



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

Meeting Minutes - Final

Chairman
Justin DeBrodtt

Regular Meeting

Tuesday, December 3, 2024

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/82080754476?pwd=ZZJRh7GR3vM6u8j3N6vWSR0qIVQV3Y.1>

Meeting ID: 820 8075 4476 Passcode: 445342

Dial by your location: +1 646 558 8656 US (New York)

I. CALL TO ORDER

Chairman DeBrodtt called the meeting to order at 7:00 p.m. at the Council Chambers, Town Hall Annex Building.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present	Chairman Justin DeBrodtt Commissioner Dan Pealer Commissioner Lynmarie Thompson Commissioner Beth E. Ribe Commissioner Michael E. Marelli
Excused	Alternate Member James Thompson

In addition, the following were present:

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

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

None.

V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)

None.

VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

- A. IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20** - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodt, Chairman, *(Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).*

Director Burdick stated she spoke with Land Use Attorney Avena who suggested the hearing be continued to the IWWC Regular Meeting of January 7, 2025 so that he can be present as he was not available this evening. She stated that staff has no additional comments at this time and advised the Chair to open the floor to public comment.

Peter Gardner of Dieter & Gardner stated his concerns to the Commission regarding unintended impacts caused by the proposed regulation amendments. Mr. Gardner and the Commission discussed some of the stated concerns.

MOTION to continue the public hearing of application IWWC#24-10RA to the IWWC Regular Meeting of January 7, 2025.

RESULT: CONTINUE

MOVER: Lynmarie Thompson

SECONDER: Beth E. Ribe

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

EXCUSED: 1 Thompson

- B.** Discussion & Decision: IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20 - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodt, Chairman, *(Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).*

RESULT: CONTINUE

VIII. OLD BUSINESS

- A.** IWWC#24-19SITE - 5A Lorenz Industrial Parkway, Ledyard, CT, 06339 Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370sf building and associated site improvements (Submitted 10/29/24, Date of Receipt 11/12/24)

Peter Gardner of Dieter & Gardner, introduced himself and the application to the Commission. He passed around copies of the site plan to the Commission to view. He

described what information each sheet shows and the Commission and Mr. Gardner discussed several details on the sheets provided.

Chairman DeBrodts asked if the existing structure is on the lot shown. Mr. Gardner said no and pointed out details about the plan. Commissioner Lynmarie Thompson asked if the town engineer has reviewed the plan. Director Burdick stated that the application has been referred to the town engineer but it has not received comment yet.

Director Burdick stated the Zoning Official, Hannah Gienau, will summarize staff comments in her report. Ms. Gienau read her report into the record.

Director Burdick stated that staff can discuss further with the Commission the definition of a significant impact activity before the Commission makes a determination if it is a class B or class C activity.

Commissioner Lynmarie Thompson asked Mr. Gardner for clarification on their storm water treatment and management for roof surfaces. They reviewed the sheets together and clarified details of the plan.

Commissioner Ribe asked if anyone had gone out to site. Director Burdick stated that she has. Commissioner Ribe and Director Burdick clarified that 5 Lorenz was the old police station and that after the subdivision property 5A was created. That asked Mr. Gardner to help clarify the addresses after the subdivision.

Commissioner Pealer asked if the proposed building is inside or outside the Eversource Easement. Mr. Gardner pointed out specific details on the maps. Director Burdick asked Mr. Gardner to point out the two entrances. The Commission and Mr. Gardner discussed easements related to the plan.

Director Burdick stated that staff provided suggested motions in the report and that first the Commission will need to act on whether or not the application will be considered a class B or C activity.

MOTION that the Commission find that the proposed regulated upland review activities as submitted in the Application IWWC#24-19, plans and all supporting documents, including the wetlands report of Ian Cole, Professional Registered Soil & Wetlands Scientist, dated November 27, 2024, do not meet the criteria of significant impact activities as defined by the Town of Ledyard Inland Wetlands & Watercourse Regulations and, therefore are Class "B" activities.

RESULT: APPROVED AND SO DECLARED

MOVER: Lynmarie Thompson

SECONDER: Dan Pealer

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

EXCUSED: 1 Thompson

Commissioner Ribe asked to clarify in the second suggested motion who would be responsible for good work and order.

