



# TOWN OF LEDYARD CONNECTICUT

## INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT  
SPECIAL MEETING

~ MINUTES ~

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Tuesday, May 6, 2025

7:00 PM

Ledyard Middle School - 1860 CT-12  
Gales Ferry, CT 06335 (aka 1854 CT-12)

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I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Ledyard Middle School Auditorium.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

**Present:** Chairman, Justin DeBrodt  
Commissioner, Michael Marelli  
Commissioner, Daniel Pealer  
Alternate Member, Robert Graham  
Vice Chairman, Beth E. Ribe

**Excused:** Regular Member Vacancy

**Absent:** Alternate Member, James Thompson

In addition, the following were present:

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

Chairman DeBrodt seated Alternate Robert Graham as a voting member.

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. 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 4/1/25, PH rescheduled to 4/22/25, PH Cont. to 5/6/25, PH must close within 35 days by 5/26/25, DRD 65 days after close of PH)

Chairman DeBrodt read all new exhibits since the last meeting into the record.

Attorney Brian Smith of Robinson & Cole, One State Street, Hartford, CT, 06103, representing the applicant, stated that the applicant and supporting professionals will need more time to review and respond to all third party comments that were received. He stated that the applicant is granting an extension of time to continue the public hearing until May 28<sup>th</sup> and referenced his email with this information marked as exhibit #30. The Commission granted his request.

ZEO, Hannah Gienau, read her staff report into the record marked as exhibit #31. The Commission did not have any comments or questions.

Chairman DeBrodt called from the public comment sign up sheet and asked Jim Kelley to come to the podium.

Jim Kelley, 17 Winthrop Road, Gales Ferry, made his public comment statement in opposition of the application. He spoke about the hundred year storm event and the impact on surrounding wetlands to the property.

MOTION to continue the public hearing on application IWWC#25-5SITE to May 27, 2025 at 7:00 p.m. at a location to be determined

**RESULT: CONTINUED 5-0**  
**MOVER:** Pealer  
**SECONDER:** Ribe  
**AYES:** 5 DeBrodt, Ribe, Pealer, Marelli, Graham

## VIII. OLD BUSINESS

None.

## IX. NEW BUSINESS

None.

## X. APPROVAL OF MINUTES

A. IWWC Special Meeting Minutes of March 29, 2025 – Site Walk

MOTION to approve the IWWC Special Meeting Minutes of March 29, 2025 – Site Walk

**RESULT: 5-0 APPROVED AND SO DECLARED**

**MOVER:** Pealer

**SECONDER:** Graham

**AYES:** 5 DeBrodts, Ribe, Pealer, Marelli, Graham

**B. IWWC Regular Meeting Minutes of April 1, 2025**

MOTION to approve the IWWC Regular Meeting Minutes of April 1, 2025

**RESULT: 5-0 APPROVED AND SO DECLARED**

**MOVER:** Pealer

**SECONDER:** Marelli

**AYES:** 5 DeBrodts, Ribe, Pealer, Marelli, Graham

**C. IWWC Special Meeting Minutes of April 22, 2025**

MOTION to approve the IWWC Regular Meeting Minutes of April 22, 2025

**RESULT: 5-0 APPROVED AND SO DECLARED**

**MOVER:** Pealer

**SECONDER:** Marelli

**AYES:** 5 DeBrodts, Ribe, Pealer, Marelli, Graham

**XI. CORRESPONDENCE**

None.

**XII. REPORTS**

**A. Wetlands Staff Report of May 6, 2025**

Hannah Gienau briefly discussed her staff report with the Commission.

**XIII. ADJOURNMENT**

Vice Chairman Ribe moved the meeting to be adjourned, seconded by Commissioner Pealer

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,

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Chairman Justin DeBrodts

Inland Wetlands & Watercourses Commission