



# TOWN OF LEDYARD CONNECTICUT

## INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

### HYBRID FORMAT REGULAR MEETING

~ MINUTES ~

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Tuesday, April 1, 2025

7:00 PM

Council Chambers, Town Hall Annex

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I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:12 p.m. in Town Hall Annex Meeting room. Chairman DeBrodt stated for the record that due to technical issues the Commission had to move from the Council Chambers in the adjoining meeting room.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

**Present:** Chairman, Justin DeBrodt  
Commissioner, Michael Marelli (via zoom)  
Commissioner, Daniel Pealer  
Alternate Member, Robert Graham

**Excused:** Regular Member Vacancy  
Vice Chairman, Beth E. Ribe

**Absent:** Alternate Member, James Thompson

In addition, the following were present:

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, DRD 5/7/25).

Chairman DeBrodt stated for the record that the Site Walk for this application took place on March 29, 2025 and that the opening of the public hearing was rescheduled to April 22, 2025 in the Ledyard Middle School Auditorium.

MOTION to table application to the IWWC Special Meeting of April 22, 2025

**RESULT: 4-0 APPROVED AND SO DECLARED**

**MOVER:** Pealer

**SECONDER:** Graham

**AYES:** DeBrodt, Pealer, Graham, Marelli

B. 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)

Chairman DeBrodt quickly reviewed the proceedings of this application from the last meeting. He asked Mr. Johnson, who was attending by Zoom, if had anything additional to present to the Commission. Mr. Johnson stated no.

Hannah Gienau read her staff report into the record addressing final comments for the application.

MOTION move to APPROVE Application #IWWC 25-6SITE, submitted by the Agent, Scott Johnson, Director of Parks and Recreation, Applicant/Lessee, Town of Ledyard, and the Property Owner Mary and Robert Graham, for regulated activities relative to construct site improvements for a park, including a pavilion, two pervious parking areas, boat launch, and multiple riparian buffers & associated site improvements as more fully described in the application & supporting documents, dated February 26, 2025 and a plan entitled "Plan Prepared for Town of Ledyard, Lantern Hill Valley Park, 596-602 Lantern Hill Road Ledyard CT, Dated February 2025" with the conditions as follows:

1. 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.
2. 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.
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.

**RESULT: 3-0 APPROVED WITH CONDITIONS**  
**MOVER:** Pealer  
**SECONDER:** Marelli  
**AYES:** DeBrodt, Pealer, Marelli  
**RECUSED:** Graham

IX. NEW BUSINESS

None.

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of March 4, 2025

The Commissioner briefly discussed the minutes as presented.

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

**RESULT: 4-0 APPROVED AND SO DECLARED**  
**MOVER:** Pealer  
**SECONDER:** Graham  
**AYES:** DeBrodt, Pealer, Marelli, Graham

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of April 2025

Hannah Gienau briefly discussed her staff report with the Commission.

XIII. ADJOURNMENT

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

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

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Chairman Justin DeBrodt  
Inland Wetlands & Watercourses Commission