MOTION After giving due consideration to all relevant factors, including those in Section 6 of the Ledyard Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move to APPROVE Application IWWC#24-19, submitted by the Applicant, Peter C. Gardner, Dieter & Gardner and the Property Owner, A & R Associates for regulated activities relative to a site plan for the development of a commercial building & associated site improvements as more fully described in the application & supporting documents, dated October 29, 2024, the wetlands report of Ian Cole, Professional Building on Property of A & R Associates, 5A Lorenz Industrial Parkway, Ledyard CT, Prepared by Dieter & Gardner, Dated October 1, 2024 with the following conditions:

1. Prior to the start of any work at the site, the Ledyard Wetlands Enforcement Officer shall be notified and shall conduct an inspection to verify soil erosion and sediment controls have been properly installed.
2. Soil erosion and sediment controls shall be installed prior to the start of work and maintained in good working order until any disturbed soils are permanently stabilized with vegetative cover
3. Any future proposed changes to the proposed site plan submitted as part of this application shall be reviewed and approved by the Wetlands Official and/or the IWWC.

Director Burdick commented that the plan is October, 2024 not October 1, 2024 and asked if the Chairman could state as amended.

Commissioner Lynmarie Thompson stated so amended.

RESULT: APPROVED AND SO DECLARED

MOVER: Lynmarie Thompson

SECONDER: Dan Pealer

AYE: 5 DeBrodtt, Pealer, Thompson, Ribe, and Marelli

EXCUSED: 1 Thompson

IX. NEW BUSINESS

- A. IWWC#24-20AOR - 101 Sandy Hallow Rd (Parcel ID: 96-2170-101), Ledyard, CT, - Owner/Applicant, Connwood Foresters, Inc, for an As of Right Determination for six wetlands crossings for timber harvest (*Date Submitted 11/20/24, Date of Receipt 12/3/24*)

Applicant Peter Emery introduced himself and the application. He mentioned that when he first proposed the plan he mistakenly submitted for six crossing but since then has removed one crossing from the proposed plan.

Hannah Gienau read her staff report into the record concerning the application.

The Commission and staff clarified some terminology.

Chairman DeBrodts stated that the Commission is looking for a motion to approve the application As of Right.

MOTION to approve application IWWC#24-10AOR under section 4.2 of the Ledyard Inland Wetland & Watercourses Regulations.

The applicant and staff briefly discussed post approval next steps.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

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

EXCUSED: 1 Thompson

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve IWWC Regular Meeting Minutes of November 12, 2024

Chairman DeBrodts stated that at the last meeting that Commissioner Marelli was seated for Commissioner Pealer who was absent, and Commissioner James Thompson for the vacant seat which is not reflected in the minutes. He stated the motions for each item need to be included in the minutes. He pointed out several typos that needed correction.

Commissioner Pealer asked if it was required that he be listed as absent for every vote taken in the minutes. Director Burdick stated no because other Commissioners were seated for him.

MOTION to approve the IWWC Regular Meeting Minutes of November 12, 2024 as amended.

RESULT: APPROVED AS AMENDED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

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

EXCUSED: 1 Thompson

XI. CORRESPONDENCE

Staff stated that they have no correspondence.

Commissioner Lynmarie Thompson stated that she is working on her letter of resignation effective January 1, 2025 but her computer is currently being repaired.

Commissioner Lynmarie Thompson stated that she can stay on the Commission longer to see

the regulation amendment application through if needed. Staff and the Commission discussed if there would be enough Regular Members if she were to resign.

Commissioner Lynmarie Thompson stated that she was change her resignation date to February 1, 2025 instead.

Commissioner Ribe asked if there is anything new since the last staff report. Hannah Gienau stated no.

XII. REPORTS

None.

A. Staff Report - Designated Agent/WEO

XIII. ADJOURNMENT

Commissioner Pealer moved the meeting be adjourned, seconded by Commissioner Ribe

The meeting adjourned at 7:40 p.m.

VOTE: 5-0 Approved and so declared

Respectively Submitted,

Chairman DeBrod
Inland Wetlands & Watercourses Commission

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