



TOWN OF LEDYARD CONNECTICUT INLAND WETLAND & WATERCOURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, April 7, 2026

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
Vice Chairman, Beth E. Ribe
Commissioner, Michael Marelli
Commissioner, Daniel Pealer
Alternate Member, Robert Graham
Alternate Member, Sarah Bowen

In addition, the following were present:

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

Chairman DeBrodt seated Commissioner Graham as voting member.

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

A. Public Hearing: IWWC#26-3SITE - 25 Harvard Terrace (MAP ID: 9/910/25) & 39 Military

Hwy (MAP ID: 92/1590/39), Gales Ferry CT,- Applicant/Agent, Town of Ledyard, - Property Owners, Avalonia Land Conservancy Inc. & C.R Klewin LLC, for regulated activities, including maintenance and repair of existing stormwater inlet and outlet infrastructure, and removal of a beaver dam and other obstructions at both locations to improve drainage and reduce flooding. (Submitted 2/26/26, Date of Receipt 3/3/26, PH set for 4/7/26, PH close by 5/11/26, DRD-35-days from close of PH)

Ledyard Town Engineer and Director of Public Work, Steve Maslin, gave his presentation to the Commission. He provided a history of the watercourses and dam development over the last two hundred years. He showed recent damage to roadways related to the project. He explained hundred year flood event. He explained likely future issues if the work was is not conducted. The presentation was marked exhibit #13 for the record.

Mobby Larson, 53 Harvard Terrace, Gales Ferry, made a public comment to the Commission. She passed around a photo for the Commission. It was marked as exhibit #15. She read her statement for the record which was marked as exhibit #16. She spoke in favor of the road repair. She stated her concern about the beaver population. She stated that she believes the beavers will continue to return to the area even if they are removed.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, stated that he had originally come to speak against the application but now sees that the emergency work was necessary. He stated his concerns that the work was done before the permit was obtained and he is concerned that due process for wetlands work may not be followed in the future. He commented that perhaps there is another way to deal with the recurrence of beavers in the pond.

Anne Roberts-Pierson, 4 Anderson Drive, Gales Ferry, commented that she understands there are long term issues dealing with the recurrence of beavers. She requested that the most humane means of deterring or removing beavers be used by Town Staff for all future operations.

An unofficial representative of Avalonia Land Conservancy from North Stonington, stated that when Avalonia took over the property there was an obligation to maintain certain water levels to save the pond and to maintain road and the safety of the residents of the wells.

Brenna Hass, 51 Harvard Terrace, Gales Ferry, commented that she would like more information about future plans to maintain the pond levels for natural habitat and aquatic animals.

Richard Levesque, 33 Harvard Terrace, Gales Ferry, stated that he supports the application and road repair and commented that he is concerned about potentially lowering pond levels. He stated that he believes Mr. Maslin intentionally wants to drain the pond. He stated that he asked the Town many times to pull out debris from culvert which would have aided with the backup.

Carlo Porazzi, 30 Chapman Lane, Gales Ferry, stated that he understands the need for the work and additional regular maintenance. He commented that he finds the timing suspicious in relationship to previous applications concerning multifamily development on adjoining properties.

Peter Gardner of Dieter & Gardner, 1641 CT-12, Gales Ferry, stated that he grew up on 23 Military Highway in Gales Ferry and is familiar with area. He stated that his understanding of the application is broken into two parts. The first is the ability to maintain the culverts under Harvard Terrace and the second being the regular removal and maintenance of the beaver dams. He stated that he has seen flooding to Route 12 and that this supports rights to maintain the culverts and other necessary work on a regular basis. He believes that the Town should have the

right to do such work without having to come to Commission for permission to protect roadways and wetlands. He stated that the berm is not there to hold water on the North of the pond and referenced map that showed even water levels from presentation.

Conner Slack, 47 Harvard Terrace, Gales Ferry, stated concerns about lowering pond levels in the future. He stated concerns about the timeline of the proposed work. He referenced a contentious multifamily development application that was denied by the Wetlands Commission in 2025.

Deborah Edwards 30 Bluff Road West, Gales Ferry, stated that she disapproves of the idea that the Public Work Department should have the right to annually remove beavers and beaver dams without Commission approval.

