



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission

Meeting Minutes - Final

Chairman
Justin DeBrod

Special Meeting

Tuesday, May 6, 2025

7:00 PM

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

I. CALL TO ORDER

Chairman DeBrod

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

- Present** Chairperson Justin DeBrod
- Commissioner Dan Pealer
- Vice Chair Beth E. Ribe
- Commissioner Michael E. Marelli
- Alternate Member Robert Graham
- 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 DeBrod seated Alternate Robert Graham as a voting member.

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. 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 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 requesting an extension of time to continue the public hearing until May 28th 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: CONTINUE

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

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

ABSENT: 1 Thompson

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

None.

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

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: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Robert Graham

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

ABSENT: 1 Thompson

B. IWWC Regular Meeting Minutes of April 1, 2025

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

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

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

ABSENT: 1 Thompson

C. IWWC Special Meeting Minutes of April 22, 2025

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

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

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

ABSENT: 1 Thompson

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,

Chairman Justin DeBrod
Inland Wetlands & Watercourses Commission

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