



TOWN OF LEDYARD CONNECTICUT

INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, June 3, 2025

7:00 PM

Town Hall Annex Council Chambers

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
Commissioner, Michael Marelli
Commissioner, Daniel Pealer
Alternate Member, Robert Graham
Vice Chairman, Beth E. Ribe (via zoom)
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 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#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 the letter from the applicant into the record marked as exhibit #36 requesting an extension of time to July 2nd. Director Burdick and Chairman DeBrodt confirmed that the application would be continued to the IWWC Regular Meeting of July 1, 2025.

MOTION to continue the public hearing on application IWWC#25-5SITE to IWWC Regular Meeting of July 1, 2025

RESULT: CONTINUED 4-0
MOVER: Pealer
SECONDER: Marelli
AYES: DeBrodt, Ribe, Marelli, Pealer
NON VOTING: 2 Graham, Thompson

Mary Larson, 53 Harvard Terrace, asked if the motion was procedural and Director Burdick confirmed yes.

IX. NEW BUSINESS

A. IWWC#25-11SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 9 & 11) - Applicant/Agent, Norm Eccleston for Owner, Habitat for Humanity of Eastern Connecticut Inc. for regulated activities associated with construction of a multi-family residential affordable housing development per C.G.S. §8-30g for 16 single-family and 11 duplex dwellings & associated site improvements, inc. the extension of Colby Drive. (Submitted 5/27/25, Date of Receipt 6/3/25, DRD 8/6/2025)

Chairman DeBrodt stated that the Commission would be accepting application IWWC25-5SITE this evening. He asked if the applicant had a presentation this evening, and they responded yes. Sarah Lufler, Executive Director of Habitat for Humanity, and Norm Eccleston, members of Habitat for Humanity introduced themselves and their roles for the organization. They displayed their Site Plan for the Commission.

Nancy Levesque, Civil Engineer of Benesch, introduced herself and her expertise. She spoke about the wetlands on the property in relation to the preexisting infrastructure. She described the function of the water flow and the detention basis. She spoke to the wetlands impacts as well as the intended maintenance that is planned for the section of the property. Commissioner Graham asked for clarification on extra water flow if the detention basin should fill up. They discussed the water flow.

Director Burdick asked Ms. Levesque to point out both basins shown on the plan. Ms. Levesque spoke about the drainage plans in relationship to the natural topography. Director Burdick commented that Konover subdivision originally proposed multifamily buildings.

Hannah Gienau, Zoning Official, read her staff report into the record marked as file document

#10. She commented that the applicant has already been in discussion with the department and there are several revisions to their site plan regarding the easement on the plan.

Commissioner Graham asked how the applicant will manage the invasive species in the wetlands area. Staff spoke to various species located in that area. Commissioner Graham asked if that area is a vernal pool. Director Burdick stated that the area is an old drainage basis.

Chairman DeBrodt asked if there was a maintenance plan. The applicant stated that the maintenance plan has not been submitted yet but it is intended to be submitted after receiving comments from the Land Use Department and Public Works Director.

The applicant and Chairman DeBrodt discussed the Stormwater management report.

MOTION that the Commission find that the proposed regulated activities within the upland review area as submitted in the Application #IWWC25-11, plans and all supporting documents, do not meet the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations and therefore are Class “B” activities.

RESULT: 4-0 CLASS B: NOT SIGNIFICANT IMPACT ACTIVITY

MOVER: Pealer

SECONDER: Marelli

AYES: DeBrodt, Ribe, Marelli, Pealer

NON-VOTING: 2 Graham., Thompson

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of May 6, 2025

MOTION to approve the IWWC Regular Meeting Minutes of May 6, 2025 as submitted

RESULT: 4-0 APPROVED AND SO DECLARED

MOVER: Pealer

SECONDER: Marelli

AYES: DeBrodt, Ribe, Marelli, Pealer

NON-VOTING: 2 Graham, Thompson

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of June 3, 2025

Zoning Enforcement Official, Hannah Gienau, briefly discussed her staff report with the Commission noting updates on ongoing cases.

XIII. ADJOURNMENT

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

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission