviewed an email from Ian Cole marked as file document #6. She stated that the staff recommendation is that the application be ruled non-significant impact.

Commissioner Marelli commented on the engineering report noting the recommendation from the engineers report. Staff and the Commission stated that they could make it a condition of approval.

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.

RESULT: 5-0 NON-SIGNIFICANT IMPACT

MOVER: Marelli

SECONDER: Graham

AYES: 5 DeBrodt, Ribe, Marelli, Graham, Pealer

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, Commission Ribe made a MOTION 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" with

the following conditions:

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.
5. As part of the driveway construction, any unsuitable soil 10-feet either side of the culvert (topsoil, vegetation, etc.) would be removed and replaced with compacted gravel and that there would be a minimum of 12 inches of gravel over the top of the pipe, as shown on the final as built and revised plans.

RESULT: APPROVED WITH CONDITIONS

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

IX. NEW BUSINESS

- A.** IWWC#26-23SITE - 78 Christy Hill Road (MAP ID: 92-470-78), Gales Ferry CT, - Property Owner, Gail Curland - Agent, Peter Gardner, for regulated activities associated with the construction of a driveway, septic system and single-family home and all site improvements. (Submitted 7/29/26, Date of Receipt 8/4/26, DRD 10/8/26)

Owner Gail Curland introduced herself to the Commission. She and staff discussed the administrative process. WEO Hannah Gienau gave a brief overview of the application. The Commission and the applicant briefly discussed that the applicant would just be received and the meeting as they have not had sufficient time to review the material to make a determination if it is significant or non-significant impact.

MOTION to table application IWWC#26-23SITE to the IWWC Regular Meeting of September 1, 2026

RESULT: TABLED

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

- B.** IWWC#26-24SITE - 1363 Baldwin Hill Road (MAP ID: 121-140-1363), Gales Ferry, CT - Applicant/Property Owner, RVE Properties - Agent, Michael Ott, P.E, L.S, for regulated activities associated with the construction of a commercial office space addition and associated site improvements. (Submitted 7/30/26, Date of Receipt 8/4/26, DRD 10/8/26)

Michael Ott, P.E., introduced himself and gave a brief overview of the application. He spoke about the previous building and the fire that had destroyed the commercial building. They reviewed file documents #3, #4 and #5.

WEO Hannah Middleton stated that a URA permit for the building demolition was approved last year. She stated that this application had been granted a variance from the Zoning Board of Appeals on July 15, 2026. She stated that the placement of the building would be the most efficient to protect the wetlands and to accommodate the hardships of the lots. They discussed the wetlands located on the parcel. The Commission concurred they would wait until the next meeting to make an impact ruling. The applicant asked if Commission wanted a site walk. The Commission stated that they would make that determination at the next meeting when they got more information.

MOTION to table application IWWC#26-24SITE to the IWWC Regular Meeting of September 1, 2026.

RESULT: TABLED

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

- C. IWWC#26-25SITE-611 Lantern Hill Road (MAP ID: 74-1210-611), Ledyard, CT, Applicant/Property Owner, James Holley, Agent, CT Cabinetry & Millwork LLC/Boundaries LLC, for regulated activities for construction of a new single-family residence, installation of a floating dock, and restoration of the eroded shoreline with associated site improvements. (Submitted 7/30/26, Date of Receipt 8/4/26, DRD 10/8/26)

John Faulise of Boundaries LLC introduced himself and gave a brief overview of the application. He presented various sheets of the submitted topographical survey marked as file document #4. He passed out photos of the bank erosion. He spoke about the erosion and sediment controls that are proposed on the plans. The owner addressed the Commission about previous issues concerning drainage on the parcel.

Commissioner Ribe confirmed the location of the septic on the plans. Commissioner Graham confirmed the zone of the parcel. Commissioner Pealer clarified E&S controls for the apron.

MOTION to table application IWWC#26-25SITE to the IWWC Regular Meeting of September 1, 2026

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Robert Graham

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

- X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. IWWC Regular Meeting Minutes of July 7, 2026

Commissioner Pealer stated that there is a misspelling of the word Agenda in one of the agenda headers and asked that it be corrected.

MOTION to approve the IWWC Regular Meeting Minutes of July 7, 2026 with the amendment of correction “agneda” to agenda.

RESULT: APPROVED AS AMENDED

MOVER: Beth E. Ribe

SECONDER: Robert Graham

AYE: 5 Pealer, Ribe, Graham, DeBrodt, and Marelli

NON-VOTING 1 Bowen

B. IWWC Special Meeting Site Walk Minutes of July 28, 2026

MOTION to approve the IWWC Regular Meeting Minutes of July 28, 2026

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Robert Graham

AYE: 4 Ribe, Graham, DeBrodt, and Marelli

ABSTAIN: 1 Pealer

NON-VOTING 1 Bowen

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Report of August 4, 2026

WEO and Commission discussed monthly staff report.

XIII. ADJOURNMENT

Commissioner Ribe moved the meeting to be adjourned, seconded by Commissioner Pealer

VOTE: 5-0 The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission

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