



Chairman
Justin DeBrodt

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, June 6, 2023

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrodt called the Regular Meeting of the IWWC to order at 7:00 PM. The meeting was hybrid with some attending in person and others via Zoom.

II. ROLL CALL

Staff Present: Juliet Hodge, Director of Planning and Development, Len Johnson, Wetlands Enforcement Officer, Alex Samalot, Zoning Enforcement Staff, and Makenna Perry, Land Use Administrative Asst.

Present Chairman Justin DeBrodt
Vice Chair Paul Maugle
Commissioner Dan Pealer
Commissioner Beth E. Ribe
Alternate Member Gary St. Vil
Excused Commissioner Lynmarie Thompson

VII. CITIZENS COMMENTS

Kevin Blacker, 108 Main Street, Noank, expressed favorability towards Cashman, and felt their project will benefit Ledyard. Mr. Blacker questioned the impact that the proposed blasting would have on the subterranean water resources on site, as well as to surrounding wells and aquifers. Mr. Blacker explained the importance of creating aggregate, as it is a finite resource. He wishes the applicant to consider alternate sources to retrieve aggregate.

IV. OLD BUSINESS

- A.** Application IWWC#23-2URA of Gales Ferry Intermodal LLC, 549 South Street, Quincy, MA 02169, for activity in the upland review area at the Gales Ferry Intermodal LLC property, 1761 CT Route 12, Ledyard, CT 06339 in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings (mixed-use / industrial).

Atty. Harry Heller, 736 Route 32, Uncasville, represented the applicant. Also present on behalf of the applicant, George Andrews, with Lourerio Engineering, Andrew McCoy, an associate at Heller, Heller, & McCoy, and George Logan, Registered Soil Scientist, and Wetland Scientist, with REMA Ecological Services.

George Andrews, Loureiro Engineering, presented the revised site plan for the project.

George Logan, REMA Ecological Services, presented the revised REMA Report. Mr. Logan discussed the functionality of each wetland. He also discussed the location of the proposed new mitigation area, given the restrictions of the original mitigation area.

Chairman DeBrodt suggested that the applicant acknowledge that wetland x and wetland y will be eliminated, and move forward with the appropriately sized mitigation area.

Atty. Heller explained that he would discuss the proposal with the applicant.

The Commission decided to wait until they received further information before classifying the application.

RESULT: CONTINUE

V. NEW BUSINESS

- A.** Application IWWC#23-4SITE of B+R Holding Company LLC, of 1358 Baldwin Hill Road, Gales Ferry, CT 06335 for processing of earth materials and removal of ledge at 1340 Baldwin Hill Road, Gales Ferry, CT 06335.

Peter Gardner, LLS of Dieter and Gardner LLC, Gales Ferry, represented the applicant, B+R Holding Co. Mr. Gardner explained that the parcel is 20.8 acres and will be used for aggregate production. The parcel is to be leveled out for future use and the aggregate retrieved to support off shore wind. Mr. Gardner noted that the area to be excavated is within a 100' upland review area.

Wetlands Enforcement Officer, Len Johnson, explained that he and Alex Samalot, Zoning Enforcement Official (in - training) conducted a site walk this past month. Mr. Johnson explained to the Commission that the areas being blasted were far away from the upland review area.

The Commission determined that a site walk would be beneficial in order to properly classify the application at the next meeting.

RESULT: CONTINUE

VII. REPORTS

- A.** Wetlands Enforcement Officer Report

Wetlands Enforcement Officer, Len Johnson, identified the properties he visited throughout the month, as well as the applications he reviewed.

VI. CORRESPONDENCE

VIII. APPROVAL OF MINUTES

A. Draft Meeting Minutes - May 2, 2023

Commissioner Ribe suggested minor corrections. The draft meeting minutes were approved as amended.

RESULT: APPROVED AS AMENDED

MOVER: Dan Pealer

SECONDER: Paul Maugle

IX. MEETING REVIEW

Chairman DeBrodts commented that The Commission was well prepared for the meeting and that the technology worked well.

X. ADJOURNMENT

The meeting was adjourned at 8:47 PM.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe