



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission Meeting Minutes - Final

Chairman
Justin DeBrod

Regular Meeting

Tuesday, May 5, 2026

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Vice Chairman Ribe 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** Chairman Dan Pealer
 Vice Chair Beth E. Ribe
 Alternate Member Robert Graham
 Alternate Member Sarah Bowen
 Michael E. Marelli
- Excused** Alternate Member Justin DeBrod

In addition, the following were present:

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

Vice Chairman Ribe seated Commissioner Graham as a voting member.

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#26-2SITE - 31 Church Hill Road, (Map ID: 40-490-31) Ledyard, CT - Agent, Peter Gardner, L.S, - Property Owners, David & Sara Holdridge, for regulated activities associated with the construction of a driveway, including two wetland crossings and associated site improvements, to serve a future single-family residence. Application APPROVED WITH CONDITIONS by the IWWC on 3/3/26. Applicant requests Transfer of the Approved Permit to Ty Curtis per Section 11.9.

Property owner Dave Holdridge, 38A Spicer Hill Road, Ledyard CT, and Ty Curtis, 86 Sharon Road, Mystic CT, introduced themselves and stated their intent to transfer the wetlands permit. The Commission and staff discussed that this was originally tabled because they were waiting to confirm the full name and address of Mr. Curtis before granting the transfer. Wetlands Official, Hannah Gienau, stated that now that they have confirmed his name and address the department has all they require and recommended to the Commission that they grant the transfer.

MOTION to grant permit transfer for application IWWC#26-2SITE at 31 Church Hill Road, Ledyard CT from Mr. Dave Holdridge to Mr. Ty Curtis

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodt

NON-VOTING 1 Bowen

- B. IWWC#26-6RESUB - 84 Silas Deane Road (MAP ID: 42-2220-84) & 58 & 59 Seabury Avenue (MAP ID: 42-2200-58) (MAP ID: 42-2200-59), Owner/Applicant - 84 Silas Deane Road, LLC - Agent, Dieter & Gardner, LLC for regulated activities associated with a proposed 23-Lot Resubdivision, including the construction of a new public road, stormwater drainage system and installation of a dry hydrant (Submitted 3/26/26, Date of Receipt 4/7/26, DRD 6/10/26)

Wetlands Official, Hannah Gienau, stated that the department received a request to table the application until the next regularly scheduled meeting on June 2, 2026 to allow more time to address Town Engineer comments. She read the email request submitted by Attorney William Sweeny previously marked as file document #12.

MOTION to table application IWWC#26-6RESUB to the IWWC Regular Meeting of June 2, 2026

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Robert Graham

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodt

NON-VOTING 1 Bowen

- C. IWWC#26-7SITE-1947 Center Groton Road (Map ID:67-430-1947), Ledyard CT,-Applicant, EG Home LLC-Agent, William Sweeney, Esq.- Property Owners, 1947 Center Groton Road LLC, for regulated activities associated with construction of a 72-unit multifamily development & associated site improvements. (Submitted 4/1/26, Date of receipt 4/7/26, DRD 6/10/26)

Wetlands Official, Hannah Gienau, stated that the department also received a request to table this application until the next regularly scheduled meeting on June 2, 2026 to allow more time to address Town Engineer comments. She read the email request submitted by Attorney William Sweeney previously marked as file document #23.

MOTION to table application IWWC#26-7SITE to the IWWC Regular Meeting of June 2, 2026

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodt

NON-VOTING 1 Bowen

IX. NEW BUSINESS

- A. IWWC#26-10AR- 230 Iron Street (Map ID: 56-1110-219) Ledyard CT, Agent, Rick Souza, Property Owner, Mark Sellev, Three Sons Ledyard, LLC, for As of Right Determination for land clearing to support the expansion of nursery crop cultivation at Prides Corners Farm per Section 4.2 (Submitted 4/28/26, Date of receipt 5/5/26, DRD 7/8/26)

Agent to the application, Rick Souza, 347 Elm Street, Stonington CT, introduced the as of right determination request and briefly discussed the limits of clearing shown on the submitted plan. Wetlands Official, Hannah Gienau, discussed the limits of clearing with the Commission and other future for the site. She stated that Land Use Director Elizabeth Burdick and herself are scheduled to do a site walk of the property to confirm there is no disturbance to the wetlands. Ms. Gienau read Section 4.2. of the Ledyard Inland Wetlands & Watercourses Commission Regulations for the record.

