



Chairman
Justin DeBrod

TOWN OF LEDYARD

Inland Wetland and Water Courses Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, March 4, 2025

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER

Chairman DeBrod

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Chairman Justin DeBrod
Commissioner Dan Pealer
Vice Chair Beth E. Ribe
Commissioner Michael E. Marelli
Alternate Member James Thompson
Alternate Member Robert Graham

In addition, the following were present:

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

Chairman DeBrod

stated for the record that Alternate James Thompson would be seated as a vot member for the Regular Member vacancy.

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

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A. IWWC#25-6SITE - 600 Lantern Hill Rd (PARCEL ID: 74-1210-600) Ledyard, CT - Agent, Scott Johnson, Director, Ledyard Parks & Recreation - Applicant/Lessee: Town of Ledyard - Owners, Mary & Robert Graham for approval of regulated activities associated with site improvements for Lantern Hill Valley Park (Date submitted 2/26/25, Date of Receipt 3/4/25, DRD 5/7/25)

Director of Parks and Recreation, Scott Johnson, introduced the application and pointed to several documents that were included with the application, specifically FD#4. Zoning Enforcement Official, Hannah Gienau, read her staff report into the record for the application marked as FD#6.

The Commission clarified that the Town of North Stonington has until the next meeting to make a reply to the notice that was submitted. Scott Johnson and the Commission discussed the parking plan for the application.

Commissioner Ribe made a MOTION that the Commission find that the proposed regulated activities within the upland review area as submitted in the Application #IWWC25-6, plans and all supporting documents, do not meet the criteria of significant impact activities as defined in the Town of Ledyard Inland Wetlands & Watercourses Regulations and therefore are Class "B" activities.

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

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

NON-VOTING 1 Graham

Commissioner Pealer made a MOTION to table application IWWC#25-6SITE to the IWWC Regular Meeting of April 1, 2025 at 7:00pm.

RESULT: TABLED

MOVER: Dan Pealer

SECONDER: Michael E. Marelli

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

NON-VOTING 1 Graham

- B.** 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, DRD 5/7/25)

Attorney Brian Smith of Robinson & Cole, 1 State Street, Hartford, representing C. R. Klewin, LLC., introduced the application to the Commission. Hannah Gienau, Zoning Enforcement Official, read her staff memo into the record marked as FD#7.

Director Burdick stated that the application has been referred out to CLA Engineering who reviewed the original application submission in 2024 that had been withdrawn. The Commission discussed setting a public hearing on April 1st, 2025, in the Ledyard Middle School Auditorium. Staff and the Commission briefly discussed the timeline.

Commissioner Ribe asked staff if the third-party review experts would have comments by April 1st. Director Burdick stated that she does not know if she will receive comments by then, but that she anticipates that the applicant will begin their presentation to the Commission on that date. Attorney Smith concurred that the applicant will be ready to testify on April 1st. The Commission discussed conducting another site walk on March 29, 2025, at 9:00 a.m.

MOTION to set a set a site Walk on March 29, 2025 at 9:00 a.m at 19, 29 & 39 Military Highway

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: James Thompson

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

NON-VOTING 1 Graham

MOTION to set public hearing for IWWC#25-5SITE on April 1st, 2025, at the Ledyard Middle School and on Zoom.

A motion was made by Commissioner Pealer, seconded by Vice Chair Ribe, that this be Approved and so declared. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Dan Pealer

SECONDER: Beth E. Ribe

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

NON-VOTING 1 Graham

- X.** APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve IWWC Regular Meeting Minutes of February 4, 2025

MOTION to approve the IWWC Regular Meeting Minutes of February 4, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Beth E. Ribe

SECONDER: Dan Pealer

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

NON-VOTING 1 Graham

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Staff Report - Designated Agent/WEO

Zoning Enforcement Official, Hannah Gienau, discussed her staff report with the Commission.

XIII. ADJOURNMENT

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

The meeting adjourned at 7:20 p.m.

VOTE: 5-0 Approved and so declared

Respectively Submitted,

Chairman Justin DeBrodts
Inland Wetlands & Watercourses Commission

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