



Chairman
Justin DeBrodt

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, October 7, 2025

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 Chairperson Justin DeBrodt
Commissioner Dan Pealer
Vice Chair Beth E. Ribe
Commissioner Michael E. Marelli
Commissioner James Thompson
Chairperson Greg Lockhart
Excused Alternate Member Robert Graham

In addition, the following were present:

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

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

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

Mobby Larson, 53 Harvard Terrace, Gales Ferry, spoke about her concerns about work being done in the CT DEEP Coastal Boundary Area. She provided photos for the Commission. She spoke about a berm on Avalonia Conservancy Property that had been cut by town staff without a DEEP or Wetlands permit. She spoke to her concerns on how this might impact the wetlands.

Ribe asked how they obtained the photos. Mobby Larson stated that she and other residents took pictures on the property. Commissioner Pealer asked how Ms. Larson made the

connection between the berm being cut and the changing water levels. She stated that other residents had told her this was the case. Chairman DeBrodt asked if Ms. Larson has stopped into the Land Use Department with this information previous to this meeting. She stated no. Chairman DeBrodt suggested that she take it to the department as they have more history on the matter.

Director Burdick stated that the department is aware of the situation as well as Avalonia. She stated that Avalonia will be part of any application. She stated that part of the dam and or berm had been broken up to alleviate flooding onto a property on Christy Hill. Ms. Burdick stated that in the same vicinity there has been another egregious violation when a surrounding neighbor filled wetlands first with boards and dirt and trees on top, and then by filling a concrete dam.

She stated again that Avalonia is very compliant with all potential permits and work to correct the situation and that the town is in the process of conducting a watershed study over the wetlands in that area to provide evidence of why the work needs to be done.

VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. IWWC#25-17AR - 23B Bittersweet Dr. (Map ID: 25-200-23-B) Gales Ferry, CT - Agent, Chris Casadei, Chris Casadei LLC - Applicant/Owner: Shelly & Nathan Weiss for As of Right Determination for two existing temporary crossings for timber harvest (Date submitted 9/4/25, Date of Receipt 10/7/25, DRD 12/09/25)

Applicant Chris Casadei, forester certified with the CT DEEP, introduced himself and spoke to some details of the timber harvest plan. He spoke to his intention of clearing diseased trees from the property and to save the other the rest of the forest. He spoke to previous timber harvest activities on the property. He stated that he does not anticipate any erosion and sediment issues due to the dryness of the watercourses. He spoke about installing stone and bridge mats.

Commissioner Ribe asked the duration of the project, Chris replied the work would take place over the course of a month and that they would like to start within the next six months.

Director Burdick asked Chris to describe the crossings and tracking pad used to enter and

exit the property. He described several details of the crossings including bridge mats to stabilize the area, and small branches and logs. He stated that he would need one load of riprap and one to two inches of stone to stabilize the edge of the road. They discussed the various measures they would take to keep mud off the road.

Wetlands Official, Hannah Gienau, read her staff report into the record marked as file document #5.

Commissioner Pealer asked why they chose the Avery Hill entrance instead of the Bittersweet Drive entrance. Chris Casadei said it was easier for the trucks and there would be less residential disturbance. Director Burdick asked if there would be signage at the entrance. He stated that it is required to put up truck entering signs and depending on the site lines they can put additional signage.

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 Ribe MOTIONED that IWWC#17AR-23B Bittersweet Drive, Gales Ferry CT-Applicant/Agent, Chris Casadei, LLC- As of Right Determination for a timber harvest as more fully described in the Application and supporting documents, is Permitted Use of Right and, therefore, no permit is needed with the condition of adding signage of logging in progress.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

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

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

- B.** 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, DRD 12/9/25)

Steven Maslin, Director of Ledyard Public Works, gave a brief presentation on the work they would need to perform to repair the pipe. He spoke about the negative impact of beaver activity on flooding. He spoke to the history of the particular location and previous measures to handle the beavers. He spoke to the details of the building and site plans marked has file document #2.

Wetlands Enforcement Official, Hannah Gienau, summarized her staff report marked as file document 4.

Diane Lamb, 34 Lambtown Road, Ledyard, asked if she could make a public comment. The Commission stated that they cannot take public comment at this time as it is not a public hearing. Chairman DeBrodt stated that she could speak to the Land Use Department with any concerns.

