



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Inland Wetland and Water Courses Commission

### ~ AMENDED AGENDA ~

Chairman  
Justin DeBrodtt

Special Meeting

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**Tuesday, September 3, 2024**

**7:00 PM**

**Ledyard Middle School: 1860 CT-12,  
Gales Ferry, CT 06335 - Hybrid Format**

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#### REMOTE MEETING INFORMATION

#### Join Zoom Meeting

<https://us06web.zoom.us/j/81541285336?pwd=4iYkXSC8awGPNcM4Bz2D7rhBkXRdNT.1>

**Meeting ID: 815 4128 5336    Passcode: 251327**

**Dial by Location: • +1 646 558 8656 US (New York)**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS
  - A. IWWC#24-9 - 19, 29 & 39 Military Highway (Parcel IDs: 91-1590-19, 29 & 39), Gales Ferry, CT - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 353-unit multifamily residential housing development and associated site improvements. (Submitted 6-24-24, Date of Receipt 7-2-24, , Set PH for 9/3/2024, PH must close by 10/7/2024, Decision Required Date 35-days from close PH).

**Attachments:** [FD#1 24-9 19,29,39 MilitaryHwy App 062424](#)  
[FD#2 24-9 19,29,39MilitaryHwy Drainagerep052324 Rec062424](#)  
[FD#3 24-9 19,29,39MilitaryHwy Site Plan Rev052424 Rec062424](#)  
[FD#4 24-9 19,29,39MilitaryHwy Drainagerep ROGI Cover 062124 Rec062524](#)  
[FD#5 24-9 19,29,39MilitaryHwy TransmittalLtr 062524](#)  
[FD#6 24-9 19,29,39 MilitaryHwy SoilSciRep11262021 Rec062424](#)  
[EX#7 IWWC#24-9 PublicHearingPetition ARoberts-PiersonEtAl Rec070924](#)  
[EX#8 24-9 EmailApplicantRePetition 070824](#)  
[EX#9 24-9 GU ReadyToServeWaterUtilities 070824](#)  
[EX#10-1 24-9 DEERFullReport Rec071624](#)  
[EX#10-2 24-9 DEEP App Drawings Rec071624](#)  
[EX#11 24-9 BOComments Rec062724](#)  
[EX#12 24-9 FMComments 062724](#)  
[EX#13 IWWC24-9 AttyBSmith LtrRep RevUnitCount Rec081924](#)  
[EX#14-1 IWWC24-9 LtrArchitectReRevUnits Rec081924](#)  
[EX#14-2 IWWC24-9 APARTMENT MATRIX Rec081924](#)  
[EX#15 IWWC24-9 19 29 39 Military Hwy Memo 082024](#)  
[EX#16 IWWC24-9 LegalNoticePH Rec082024](#)  
[EX#17 IWWC24-9 EmailConfirmationNoticePHTheDay](#)  
[EX#18 24-9 VerifiedNoticeIntervention GalesFerryDistrictAttyWCarroll Rec082924](#)  
[EX#19 #24-9 LtrObjection 41N72WMilitaryHwyAttyHolth 090324](#)  
[EX#20 24-9 JGrabarekComments 090224](#)  
[EX#21 IWWC24-9 CohenWolfLtr&attatchments 090224](#)  
[EX.#22 IWWC24-9 RobinsonColeObjectLtrResponse 090324](#)  
[EX#23 IWWC24-9 Maps](#)  
[EX.#24 IWWC24-9 VerfiedNoticeInterventionLeeAnnBerry 090324](#)  
[EX#25-1 IWWC24-9 StateCTSOS 090324](#)  
[EX#25-2 IWWC24-9 GFDistrictMinutes 090324](#)  
[EX#25-3 IWWC24-9 GFDistrictBylaws 090324](#)  
[EX#26 IWWC24-9 MaryLarsenPHStatement 090324](#)  
[EX#27 IWWC24-9 KevinDavisPHStatement 090324](#)  
[EX#28 IWWC24-9 JulieWoodyPHStatement 090324](#)  
[EX#29 IWWC24-9 GarySchneiderPHStatement 090324](#)  
[EX#30 IWWC24-9 CLAEngineersReview 090324](#)  
[EX#31 IWWC24-9 CLA RussoCSS Comments 090924](#)  
[EX#32 IWWC24-9 TEComments 091024](#)  
[EX#33 IWWC24-9 LoriEdwards PubComments](#)  
[EX#34 IWWC24-9 CatherineMarshall PubComment](#)  
[EX#35 IWWC#24-9 TerranceMcAuliffe PubComment 091624](#)

- B.** Discussion & Decision: IWWC#24-9 - 19, 29 & 39 Military Highway (Parcel IDs: 91-1590-19, 29 & 39), Gales Ferry, CT - Applicant/Owner: C.R. Klewin LLC for

approval of regulated activities associated with construction of a 353-unit multifamily residential housing development and associated site improvements. (Submitted 6-24-24, Date of Receipt 7-2-24, PH must open by 9/4/24, PH set for 9/3/24, PH must close by 10/7/24, Decision Required Date 35-days from close PH).

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. IWWC#24-12AR 32 & 35 Avery Hill Road (Parcel IDs: 37-120-32, & 35), Ledyard, CT- Owner/Applicant Avalonia Land Conservancy Inc., P. O. BOX 49, Old Mystic, CT, 06372, for an As of Right Determination for three wetlands crossings and a small trail reroute in Inland Wetlands and the 100-foot Upland Review Area.
- B. IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20 - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodts, Chairman, (Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).

**Attachments:** [EX#1 IWWC#24-10RA Application & Proposed Text 082924](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

- A. MOTION to approve IWWC Regular Meeting Minutes of August 6, 2024
- B. MOTION to approve IWWC Special Meeting/Site Walk Minutes of August 24, 2024

XI. CORRESPONDENCE

XII. REPORTS

- A. Staff Report - Designated Agent/WEO

**Attachments:** [Wetlands Report for July](#)  
[Wetlands Report for August 6 2024](#)  
[Wetlands Report for September 3 2024](#)

XIII. ADJOURNMENT

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