



Chairman
Justin DeBrodts

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Meeting Minutes - Final

Regular Meeting

Tuesday, December 2, 2025

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrodts called the meeting to order at 7:03 p.m. in the Town Hall Annex Council Chambers and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Chairman Dan Pealer
Alternate Member Robert Graham
Alternate Member Justin DeBrodts
Michael E. Marelli
Excused Vice Chair Beth E. Ribe

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

Chairman DeBrodts seated Alternate Member Robert Graham for Vice Chairman Ribe.

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

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

Ty Lamb, 95 Lambtown Road, Ledyard, stated thanks for the many hours of volunteer work the Commission provides for the Town.

VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

VII. PUBLIC HEARINGS/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)

Chairman DeBrodt stated that the applicant had submitted a withdrawal letter for the record marked as exhibit #20. Wetlands Official Hannah Gienau read the exhibit for the record.

- 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)

Application withdrawn.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. IWWC#25-27AR- 25 Harvard Terrace (MAP ID: 9/910/25) & 39 Military Highway (MAP ID: 92/1590/39), Gales Ferry CT - Applicant/Agent, Town of Ledyard, - Property Owners, Avalonia Land Conservancy Inc. & C.R Klewin LLC, for an after-the fact, as of right determination per IWWC Regulations Sec. 4.2.f (Uses of Right) for emergent work conducted on 7/24/25 to cut a trench into an existing berm topped with a beaver dam on the boundary between of 39 Military Highway and 25 Harvard Terrace to immediately alleviate flooding along CT Route 12 & Christy Hill Rd. (Submitted 11/26/25, Date of Receipt 12/2/25, DRD 2/4/25).

Applicant and agent for the Town of Ledyard, Steve Maslin, Director of Public Works and Town Engineer, explained the work previously conducted on the property to perform emergency work. He spoke about the technicalities of the drainage and topography of the land. The Commission asked a few clarifying questions.

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 Pealer moved that IWWC#25-27AR - 25 Harvard Terrace & 39 Military Highway, Gales Ferry CT - Applicant, Town of Ledyard - Owners, Avalonia Land Conservancy and C.R. Klewin, LLC is for emergency work to immediately alleviate flooding as described in the Application is a Use of Right activity and, therefore, no permit is required.

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Graham, DeBrodts, and Marelli

EXCUSED: 1 Ribe

- B.** IWWC#25-25AR - Founders Preserve, 334 Colonel Ledyard Highway (MAP ID: 191/530/334), Ledyard, CT - Applicant/Owner Avalonia Land Conservancy, Inc. for as of right determination to clear invasive species along existing woods roadway in the area of West Branch watercourse southerly of adjacent Tribrook Pond. (Submitted 11/24/25, Date of Receipt 12/2/25, DRD 2/4/25).

Hannah Gienau read her staff report for the Commission marked as file document #3. Chairman DeBrodts asked Dennis Main how they would be getting to the location to clear the invasive species. Dennis Main clarified how they would be accessing the property. He additionally noted that he added all the Dam information from DEEP to the application and had found they had previously asked that the property owners to remove all the invasive species so the Dam could be inspected.

The Commission stated their thanks that Avalonia would take care of the Dam.

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 Marelli moved that IWWC#25-25AR-334 Colonel Ledyard Highway, Ledyard, CT - Applicant/Owner, Avalonia Land Conservancy, Inc. for an As of Right Determination to clear invasive species along an existing woods roadway, 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: Michael E. Marelli

SECONDER: Dan Pealer

AYE: 4 Pealer, Graham, DeBrodts, and Marelli

EXCUSED: 1 Ribe

- C.** IWWC#25-26AR - Pike Marshall Preserve, 104 Gallup Hill Road (MAP ID: 85-810-104), Ledyard, CT - Applicant/Owner, Avalonia Land Conservancy, Inc. for as of right determination to clear invasive species across an existing causeway located on Pike-Marshall Preserve southeasterly of Morgan-Billings cemetery. (Submitted 11/24/25, Date of Receipt 12/2/25, DRD 2/4/25).

Hannah Gienau summarized her staff report previously marked as file document #4.

Commissioner Marelli commented that he had been involved with connecting the trailways for many years and had been to the property and saw that the paths are overgrown. Commissioner Pealer and Dennis Main clarified the reasoning for using the Gallup Hill entrance to access the site and not Lambtown Road.

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 Pealer moved that IWWC#26AR - 104 Gallup Hill Rd, Ledyard, CT - Applicant/Owner, Avalonia Land Conservancy, Inc. for As of Right Determination to clear invasive species along an existing causeway 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: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Graham, DeBrodt, and Marelli

EXCUSED: 1 Ribe

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

IWWC Regular Meeting Minutes of November 18, 2025

Commissioner Pealer noted a lack of spacing between a number 1 and Commissioner Graham's name on page 2 of the draft minutes. The Commission asked for this error to be corrected.

MOTION to approve as amended the IWWC Regular Meeting Minutes of November 18, 2025

RESULT: APPROVED AS AMENDED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

AYE: 4 Pealer, Graham, DeBrodt, and Marelli

EXCUSED: 1 Ribe

IWWC Special Meeting Site Walk Minutes of November 22, 2025

MOTION to approve the IWWC Special Meeting Minutes Site Walk Minutes of November 22, 2025 as submitted.

RESULT: APPROVED AND SO DECLARED

MOVER: Michael E. Marelli

SECONDER: Robert Graham

AYE: 3 Graham, DeBrodt, and Marelli

EXCUSED: 1 Ribe

ABSTAIN: 1 Pealer

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of December 2, 2025

ZEO Hannah Geinau and Director Burdick spoke with the Commission about the ongoing issues at 109 Christy Hill Road and stated that they were able to determine that they had not performed any clearing to date in the upland review area.

XIII. ADJOURNMENT

Commissioner Pealer moved the meeting to be adjourned, seconded by Commissioner Marelli. The meeting was adjourned at 7:45 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.