



Chairman
Justin DeBrodt

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

~ AGENDA ~

Regular Meeting

Tuesday, June 3, 2025

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/81815350716?pwd=R5pbpAd7YPbNDRv0SEmcb1TmdYYkob.1>

Meeting ID: 818 1535 0716 Passcode: 066114

Dial by your 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

None.

- VII. PUBLIC HEARINGS/APPLICATIONS

None.

- VIII. OLD BUSINESS

- A. IWWC#25-5SITE - 19, 29 & 39 Military Highway (PARCEL IDS: 91-1590-19, 29 & 39), Gales Ferry, CT - Agent, Brian Smith, Esq., Robinson & Cole - Applicant/Owner: C.R. Klewin LLC for approval of regulated activities associated with construction of a 278-unit multifamily residential housing development & associated site improvements. (Submitted 2/24/25, Date of receipt 3/4/25, PH orig. scheduled to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH must close by 7/2/25. DRD 65-days from close PH).

Attachments: [FD#1 IWWC#25-5SITE Application&SupportingDocs 022425](#)
[FD#2 IWWC#25-5SITE ApplicationNarrative 022425](#)
[FD#3 IWWC#25-5SITE WetlandEvaluation 022425](#)
[FD#4 IWWC#25-5SITE EpiccCleanTecCalcRev 022425](#)
[FD#5 IWWC#25-5SITE Site Plan 022525](#)
[FD#6 IWWC#25-5SITE DrainageReport 022525](#)
[FD#7 IWWC #25-1 19,29,39MilitaryHwy WEOComments 1 030325](#)
[EX#8 IWWC#25-5SITE TransmittalLtr 030625](#)
[EX#9 IWWC#25-5SITE NoticePHDay 031125](#)
[EX#9-1 IWWC#25-5SITE TheDayPHConfirmation 031125](#)
[EX#10 IWWC#25-5SITE NoticePHDay#2 032725](#)
[EX#11 IWWC#25-5SITE EmailAttySmithLegalNotice 032725](#)
[EX#12 IWWC#25-5SITE TheDayConfirmationEmail 032725](#)
[EX#13-1 IWWC#25-5SITE EmailAttySmith LtrReLotMerger
19,29,39MilitaryHwy Rec033125](#)
[EX#13-2 IWWC#25-5SITE AttySmith LtrReLotMerger
19,29,39MilitaryHwy Rec033125](#)
[EX#14 IWWC#25-5SITE ApplicantNoticeAbuttersConfirmation
040725](#)
[EX#15-1 IWWC#25-5SITE EmailAttySmithLtrL.Burdick
DeepAppWastewaterTreatmentPlan 041025](#)
[EX#15-2 IWWC#25-5SITE AttySmithLtrL.Burdick
DEEPAppWastewaterTreatmentPlan](#)
[EX#15-3 IWWC#25-5 ExistingSubsurfaceSystem Rec040925](#)
[EX#15-4 IWWC#25-5 SiteSoilTesting Dated032525](#)
[EX#16 IWWC#25-5SITE SiteWalkMaps 032725](#)
[EX#17 IWWC#25-5SITE - 19,29,39 MilitaryHwy
VerifiedNoticeIntervention GFFD&Berry 041625](#)
[EX#18 IWWC#25-5SITE DymarReviewLtrResponse 042225](#)
[EX#19 IWWC#25-5 19,29,39MilitaryHwy WEOComments 4-21-25](#)
[EX#20 IWWC#25-5SITE TrinkausEngineeringReport 042225](#)
[EX#21 IWWC#25-5SITE EmailAttySmith ReNewExhibits 042125](#)
[EX#21-1 IWWC#25-5SITE - IWWC#24-9 Application Rec042225](#)
[EX#21-2 IWWC#25-5SITE - IWWC#24-9EX
LtrArchitectReRevUnits Rec042225](#)
[EX#21-3 IWWC#25-5SITE IWWC#24-9 - ApartmentMatrix
Rec042225](#)
[EX#21-4 IWWC#25-5SITE - IWWC#24-9 DEEPFullReport
Rec042225](#)
[EX#21-5 IWWC#24-5SITE - IWWC#24-9 DEEPAppDrawings
Rec042225](#)
[EX#21-6 IWWC#25-5 - IWWC#24-9
NDDBLedyardMapDEEPWebsite Rec042225](#)
[EX#21-7 IWWC#25-5SITE - IWWC#24-9
GUReadyToServeWaterUtilities Rec042225](#)

