



Chairman  
Justin DeBrodtt

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Inland Wetland and Water Courses Commission ~ AGENDA ~

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Tuesday, July 2, 2024

7:00 PM

Council Chambers -Hybrid Format

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### REMOTE MEETING INFORMATION

#### Join Zoom Meeting

<https://us06web.zoom.us/j/84358421581?pwd=ILCME8uAzkyAmIp12iUITKhRRia68Q.1>

Meeting ID: 843 5842 1581      Passcode: 283974

Dial by your location      • +1 646 558 8656 US (New York)

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. CITIZENS COMMENTS

#### IV. OLD BUSINESS

- A. Discussion and possible action on legal jurisdiction for PCZ Application #24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Agent: Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Tabled from the June 4, 2024 meeting)

**Attachments:** [Ex #10 - Email Atty Harry Heller to Atty Avena 041724](#)

[EX#24 24-2RESUB LtrAttStuder-GU ReIWWCJurisdiction 051724](#)

[EX#33 24-2RESUB LtrEmailHeller ReIWWC RespToStuder051724Ltr 052424](#)

#### V. NEW BUSINESS

- 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 320-unit multifamily residential housing development and associated site improvements. (Submitted 6-24-24, Date of Receipt 7-2-24, Decision Required Date 9-4-24).

**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](#)

## VI. REPORTS

### A. Staff Report - Designated Agent/WEO

**Attachments:** [Wetlands Report for July](#)

## VII. APPROVAL OF MINUTES

MOTION to approve the Inland and Wetlands Commission regular meeting minutes of June 4, 2024

**Attachments:** [June 4 IWWC DRAFT Minutes](#)

## VII. ADJOURNMENT

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