



# TOWN OF LEDYARD CONNECTICUT

## INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT  
REGULAR MEETING

~ MINUTES ~

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Tuesday, November 18, 2025

7:00 PM

Town Hall Annex Council Chambers

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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 APPOINTMENT OF ALTERNATES

**Present:** Chairman, Justin DeBrodt  
Commissioner, Michael Marelli  
Commissioner, James Thompson  
Vice Chairman, Beth E. Ribe (via zoom)  
Commissioner, Daniel Pealer  
Alternate Member, Robert Graham

In addition, the following were present:

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

IV. APPROVAL OF ADDITONS TO AND/OR CHANGES TO ORDER OF THE AGNEDA

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY – LIMIT 3 MINUTES)

None.

VI. PRE-APPLICATIONS DISCUSSION OR WORKSHOP

None.

VII. PUBLIC HEARING/ APPLICATIONS

**A. Public Hearing:** IWWC#25-19SITE - Lambtown Rd Extension, Ledyard, CT -  
Applicant/Agent, Town of Ledyard for a permit to replace a failed culvert with new custom inlet control. Proposed work to be conducted within town right of way. (Submitted 9/9/25, Date of

Receipt 10/7/25, PH scheduled 11/18/25, PH opened 11/18/25, PH must close by 12/23/25, DRD 1/27/25)

Hannah Gienau summarized her staff report for application IWWC#25-19SITE. She stated that the applicant, Director of Public Works, Steve Maslin, has asked for a continuance for the public hearing due to the late submittal of documents by the intervenor, The James C. Lamb Family Trust.

Staff and the Commission discussed the benefits of holding a site walk on the property before the next public hearing.

MOTION to schedule site walk at the property of Lambtown Extension on Saturday, November 22, 2025 at 8:00am.

**RESULT: 5-0 SITE WALK SCHEDULED**  
**MOVER:** Marelli  
**SECONDER:** Thompson  
**AYES:** 5 DeBrodts, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

MOTION to continue the public hearing on application IWWC#25-19SITE to the IWWC Regular Meeting of December 2, 2025

**RESULT: 5-0 CONTINUE**  
**MOVER:** Pealer  
**SECONDER:** Marelli  
**AYES:** 5 DeBrodts, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

B. Discussion & Decision: IWWC#25-19SITE - Lambtown Rd Extension, Ledyard, CT - Applicant/Agent, Town of Ledyard for a permit to replace a failed culvert with new custom inlet control. Proposed work to be conducted within town right of way. (Submitted 9/9/25, Date of Receipt 10/7/25, PH scheduled 11/18/25, PH opened 11/18/25, PH must close by 12/23/25, DRD 1/27/25)

**RESULT: 5-0 TABLED**

## VIII. OLD BUSINESS

A. IWWC#25-22SUB- 939 Long Cove Rd (Map ID:107-1340-939) Applicant- Rob Hohlfelder, R+N Holding CO. LLC-Agent, Peter Gardner, L.S. - Property Owners, John H. Almy III & Marcy Z. Almy, for regulated activities associated with the repair of an existing wetland crossing and the proposed construction of an additional wetland crossing for 2-lot Subdivision to create 3 Lots (Submitted 9/29/25, Date of Receipt 10/7/25, Tabled to 11/18/25, DRD 12/9/25)

Agent Peter Gardner of Dieter & Gardner, 1641 CT-12, Gales Ferry, reviewed the revised site plan with the Commission. Chairman DeBrodts and Peter Gardner discussed the size and the location of the drainage pipe on the plan. Commissioner Marelli and Peter Gardner discussed in which direction the pipes would drain. Zoning Enforcement Official, Hannah Gienau,

summarized her staff report for the Commission.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application #IWWC25-19, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined by the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class “B” activities.

