



# TOWN OF LEDYARD CONNECTICUT INLAND WETLAND & WATERCOURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT  
REGULAR MEETING

~ MINUTES ~

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Tuesday, June 2, 2026

7:00 PM

Town Hall Annex Council Chambers

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I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Town Hall Annex Council Chambers and on Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

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

In addition, the following were present:

Zoning & Wetlands Enforcement Official, Hannah Gienau  
Assistant to the Director of Land Use & Planning, Anna Wynn  
Certified Soil Scientist of BL Companies, Sagan Simko (via Zoom)

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

None.

## VIII. OLD BUSINESS

A. IWWC#26-6RESUB - 84 Silas Deane Road (MAP ID: 42-2220-84) & 58 & 59 Seabury Avenue (MAP ID: 42-2200-58) (MAP ID: 42-2200-59), Owner/Applicant - 84 Silas Deane Road, LLC - Agent, Dieter & Gardner, LLC for regulated activities associated with a proposed 23-Lot Resubdivision, including the construction of a new public road, stormwater drainage system and installation of a dry hydrant (Submitted 3/26/26, Date of Receipt 4/7/26, Site Walk 4/24/26, Tabled to 5/5/26, Tabled to 6/2/26, DRD 6/10/26)

Land Use Attorney William Sweeney of TCORS, 43 Broad St, New London, CT, acting as agent on behalf of 84 Silas Deane LLC, introduced himself and the premise of the proposed resubdivision. He spoke to details of the access strip. He spoke about connection of open space to Avalonia Land Conservancy

Licensed Land Surveyor, Peter Gardner of Dieter & Gardner, 1641 CT-12, Gales Ferry, spoke about the application and presented plans to the Commission marked as file document #15. He stated that most of the wetlands are located on the protected open space and will be untouched. He spoke about the structure of wetlands located on the property.

Wetlands Enforcement Official, Hannah Geinau, reviewed her staff report with the Commission marked as FD#17. She and the Commission reviewed the Town Engineer's report marked as file document #16 and concurred that the plans would incorporate last two outstanding comments before filing. Commissioner Ribe and Mr. Gardner confirmed what sheet number included information concerning the dry hydrant location.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-6RESUB, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class "B" activities.

**RESULT: 4-0 NON-SIGNIFICANT IMPACT ACTIVITY**  
**MOVER:** Ribe  
**SECONDER:** Pealer  
**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

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, Vice Chairman Ribe made MOTION to APPROVE Application IWWC#26-6RESUB, submitted by the Agent, Peter Gardner, Applicant and property owner,, 84 Silas Deane LLC, Steven A. Rice, for regulated activities for a 23-Lot Resubdivison & associated site improvements as more fully described in the application & supporting documents, dated March 26, 2026 and plan set entitled "Plan Showing Shewville Heights Open Space Resubdivision Property of 84 Silas Deane LLC, 84 Silas Deane Road, Shewville Road, and 58 & 59 Seabury Avenue, Ledyard CT, February 2026, Revised 5/18/26" with the following conditions:

1. Revise final Plans and Stormwater Management Report to address Town Engineer Memorandum dated 6/1/26 prior to filing of final plan set.
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. 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 prior to the start of work.

4. 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.

5. Individual proposed lots 65, 75, and 77 with regulated activities shall be subject to administrative review and approval by the IWWC and/or Wetlands Official.

**RESULT: 4-0 APPROVED WITH CONDITIONS**

**MOVER:** Pealer

**SECONDER:** Ribe

**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

**B. IWWC#26-7SITE-1947** Center Groton Road (Map ID:67-430-1947), Ledyard CT,-Applicant, EG Home LLC-Agent, William Sweeney, Esq.- Property Owners, 1947 Center Groton Road LLC, for regulated activities associated with construction of a 72-unit multifamily development & associated site improvements. (Submitted 4/1/26, Date of receipt 4/7/26, Site walk 4/24/26, Tabled to 5/5/26, Tabled to 6/2/26, DRD 6/10/26)

Land Use Attorney, William Sweeney of TCORS introduced himself and presented the overview of the application. He invited Mr. Chris Bennet of EG Homes, Vice President of Operations, to speak to the Commission. Mr. Bennet gave his presentation which included information about EG Homes LLC, energy efficiency aspects of the proposed project, architectural drawings and floor plans. Attorney Sweeney invited Ms. Aron Shumacher, P.E. of BL Companies to present on the utilities plans in relationship to the wetlands. Mr. Shumacher presented several sheets to the Commission and talked about the stormwater management system, included rain gardens and other features of the proposal.

Attorney Sweeney concluded the presentation and stated that the proposed project does not have significant impact on the surrounding wetlands. Wetlands Enforcement Official, Hannah Gienau presented her staff report to the Commission marked as file document #31. The Commission and Ms. Gienau discussed the report prepared by Certified Soil Scientist Sagan Simko. Mr. Simko opined via zoom and confirmed based on his findings there will be no significant impacts to the wetlands.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-7SITE, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class “B” activities.

**RESULT: 4-0 NON-SGINIFICANT IMPACT**

**MOVER:** Ribe

**SECONDER:** Pealer

**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

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, Commissioner Marelli made a MOTION to APPROVE Application #IWWC26-7SITE, submitted by the Agent, William Sweeney Esq., Applicant, EG Home LLC, Property owner 1947 Center Groton Rd, LLC, for regulated activities include the construction of a 72-unit multifamily development & associated site improvements as more fully described in the application & supporting documents, dated April 7, 2026, and a plan and a plan set entitled “Land Development Plans for Proposed Multi-Family Residential Development, Issued for

Permitting, 1947 Center Groton Road, Ledyard, CT 06339, Prepared by BL Companies, Dated 4/1/26, Revised to 5/4/26.” with the following conditions:

1. Revise final Plans and Stormwater Management Report to address Town Engineer Memorandum dated 6/1/26 prior to filing of final plan set.
2. Applicant shall address any relevant comments submitted by Groton Public Utilities prior to the filing of final plan set.
3. 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.
4. 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 prior to the start of work.
5. 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.