MOTION to approve As of Right Determination for IWWC#26-10AR pursuant Section 4.2 of the Ledyard Inland Wetlands & Watercourses Commission Regulations

RESULT: AS OF RIGHT

MOVER: Dan Pealer

SECONDER: Robert Graham

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodts

NON-VOTING 1 Bowen

- B.** IWWC#26-11AR - 77 Homestead Road (MAP ID: 59-1030-77) Ledyard CT, Applicant/Owner, Robert Stoodley, for As of Right Determination for installation of temporary dock until completion of repairs to existing dock per Section 4.2.e. (Submitted 4/30/26, Date of Receipt 5/5/26, DRD 7/8/26)

Robert Stoodley, applicant and owner of 77 Homestead Road, stated that he had serve damage done to his dock and described his proposed project to install temporary dock until he finalizes insurance information to replace the existing one. Wetlands Official, Hannah Gienu, said the proposed temporary dock is essentially screwing into the ground and described the mechanism.

Commissioner Graham stated that Mr. Stoodley is his neighbor. The Commission agreed that Commissioner Graham would recuse himself to avoid conflict of interest. Commissioner Marelli and Mr. Stoodley clarified that the end goal is to eventually replace the existing dock once the insurance process is finalized. They discussed that Mr. Stoodley would come back to the Commission at that time for the replacement of his dock.

MOTION to approve As of Right Determination for IWWC#26-11AR per Section 4.2.e of the Ledyard Inland Wetlands & Watercourses Commission Regulations

RESULT: AS OF RIGHT

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodts

NON-VOTING 1 Bowen

- C.** Sustainable CT - Train Municipal Representatives Action 8.3.b: Discussion of content learned through CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

Assistant to the Director of Land Use & Planning, Anna Wynn, spoke to the Commission about the Sustainable CT Certification process and specifics of Action 8.3.b. She and the Commission spoke about submission requirements for this item. The Commission said they would like to table this item until the next regular meeting in order to be more prepared.

MOTION to table agenda item to the IWWC Regular Meeting of June 2, 2026

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodts

NON-VOTING 1 Bowen

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. IWWC Regular Meeting Minutes of April 7, 2026

The Commission briefly reviewed the draft minutes and stated they saw no required changes.

MOTION to approve the IWWC Regular Meeting Minutes of April 7, 2026

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Robert Graham

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodt

NON-VOTING 1 Bowen

B. IWWC Special Meeting Site Walk Minutes of April 24, 2026

Commission Pealer noted a grammatical mistake at the end of the minutes and stated there was an extra space between Commissioner Ribe's name and an apostrophe. He requested that this be amended before filing.

MOTION to approve as amended the IWWC Regular Meeting Minutes of April 24, 2026

RESULT: APPROVED AS AMENDED

MOVER: Michael E. Marelli

SECONDER: Dan Pealer

AYE: 4 Pealer, Ribe, Graham, and Marelli

EXCUSED: 1 DeBrodt

NON-VOTING 1 Bowen

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Report of May 5, 2026

Wetlands Official, Hannah Gienau, discussed her monthly staff report with the Commission. She spoke at length about a wetlands violation at 208 Gallup Hill Road in which the property owners cleared into the wetlands. She described restoration procedures she and the property owners are working on to correct the violation. Commissioner Marelli asked if the lot would be overtaken by invasive species. Ms. Gienau stated no that there are native plants grown there and there was no sight of invasive during her site inspection. She briefly spoke to the Commission about an alleged wetlands violation at 241 Gallup Hill Road but stated that it

was a previously approved Timber Harvest from 2023. She stated she requested that the owners clean up the dirt and debris they had left on the roadway. The owners have already complied.

XIII. ADJOURNMENT

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

VOTE: 4-0 The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Vice Chairman Beth. E. Ribe
Inland Wetlands & Watercourses Commission

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