Chairman DeBrodt asked Mr. Maslin to come back to address the Commission and respond to public comments. Mr. Maslin stated that he is recused from all engineering matters in Gales Ferry as it would be a conflict of interest. He stated that the issue of the culvert was brought to the attention of Public Works last summer and commented that his team struggled to trap the beavers initially. He stated that he is only concerned with beaver activity that negatively impacts roadways. He confirmed again that he is not draining the pond and that the culvert design does not allow the water level to lower anymore than in the past. He talked about the control structure. He stated that the long-term plan is to repair the entire dam but the logistics are hard. He added that the proposed work is useful for maintaining the roadway in the interim. He stated that they need to remove the berms in the wetlands and concurred with previous comments that his Public Works Department could be more proactive and less reactive but is working under the constraints of having a small crew.

Commissioner Graham asked if the work would result in same pond levels on either side of the culvert. Mr. Maslin stated that at the end of the work the pond levels will equalize as they were designed to do. Chairman DeBrodt asked what removing the beaver dam would do to the wetlands structure. Mr. Maslin said that it does not change the nature of the wetlands but allows the water to flow freely as it had in the past. He said that the end goal is protection of the roadway and restoration of the pond.

MOTION to close the public hearing on application IWWC#26-3SITE.

RESULT: 5-0 PUBLIC HEARING CLOSED

MOVER: Pealer

SECONDER: Ribe

AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

B. Discussion & Decision: IWWC#26-3SITE - 25 Harvard Terrace (MAP ID: 9/910/25) & 39 Military Hwy (MAP ID: 92/1590/39), Gales Ferry CT,- Applicant/Agent, Town of Ledyard, - Property Owners, Avalonia Land Conservancy Inc. & C.R Klewin LLC, for regulated activities, including maintenance and repair of existing stormwater inlet and outlet infrastructure, and removal of a beaver dam and other obstructions at both locations to improve drainage and reduce flooding. (Submitted 2/26/26, Date of Receipt 3/3/26, PH set for 4/7/26, PH must close by 5/11/26, DRD 35-days from close of PH)

Commissioner Ribe stated concerns about the beavers reappearing every year with no long term solutions. Commissioner Pealer stated that a long term maintenance plan would have to be presented as its own application and that their only jurisdiction for this evening is determination

of the regulated activities associated with this specific application.

Chairman DeBrodt asked if the Commission needs to determine significant impact before taking a vote. Land Use Director, Elizabeth Burdick, said that would not be required because a public hearing was already held on the application.

MOTION that IWWC#26-3SITE 25 Harvard Terrace & 39 Military Highway, Gales Ferry CT - Applicant, Town of Ledyard – Owners, Avalonia Land Conservancy and C.R. Klewin, LLC for regulated activities associated with the removal of a beaver dam and maintenance to existing outlet structures.

1. Work shall be conducted only during late summer and early fall and under dry conditions. Should conditions of the site require, soil erosion and sediment controls shall be installed as needed.

MOVER: Ribe
SECONDER: Graham

Chairman DeBrodt asked who is responsible for monitoring erosion and sediment controls for the project. Staff responded that the erosion and sediment controls would be jointly monitored by the Department of Public Works and herself as the Wetlands Official.

FRIENDLY AMENDMENT to adjust the conditions of approval to state: Work shall be conducted only during late summer and early fall and under dry conditions. Should conditions of the site require, soil erosion and sediment controls shall be installed as determined by the Wetlands Enforcement Official and Director of Public Works.

MOVER: Ribe
SECONDER: Graham

Chairman DeBrodt called for a vote.

RESULT: 5-0 APPROVED AND SO DECLARED
MOVER: Ribe
SECONDER: Graham
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

A. IWWC#26-6RESUB - 84 Silas Deane Road (MAP ID: 42-2220-84) & 58 & 59 Seabury Avenue (MAP ID: 42-2200-58) (MAP ID: 42-2200-59), Owner/Applicant - 84 Silas Deane Road, LLC - Agent, Dieter & Gardner, LLC for regulated activities associated with a proposed 23-Lot Resubdivision, including the construction of a new public road, stormwater drainage system and installation of a dry hydrant (Submitted 3/26/26, Date of Receipt 4/7/26, DRD 6/10/26)

Chairman DeBrodt stated that the Commission is only receiving the application this evening.

Peter Gardner of Dieter & Gardner, 1641 CT-12, Gales Ferry, gave a brief presentation of the application. He displayed and discussed the overview sheet with the Commission. He noted that the Ledyard Fire Department requested a dry hydrant near pond area. He commented that it is an open space subdivision and described the ways in which the open space would join Town owned land and Avalonia Land Conservancy property. He offered to do site walk with the Commission. The Commission discussed which dates would work for everyone.

MOTION to schedule an IWWC Special Meeting Site Walk on Friday, April 24, 2026 at 5:00pm

MOVER: Ribe
SECONDER: Pealer

They discussed if they should also schedule a rain date and determined it would not be necessary.