The Commission discussed if the application met the definition of non-significant or significant impact activity. Commissioner Ribe commented that the application is taking a bad situation and making it better. The Commissioner compared the application to the criteria for significant impact activity. Steve Maslin and the Commission discussed the dry weather patterns being a good time to conduct the activity.

Staff commented that if the Commission wanted to hold a public hearing, they can do that in the best interest of the public. Director Burdick additionally stated that the Commission would have to hold a public hearing if they found the application to be significant impact, but if they find it to be non-significant impact, the public has 14 days to submit a signed petition requesting a hearing. She stated that it may make more sense to preemptively hold a public hearing as at least two residents have expressed their desire to speak to the Commission about the application.

Steve Maslin and the Commission continued to discuss the details of the proposed project.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application #IWWC25-19SITE, 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 DeBrodt, Pealer, Ribe, Marelli, and Lockhart

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

MOTION to table application IWWC#25-19SITE and set a public hearing for the IWWC Regular Meeting of November 18, 2025

RESULT: 5-0 PUBLIC HEARING SET

MOVER: Ribe

SECONDER: Pealer

AYES: 4 DeBrodt, Ribe, Pealer, Marelli

- C. IWWC#25-20AR-173-175 Stoddards Wharf Rd, (MAP IDs: 50-2360-173 & 50-2360-175) Gales Ferry, CT-Applicant/Agent, Avalonia Land Conservancy Inc-Owner, DDJLM, LLC for As of Right Determination to construct a raised trail structure.

Dennis Main, Director of Avalonia, spoke to the application and the construction of the trail crossing they would like to construct. He stated that there is minimal wet areas on the property but that they need to construct a small crossing over the stream to connect the paths. He stated that they would like to construct the crossing to prevent hikers from walking through muddy and or wetlands. Dennis Main and the Commission discussed some details of the crossing construction. Wetlands Enforcement Official, Hannah Gienau, briefly reviewed her staff report with the Commission summarizing information about the property and proposed

project.

MOTION 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, I move that IWWC#20AR- 173 & 175 Stoddards Wharf Rd, Ledyard CT- Applicant/Agent, Avalonia Land Conservancy, Inc- for As of Right Determination for a raised structure as more fully described in the Application and all its supporting documents, is a Non-Regulated Activity and, therefore, no permit is needed.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

AYE: 5 DeBrodts, Pealer, Ribe, Marelli, and Lockhart

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

- D.** IWWC#25-22RESUB- 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 Resubdivision to create 3 Lots (Submitted 9/29/25, Date of Receipt 10/7/25, DRD 12/9/25)

Agent Peter Gardner of Deiter & Gardner, representing the applicant Rob Hohlfelder, briefly introduced the application and the proposed project. He stated that the proposed project requires a wetlands crossing which is why the application is before the Commission. He reviewed the submitted site plan with the Commission. Staff and Mr. Gardner discussed the subdivision submission requirements.

Staff, Peter Gardner and the Commission discussed tabling the application to the next Regular scheduled meeting to allow more time for the applicant.

MOTION to table application IWWC#25-22RESUB to the IWWC Regular Meeting of November 18, 2025

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

AYE: 5 DeBrodts, Pealer, Ribe, Marelli, and Lockhart

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

- E.** Discussion of PA 25-73 - New Inland Wetlands Agency Training Requirements 10/1/25.

Director Burdick and the Commissioner discussed newly imposed training requirements contained in PA-25-73.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. IWWC Regular Meeting Minutes of July 1, 2025

MOTION to approve IWWC Regular Meeting Minutes of July 1, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

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

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

B. IWWC Regular Meeting Minutes of August 5, 2025

MOTION to table the IWWC Regular Meeting Minutes of August 5, 2025 to verify information contained in the minutes

RESULT: TABLED

MOVER: Beth E. Ribe

SECONDER: Michael E. Marelli

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

EXCUSED: 1 Graham

NON-VOTING 1 Thompson

XI. CORRESPONDENCE

None.

XII. REPORTS

A. WEO Staff Report of October 7, 2025

Hannah Gienau briefly discussed her staff report with the Commission.

XIII. ADJOURNMENT

Commissioner Ribe moved the meeting to be adjourned, seconded by Commissioner Pealer. The meeting was adjourned at 8:40 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.

