



Chairman
Justin DeBrodt

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Meeting Minutes - Final

Regular Meeting

Tuesday, July 7, 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 Chairman Dan Pealer
Vice Chair Beth E. Ribe
Alternate Member Robert Graham
Alternate Member 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 Gienau
Assistant to the Director of Land Use & Planning, Anna Wynn
Town Council Liaison, James Thompson

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

Staff stated the office received application IWWC#26- 22SITE for 669 Shewville Road yesterday and would like to add it to the agenda. The Commission added it to the agenda under New Business item C.

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#26-15SITE - Hyde Mill Pentway, Applicant/Owner, Town of Ledyard, Agent, WMC Consulting Engineers, for regulated activities and associated site improvements for replacement of the existing Hyde Mill Pentway culvert over Whitford Brook south of the Bush Pond Dam. (Submitted 5/26/26, Date of Receipt 6/2/26, DRD 8/5/26)

Director of Public Works, Steve Maslin reviewed the application with the Commission highlighting details discussed at the last meeting. Wetlands Enforcement Official, Hannah Gienau, reviewed her staff report marked as file document FD#8.

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, Commissioner Marelli made a MOTION that IWWC#26-15SITE 588 Lantern Hill & Hyde Mill Pentway, Ledyard CT - Applicant, Town of Ledyard - Owners, Mckee Farm Trust for regulated activities associated with the replacement of the existing Whitford Brook Watershed Bush Pond culvert and associated site improvements 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 and restored.
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 at the wetland crossings and throughout the site.
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: Michael E. Marelli

SECONDER: Beth E. Ribe

AYE: 4 Ribe, Graham, DeBrodt, and Marelli

ABSENT: 1 Pealer

NON-VOTING 1 Bowen

IX. NEW 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, Steve Maslin, introduced the application to the Commission. He stated that the proposed work associated with the project is to remediate an area of severe erosion associated with a drainage ditch conveying stormwater from a Town drainage system. He stated that the house was originally proposed at the furthest point from the drainage ditch, but when it was finally constructed it was located closer to the ditch on the property. He stated that due to the proximity of the house and insufficient armoring against erosion, the ditch is quickly expanding and threatens to undermine the foundation of the home.

Commissioner Pealer joined the meeting.

Commissioner Ribe asked what the approximate square footage of the work area would be. Steve Maslin said 100 feet long and that the bowl is about 30-40 feet in diameter. They discussed the types of fill that would be used for the project. Chairman DeBrodt asked how far away the ditch was in relation to the wetlands. They discussed where it was in relation to the flagged wetlands on the provided subdivision plans. Commissioner Ribe stated that she felt the application was missing information and would like to conduct a site walk to get a better visual of the area and project in relationship to the wetlands. The Commission agreed they need more details for the application. They discussed what kind of information would need to be provided. WEO Hannah Gienau asked if the property owner had an as built that would reference the flagged wetlands.

Chairman DeBrodt requested additional details on a map for the next meeting before they could make a determination. Director Maslin concurred that he would get the additional required details for the next meeting. Commissioner Pealer clarified that the disturbed area and fill are the total area that would be documented on the map. Commissioner Pealer and the other members confirmed that he received enough information to effectively vote on the application. He stated he had.

Commissioner Pealer made a MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-17SITE, 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: NON-SIGNIFICANT IMPACT

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

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) & 939 Long Cove Road (MAP ID: 107-1340-939), Applicant - Peter Gardner, 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, DRD 8/5/26)

Peter Gardner of Dieter & Gardner presented the subdivision plan to the Commission and talked about various details on sheet 1. He described the topography of the land and how it has impacted the design elements of the project. He described where they would have to cross over the wetlands. They discussed the pipe that would be used. He and the Commission discussed that the plan showed 14 building lots. Commissioner Pealer and Mr. Gardner clarified that the 36-inch diameter pipe would provide sufficient drainage during a 100 year storm event. WEO Hannah Gienau stated that a transmittal letter was sent out July 6th to relevant Town Departments and supporting agencies. She stated that comments are still pending at this time. WEO Hannah Gienau asked for additional clarification regarding proposed catch basins C1 through C4. They reviewed sheet 8 of the plan. Commissioner Ribe asked what is banking the road over the wetlands. Mr. Gardner stated that in an effort to minimize impact to the wetlands from the crossing they are proposing guide rails to slope down into the wetland area. He stated the material will be rip rap. They discussed the redirection of the wetlands.

Commission discussed and agreed to schedule a site walk on Tuesday, July 28th at 5:00pm. The Commission discussed if they wanted to make a ruling of significant or non-significant impact. WEO Hannah Gienau stated that she had not prepared a staff report for this application as it was received recently to the office and she wanted to wait for comments from outside departments and agencies.

The Commission tabled application IWWC#26-18RESUB to the IWWC Regular Meeting of August 4, 2026 without a vote.

RESULT: TABLED

- 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)

Chairman DeBrodt stated that the Commission would just be accepting application this evening. Peter Gardner of Dieter & Gardner, agent for the application, asked if the Commission would like a brief presentation of the application since he was already present and available. The Commission said they would wait for a presentation to provide time to review the materials and have better informed questions.

MOTION to table application IWWC#26-SITE to the IWWC Regular Meeting of August 4, 2026

RESULT: TABLED

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 June 2, 2026

The Commission stated there were no suggested amendments to the provided draft minutes.

MOTION to approve the IWWC Regular Meeting Minutes of June 2, 2026

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Michael E. Marelli

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

NON-VOTING 1 Bowen

XI. CORRESPONDENCE

Staff and the Commission briefly discussed two memos that were received at the Land Use Department from the Town of Stonington regarding applications within 500 ft of the Ledyard Town line.

XII. REPORTS

A. Wetlands Report of July 7, 2026

WEO Hannah Gienau and Commission reviewed the 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 8:03 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.