[EX#21-8 IWWC#25-5SITE - IWWC#24-9 DrainageRep1 Rec042225](#)
[EX#21-9 IWWC#25-5SITE - IWWC#24-9
GeotechnicalInvstgnReport Rec042225](#)
[EX#21-10 IWWC#25-5SITE - IWWC#24-9 Site Plan Rev052424
Rec042225](#)
[EX#22 IWWC#25-5SITE BohlerPresentation1 042225](#)
[EX#23 IWWC#25-5SITE Ch6UniformAcknowledgementAct 042225](#)
[EX#24 IWWC#25-5SITE MobbyLarson PublicComment 042225](#)
[EX#25 IWWC#25-5SITE GaryScheider PublicComment 042225](#)
[EX#26 IWWC#25-5SITE VerifiedNoticeInterventionRev2 042825](#)
[EX#27 IWWC#25-5SITE CLAEngineers PE&CSSReviewComments
050525](#)
[EX#28 IWWC#25-5SITE DymarReviewLtrResponse2 050525](#)
[EX#29 IWWC#25-5SITE EmailBurdick-RussoCLA ReIWCAM
042925 Rec050525](#)
[EX#30 IWWC#25-5SITE AttySmithLtrChairmanDeBrodt
RqstPHCont.-GrantExtTime 050625](#)
[EX#31 IWWC#25-5 19,29,39MilitaryHwy WEOComments 050625](#)
[EX#32 IWWC#25-5SITE BohlerResponseComments 052025
Rec051925](#)
[EX#33 IWWC#25-5SITE BohlerDrainageRepRev052025 Rec051925](#)
[EX#34 IWWC#25-5SITE SitePlanRev052025 Rec051925](#)
[EX#35 IWWC#25-5SITE EmailLJonesDEEP RESweetHillAcresApp
052125.msg](#)
[EX#36 IWWC#25-5SITE - AttySmith RqstContinueJuly1ExtGranted
052225](#)
[EX#37 IWWC#25-5SITE CLAEngineers PE&CSSReviewComments
2 052925](#)

IX. NEW BUSINESS

- A. IWWC#25-11SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 9 & 11) - Applicant/Agent, Norm Eccleston for Owner, Habitat for Humanity of Eastern Connecticut Inc. for regulated activities associated with construction of a multi-family residential affordable housing development per C.G.S. §8-30g for 16 single-family and 11 duplex dwellings & associated site improvements, inc. the extension of Colby Drive. (Submitted 5/27/25, Date of Receipt 6/3/25, DRD 8/6/2025)

Attachments: [FD#1 IWWC#25-11SITE Application&AbuttersMap&List 052725](#)
[FD#2 IWWC#25-11SITE CTDEEPActivityReportingForm 052725](#)
[FD#3 IWWC#25-11SITE DevelopmentalNarrative 052725](#)
[FD#4 IWWC#25-11SITE PermissionAccessSite 052025](#)
[FD#5 IWWC#25-11SITE BeneschResponseEngineeringComments 052025](#)
[FD#6 IWWC#25-11SITE 9ColbyDrWetlandReport 052025](#)
[FD#7 IWWC#25-11SITE StormwaterManagementReport 052025](#)
[FD#8 IWWC#25-5SITE PlanSetHFHColbyDrive 052725](#)
[FD#9 IWWC#25-11SITE TransmittalLtrTownStaff 052025](#)

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. IWWC Special Meeting Minutes of May 6, 2025

Attachments: [IWWC Regular Meeting Minutes 5-6-2025 FINAL](#)

XI. CORRESPONDENCE

XII. REPORTS

A. Wetlands Staff Report of June 3, 2025

XIII. ADJOURNMENT

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