**RESULT: 5-0 NON-SIGNIFICANT IMPACT**

**MOVER:** Marelli

**SECONDER:** Pealer

**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson

**NON-VOTING:** 1 Graham

After giving due consideration to all relevant factors, including those in Section 6 of the Ledyard Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, Commissioner Thompson moved to APPROVE application IWWC#25-22SUB, submitted by the Agent, Peter Gardner, Applicant, R+H Holding Company, and the Property Owner John Hale Almy II & Marcy Zwerling Almy, for regulated activities relative to the subdivision of 3 lots & associated site improvements as more fully described in the application & supporting documents, dated September 29, 2025 and a plan entitled “Plan Showing Kineo Estates Subdivision Prepared for MT. Kineo Builders, Property of John Hale Almy II and Marvy Zwerling Almy, 939 Long Cove Rd, Ledyard CT, September 2025”.

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 with vegetative cover.
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. Revise the notes on Sheet 4 of 4 on the proposed site plan to state the most up to date Connecticut Guidelines for Soil Erosion & Sediment Controls, Effective Date March 30, 2024.
4. 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.
5. Upland Review Area Permits shall be reviewed & approved by the Wetlands Enforcement Officer for the site plan to construct the single-family home & associated site improvements for the proposed lots 943 and 963 Long Cove Rd.

**RESULT: 5-0 APPROVED WITH CONDITIONS**

**MOVER:** Thompson

**SECONDER:** Pealer

**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson

**NON-VOTING:** 1 Graham

Commissioner Pealer asked if the favorable report encompasses the entire subdivision, Director Burdick stated yes.

MOTION the IWWC forwards a favorable report to the PZC Per Section 11.5 of the Town of Ledyard Inland Wetland and Watercourses Regulations.

**RESULT: 5-0 FORWARD FAVORABLE REPORT**  
**MOVER:** Pealer  
**SECONDER:** Marelli  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

IX. NEW BUSINESS

A. Approval of IWWC Regular Meeting Schedule 2026

The Commission agreed that the November meeting would need to be moved a week due to election day falling on Tuesday November 3, 2026.

MOTION to approve the IWWC Regular Meeting Schedule

**RESULT: 5-0 APPROVED AND SO DECLARED**  
**MOVER:** Pealer  
**SECONDER:** Thompson  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

B. Election of Officers

MOTION to re-elect Justin DeBrodt as Chairman and Beth Ribe as Vice Chairman of the Inland Wetlands & Watercourses Commission

**RESULT: 5-0 APPROVED & SO DECLARED**  
**MOVER:** Pealer  
**SECONDER:** Thompson  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of August 5, 2025

MOTION to approve IWWC Regular Meeting Minutes of August 5, 2025

**RESULT: 5-0 APPROVED & SO DECALRED**  
**MOVER:** Pealer  
**SECONDER:** Marelli  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

B. IWWC Regular Meeting Minutes of October 7, 2025

Commissioner Pealer noted that the votes listed 5-0 when there were only 4 voting members. He

asked that the minutes be amended to read 4-0 to reflect the correct voting members present at the meeting.

MOTION to table the IWWC Regular Meeting Minutes of October 7, 2025 as amended

**RESULT: 5-0 APPROVED AS AMENDED**  
**MOVER:** Pealer  
**SECONDER:** Thompson  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Thompson  
**NON-VOTING:** 1 Graham

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of November 18, 2025

ZEO Hannah Gienau briefly discussed her staff report with the Commission.

Director Burdick stated that the owner 109 Christy Hill Road wanted to clear and do soil testing. They received a permit for minimal clearing and that if they wanted to clear in the upland review area they would need to come to the Commission to receive a permit. She stated that when staff inspected the property there were felled trees and heavy machinery. She stated that although they were given permission to access site, there was a no-trespassing sign so they took pictures from the road in an abundance of caution. She stated that the property owners just need to come in and get permits for the clearing in the upland review area.

Commission Graham asked if staff could use a drone to investigate the wetlands. Ms. Gienau stated that the wetlands still have not been flagged so they would not be able to determine if they were engaging in a wetlands violation.

XIII. ADJOURNMENT

Commissioner Pealer moved the meeting to be adjourned, seconded by Commissioner Marelli. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

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Chairman Justin DeBrodt  
Inland Wetlands & Watercourses Commission