**RESULT: 4-0 APPROVED WITH CONDITIONS**  
**MOVER:** Marelli  
**SECONDER:** Pealer  
**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

The Commission discussed for the sake of time reordering the agenda.

MOTION to move OLD BUSINESS item C. after NEW BUSINESS item A.

**RESULT: 4-0 AGENDA AMENDED**  
**MOVER:** Marelli  
**SECONDER:** Pealer  
**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

## IX. NEW BUSINESS

**A.** IWWC#26-15SITE - Hyde Mill Pentway, Applicant/Owner, Town of Ledyard, Agent, WMC Consulting Engineers, for regulated activities and associated site improvements for replacement of the existing Hyde Mill Pentway culvert over Whitford Brook south of the Bush Pond Dam. (Submitted 5/26/26, Date of Receipt 6/2/26, DRD 8/5/26)

Town Engineer and Director of Public Works, Steve Maslin, presented the overview of the project to the Commission. He invited Michael Fanning, P.E. of WMC Consulting Engineers Inc, 87 Holmes Rd, Newington, CT, to present the plans to the Commission. Mr. Fanning reviewed marked up copies of the plan set entitled “Improv. To Whitford Brook Watershed Bush Pond Existing Overall Site Plan” marked as file document #4. Mr. Fanning stated that next week they will have to present their application for the Town of Stonington. He stated that after local approvals they will have to apply to the State for a Flood Management Certification. Commissioner Ribe asked how big the culvert is currently. Mr. Fanning stated that it cannot be seen at the moment. Wetlands Enforcement Official, Hannah Gienau, stated that she did not have time to prepare a staff report as the application was only recently submitted. She advised the Commission to make a ruling of significant or non-significant impact at this meeting and table their decision until the next regularly scheduled meeting to wait for the appeal period. The Commission reviewed the definitions of significant impact defined in the Ledyard Wetlands & Watercourses Commission Regulations.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-15SITE, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class “B” activities.

**RESULT: 4-0 NON SIGNIFICANT IMPACT**

**MOVER:** Pealer

**SECONDER:** Marelli

**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

MOTION to table application IWWC#26-15SITE to the IWWC Regular Meeting of July 7, 2026

**RESULT: 4-0 TABLED**

**MOVER:** Ribe

**SECONDER:** Pealer

**AYES:** 4 DeBrodt, Pealer, Ribe, Marelli

**B. Sustainable CT - Train Municipal Representatives Action 8.3.b: Discussion of content learned through CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program**

Staff introduced the Sustainable CT program and certification process for the Commission. Staff stated that the purpose of this action and discussion is to demonstrate during a public meeting what knowledge was gained through the training program and how it helps support their regulatory function.

Commissioner Graham stated that the CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program explained the delineation of wetlands soils and the ways in which the soil scientist determine them. He stated that this helps support his understanding while reading various reports for applications. Chairman DeBrodt stated that the program was broken down simply and was accessible to members who were just joining the Commission. Commissioner Marelli stated that he felt the training did a good job of addressing misconceptions about what is qualified as a wetlands versus a watercourse. Commissioner Ribe said the training could use additional material and substance in the modules that discussed how wetlands agencies should handle applications and how to operate as an regulatory body as required by State Law. Staff asked if the training has given the Commission a better understanding of the function of the wetlands. The Commission agreed and stated that is has made them more aware of potential issues when reviewing submitted site plans. They commented that the knowledge gained through the training has supported them asking better questions. Commissioner Pealer stated that he sees benefit in alternate fields taking the training to see how they overlap. Chairman DeBrodt stated that the training helped provide visual cues for wetlands especially during site walks. Commissioner Pealer commented on comparison photos of wetlands vs non wetlands soils which assisted his understanding of the function of soils. WEO Hannah Gienau commented that CT only identifies wetlands by soils unlike Rhode Island that uses plant types etc. Commissioner Marelli commented that training is a good starter but that DEEP should start designing a complementary program to the training to address more of the legal aspects of wetlands agencies.

## X. APPROVAL OF MINUTES

**A. IWWC Regular Meeting Minutes of May 5, 2026**

Chairman DeBrodt stated that he would abstain from voting due to being absent at the meeting.

Commissioner Pealer asked that a typo be corrected and that “agneda” be corrected to agenda.

MOTION to approve the IWWC Regular Meeting Minutes of May 5, 2026 as amended

**RESULT: 3-0 APPROVED AS AMENDED**  
**MOVER:** Ribe  
**SECONDER:** Marelli  
**AYES:** 3 Pealer, Ribe, Marelli  
**ABSTAIN:** 1 DeBrodt

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Report of June 2, 2026

Wetlands Enforcement Official, Hannah Gienau, stated that she would provide a written copy of her report to the Commission via email.

XIII. ADJOURNMENT

Chairman DeBrodt commented before adjournment that he had reached out to Town Council Administrative Assistant, Roxanne Maher, to have Mr. Graham become a regular member. He said he would follow up.

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

VOTE: 4-0                      The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

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Chairman Justin DeBrodt  
Inland Wetlands & Watercourses Commission