



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Inland Wetland and Water Courses Commission Meeting Minutes - Final

Chairman
Justin DeBrodt

Regular Meeting

Tuesday, November 12, 2024

7:00 PM

Council Chambers -Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/87802226609?pwd=F36oQxf1YmgZkeXO23hrHbTxAsiezK.1>

Meeting ID: 878 0222 6609 Passcode: 799886

Dial by your location: +1 646 558 8656 US (New York)

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present	Chairman Justin DeBrodt Secretary Lynmarie Thompson Secretary Beth E. Ribe Secretary Michael E. Marelli Alternate Member James Thompson
Absent	Secretary Dan Pealer

In addition, the following were present:

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

Chairman DeBrodt stated that Alternate Member Michael Marelli would be seated as a voting member for Commissioner Pealer who is absent and Alternate James Thompson would be seated as a voting member for the vacant seat.

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. IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20 - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodt, Chairman, *(Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).*

The public hearing opened at 7:04pm.

Director Burdick read the exhibit list for IWWC#24-10RA into the record. She read exhibits #5 and #6 into the record.

Director Burdick stated that she sent the regulation amendments to the town attorney for review but has not received comments yet. She commented on various experts and contacts she is speaking with and referring to the application for guidance.

Chairman DeBrodt asked Director Burdick to summarize what prompted the Commission to create these regulation amendments for the new members of the Commission.

Staff and the Commission discussed various practical impacts of their regulation amendments on future procedures. They discussed jurisdiction. Staff and the Commission compared differences between the original regulations compared to the proposed verbiage. Staff referenced procedures in surrounding towns. They referenced the history of the wetlands map for the Town of Ledyard.

The Commission opened the hearing up to public comment. Mike Cherry, 5 Whipoorwill Drive, Gales Ferry, stated his observations about the regulation amendments and made suggestions for improvement.

The Commission continued discussion of the proposed regulation amendments.

MOTION to continue public hearing to the IWWC Regular Meeting of December 3, 2024 at 7:00 p.m.at the Town Hall Annex and on Zoom.

RESULT: CONTINUE

MOVER: Lynmarie Thompson

SECONDER: Beth E. Ribe

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

ABSENT: 1 Pealer

- B.** Discussion & Decision: IWWC24-10RA - Proposed Text Amendments to Inland Wetlands and Watercourses Regulations Sections 2.1, 7.5.b, 7.6.1, 7.8, 7.9, 11.6, 19.b, & 20 - Applicant, Ledyard Inland Wetlands & Watercourses Commission, Justin DeBrodts, Chairman, (Date of Receipt 9/3/24, PH required. PH must open by N/A, PH must close by N/A, DRD N/A).

RESULT: TABLED

MOVER: Beth E. Ribe

SECONDER: James Thompson

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

ABSENT: 1 Pealer

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

- A.** IWWC#24-19SITE - 5A Lorenz Industrial Parkway, Ledyard, CT, 06339 Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370sf building and associated site improvements (Submitted 10/29/24, Date of Receipt 11/12/24)

Director Burdick introduced the application and stated that it just came in and she has not had time to review the application. She advised that the Commission table the application until the IWWC Regular Meeting of December 3, 2024 to provide time for review and for the applicant to give a presentation.

MOTION to table application IWWC#24-19SITE to the IWWC Regular Meeting of December 3, 2024 at 7:000 p.m. in the Town Hall Annex and on Zoom.

RESULT: TABLED

MOVER: Lynmarie Thompson

SECONDER: Beth E. Ribe

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

ABSENT: 1 Pealer

- B.** Election of Officers

The Commission discussed the election of officers.

MOTION to elect Commissioner Justin DeBrodt as Chairman and Beth E. Ribe as Vice Chair.

RESULT: APPROVED AND SO DECLARED

MOVER: Lynmarie Thompson

SECONDER: James Thompson

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

ABSENT: 1 Pealer

C. IWWC 2025 Meeting Schedule

Staff and the Commission discussed the meeting schedule and why prospective dates had been moved. The Commission stated that the January 2024 date needs to be amended to 2025.

MOTION to approve the IWWC 2025 Meeting Schedule with amendments

RESULT: APPROVED AS AMENDED

MOVER: Beth E. Ribe

SECONDER: James Thompson

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

ABSENT: 1 Pealer

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve IWWC Regular Meeting Minutes of October 1, 2024

The Commission discussed the appropriate procedure for listing a Commissioner if they have passed away and if they would be able to update it in the system to more accurately reflect that vacancy in the online system.

MOTION to approve the IWWC Regular Meeting Minutes of October 1, 2024 as amended from listing Commissioner Paul Maugle as absent to vacancy.

RESULT: APPROVED AS AMENDED

MOVER: Beth E. Ribe

SECONDER: Lynmarie Thompson

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

ABSENT: 1 Pealer

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Staff Report - Designated Agent/WEO

Zoning Enforcement Official, Hannah Gienau, provided her staff report to the Commission and stated that copies of the report would be sent via email the following day.

Staff and the Commission discussed the large solar installation on in North Stonington and the potential impact on Whitford Brook.

XIII. ADJOURNMENT

Chairman DeBrodts moved the meeting be adjourned, seconded by Commissioner James Thompson

The meeting adjourned at 8:32 p.m.

VOTE: 5-0 Approved and so declared

Respectively Submitted,

Chairman DeBrodts
Inland Wetlands & Watercourses Commission