RESULT: 5-0 SITE WALK SCHEDULED
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

B. IWWC#26-7SITE-1947 Center Groton Road (Map ID:67-430-1947), Ledyard CT,-Applicant, EG Home LLC-Agent, William Sweeney, Esq.- Property Owners, 1947 Center Groton Road LLC, for regulated activities associated with construction of a 72-unit multifamily development & associated site improvements. (Submitted 4/1/26, Date of receipt 4/7/26, DRD 6/10/26)

Chairman DeBrodt stated the application is only being received this evening.

Aron Shumacher, P.E., of BL Companies presenting on behalf of EG Homes, gave a brief overview of the property and wetlands located on the parcel. Commissioner Graham asked for details regarding the sewer system. Mr. Shumacher stated yes and described the pump station.

Chairman DeBrodt asked for clarification on upland review area and regulated activities. They discussed the highlighted sheet demonstrating wetlands impact and E & S controls. They discussed storm water management strategies that would be utilized.

Commissioner Ribe asked for clarification about the proposed rain garden. Mr. Shumacher explained that the construction of the rain garden would be an added control in addition to the water basins. The Commission stated they would like more time to review the application and agreed to table the application to the next regular meeting.

MOTION to table application to the IWWC Regular Meeting of May 5, 2026

RESULT: 5-0 TABLED
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

C. IWWC#26-2SITE - 31 Church Hill Road, (Map ID: 40-490-31) Ledyard, CT - Agent, Peter

Gardner, L.S. - Property Owners, David & Sara Holdridge, for regulated activities associated with the construction of a driveway, including two wetland crossings and associated site improvements, to serve a future single-family residence. Application APPROVED WITH CONDITIONS by the IWWC on 3/3/26. Applicant requests Transfer of the Approved Permit to Ty Curtis per Section 11.9.

Wetlands Enforcement Official, Hannah Gienau, corrected the agenda item and stated that it should refer to Section 11.10.e of the Inland Wetlands & Watercourses Regulations not Section 11.9. She stated that permits are not transferable between applicants without permission of the Commission. Land Use Director, Ms. Burdick, recommended that the Commission approve the request with condition that the new owner's information be submitted to the Land Use Department in full as they did not receive that information to date. Ms. Burdick suggested that the Commission should table this item to the next meeting or approve with conditions that all that information is submitted to the Wetlands Enforcement Official. Chairman DeBrodt asked if the Commission will hold up the process if they table the application until the next regular meeting. Ms. Gienau stated that the process would not be held up as the owners are still working out details of the transfer and project.

MOTION to table application to the IWWC Regular Meeting of May 5, 2026

RESULT: 5-0 TABLED
MOVER: Ribe
SECONDER: Pealer
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of March 3, 2026

MOTION to approve the IWWC Regular Meeting Minutes of March 3, 2026

MOVER: Ribe
SECONDER: Marelli

Chairman DeBrodt asked if the Commission had any amendments to the minutes. They responded no. Chairman DeBrodt called for a vote.

RESULT: 5-0 APPROVED AND SO DECLARED
MOVER: Ribe
SECONDER: Marelli
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

XI. CORRESPONDENCE

Ms. Gienau stated that there is a memo from the Agriculture Commission concerning a joint meeting. Staff and the Commission discussed the memo.

Commissioner Marelli stated that the Agriculture Commission started these joint meetings about a year and half ago so that multiple related commissions could coordinate efforts. Commissioner

Marelli talked about regulatory vs advisory commissions and that it is an open discussion. Commissioner Marelli stated that he would represent the Wetlands Commission and Commissioner Ribe said she might represent the Planning & Zoning Commission where she also sits as a regular member.

Staff stated that a letter was submitted to the Land Use Department from the James C. Lamb Family Trust with the request that it be given to the Wetlands Commission as correspondence. Staff commented that the letter is regarding application IWWC#25-19SITE on Lambtown Road Extension that was submitted and withdrawn by Public Works Director, Seve Maslin. Copies of the letter were distributed to the Commission.

Chairman DeBrodt stated that he got an email from Ms. Burdick about land use training provided by UConn CLEAR on April 18th from 9-12:30 and encouraged members to attend.

Ms. Gienau stated that Alternate Member Sarah Bowen will get signed up for DEEP Training soon. Commissioner Ribe commented she is still having difficulty signing into her account to complete her training.

XII. REPORTS

A. Wetlands Report of April 7, 2026

Ms. Gienau gave a brief review of her report.

XIII. ADJOURNMENT

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

VOTE: 5-0 The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission