



# 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, March 4, 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 7:00 p.m. in the Council Chambers, Town Hall Annex Building.

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, James Thompson

**Excused:**  
Regular Member Vacancy

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

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

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: 5-0 NON-SIGNIFICANT IMPACT**

**MOVER:** Ribe

**SECONDER:** Pealer

**AYES:** DeBrodts, Ribe, Pealer, Marelli, 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: 5-0 TABLED**

**MOVER:** Pealer

**SECONDER:** Marelli

**AYES:** DeBrodts, Ribe, Pealer, Marelli, 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**

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 1<sup>st</sup>, 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 1<sup>st</sup>. 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 1<sup>st</sup>. 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: 5-0 APPROVED AND SO DECALRED**

**MOVER:** Ribe

**SECONDER:** Thompson

**AYES:** DeBrodts, Ribe, Pealer, Marelli, Thompson

**NON-VOTING:** 1 Graham

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

**RESULT: 5-0 APPROVED AND SO DECALRED**

**MOVER:** Pealer

**SECONDER:** Ribe

**AYES:** DeBrodts, Ribe, Pealer, Marelli, Thompson

**NON-VOTING:** 1 Graham

X. APPROVAL OF MINUTES

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: 5-0 APPROVED AND SO DECLARED**

**MOVER:** Ribe

**SECONDER:** Pealer

**AYES:** DeBrodts, Ribe, Pealer, Marelli, Thompson

**NON-VOTING:** 1 Graham

XI. CORRESPONDENCE

None.

## XII. REPORTS

### A. Staff Reports- Designated Agent/WEO

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

## XIII. ADJOURNMENT

MOTION to adjourn the IWWC Regular Meeting of March 4, 2025

**RESULT: 5-0** ADJOURNED  
**MOVER:** Pealer  
**SECONDER:** Mareli  
**AYES:** 5 DeBrodt, Marelli, Pealer, Ribe, Thompson  
**NON-VOTING:** 1 Graham

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

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Chairman Justin DeBrodt  
Inland Wetlands & Watercourses Commission