



Chairman  
Justin DeBrodt

# TOWN OF LEDYARD

## Inland Wetland and Water Courses Commission

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

### Meeting Minutes - Draft Minutes

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Tuesday, June 4, 2024

7:00 PM

Council Chambers -Hybrid Format

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#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://us06web.zoom.us/j/81682521335?pwd=feF1Bs3iOILTow32VBkGRt4k6Woo0U.1>

**Meeting ID: 816 8252 1335**

**Passcode: 419703**

#### I. CALL TO ORDER

Chairman Justin DeBrodt called the meeting to order at 7:02 p.m.

#### II. ROLL CALL

**Present** Chairman Justin DeBrodt  
Vice Chair Paul Maugle  
Commissioner Dan Pealer  
Commissioner Beth E. Ribe  
**Excused** Commissioner Lynmarie Thompson

In addition, the following were present:  
Alex Samalot, Zoning & Wetlands Official  
Elizabeth Burdick, Director of Land Use & Planning  
Yaasmiyn Gonzalez, Land Use Assistant

#### III. CITIZENS COMMENTS

Ms. Ann Roberts-Pierson, 4 Anderson Drive, Gales Ferry, CT addressed the Commission and inquired if the GFI, LLC application would be subject to IWWC review. Chairman Debrodt noted there is no current application to review. Ms. Roberts-Pierson urged the IWCC to review any new application and hold a public hearing.

#### IV. OLD BUSINESS

None

#### V. NEW BUSINESS

- A. Discussion and possible action on legal jurisdiction for PZC Application #24-1SITE - 59 Kings Highway, Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Esq., Halloran & Sage - Owner Donco, LLC for a 10-unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g.

Town Attorney Rob Avena addressed the issue of whether or not the IWWC has jurisdiction over PZC applications. He stated that he felt the PZC Chair or the Town Planner could ask the IWCC to review and he discussed that Ledyard had not updated its IWWC regulations to specifically state the Commission could regulate activities beyond the 100-foot upland review area as other Towns in the region had.

The Commission had a brief discussion of the proposed mobile manufactured home park application and Director Burdick read a report from C.S.S. Ian Cole, dated April 121, 2024 that had been entered into the PZC file record for #PZ-1SITE that described existing site conditions, including wetlands areas, the proposed site improvements and that stated there would be no direct or adverse impacts on the existing wetlands/drainage basin.

Upon **MOTION** by Beth Ribe, **SECONDED** by Dan Pealer, it was voted that the Commission does not request that PZC Application #24-1SITE, 59 Kings Highway, Applicant/Agent, Peter C. Gardner, Attorney, Mark Branse, Esq., Halloran & Sage - Owner Donco, LLC for 10-Unit Mobile Home Park/Affordable Housing Development in accordance with CGS §8-30g submit an IWWC permit for the project.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Beth E. Ribe

**SECONDER:** Dan Pealer

**AYE** 4 DeBrodts Maugle Pealer Ribe

**EXCUSED** 1 Thompson

- B. 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.

As in agenda item V.a, Town Attorney Rob Avena addressed the issue of whether or not the IWWC has jurisdiction over PZC applications. He summarized legal opinions submitted by Attorney Harry Heller on behalf of Avery Brook Homes, LLC and Attorney Steven Studer on behalf of Intervenor Groton Utilities. There was discussion between Commissioners and Attorney Avena regarding various reasons it had jurisdiction over this particular application. Details of the discussion may be seen on video on the Town website.

Director Burdick stated that staff had not yet completed their respective reviews and were waiting for further info. She read correspondence between Lisette Stone, CT DPH and Attorney Heller stating the Applicant has hired an expert to prepare a wastewater renovation analysis which is forthcoming.

The Commission felt they did not have sufficient information to make a decision and tabled the discussion to its next meeting.

**RESULT:** TABLED

## **VI. REPORTS**

### **A. Staff Reports - Designated Agent/WEO**

WEO Alex Samalot presented his May staff report.

## **VII. APPROVAL OF MINUTES**

### **B. MOTION to approve the Inland Wetland and Water Courses Commission regular meeting minutes of April 2, 2024**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Dan Pealer

**SECONDER:** Paul Maugle

**AYE** 4 DeBrodt Maugle Pealer Ribe

**EXCUSED** 1 Thompson

## **VIII. MEETING REVIEW**

Chairman Debrodt reviewed the meeting.

## **IX. ADJOURNMENT**

Mr. Debrodt moved the meeting be adjourned, seconded by Ms. Ribe

The meeting adjourned at 8:40 p.m.

VOTE: 4 - 0 Approved and so declared

Respectively Submitted,

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Chairman Debrodt  
Inland Wetland and Water Courses Commission

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