



TOWN OF LEDYARD CONNECTICUT

INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

SPECIAL MEETING

~ MINUTES ~

Tuesday, July 15, 2025

7:00 PM

Council Chambers -Hybrid Format

I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLIGANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Justin DeBrodt
Commissioner, Daniel Pealer
Alternate Member, Robert Graham
Vice Chairman, Beth E. Ribe
Commissioner, Michael Marelli
Alternate Member, James Thompson

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 seated Commissioner James Thompson as a regular voting member.

IV. PUBLIC HEARINGS/APPLICATIONS

A. Public Hearing: 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 to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH cont. to 7/15/25 with 15-day ext. of time, PH must close by 7/16/25. DRD 65-days from close PH).

Land Use Director, Elizabeth Burdick, read all newly submitted exhibits into the record since the last public hearing.

Staff passed out copies of their staff report and read the report into the record. The staff report

was marked as exhibit #52.

Attorney Brian Smith of Robinson & Cole, One State Street, Hartford CT, representative of the applicant, C.R. Klewin, stated that the Commission should not deny the application with prejudice but should approve with conditions. He introduced several members who are present at the meeting who are helping with the application. He stated that Jeff Bord of Bohler Engineering would make a final presentation to the Commission.

Jeff Bord of Bohler Engineering reviewed exhibits #43-2 and #34 with the Commission and noted in which ways the application has been modified to minimize impacts to the surrounding wetlands. He spoke to the test pits that have been done on site.

Thomas Greenwood of Whitestone Associates, geotechnical engineer, introduced himself and reviewed exhibits #43-2 with the Commission. He explained several technical details of the plan.

Richard Ross of EpicCleanTec, spoke to the revision of the application to DEEP to include the new proposal and stated that he is confident they will receive approval on a state level. He spoke to the details of the wastewater treatment system and the multiple precautions they took.

Ian Cole, wetlands scientist out of Middle Town CT, spoke to the proposed design of the project and its temporary impact on the surrounding wetlands. He spoke to the requirements of CT DEEP and stated that the applicant would need to receive state approval before construction.

Attorney Brian Smith of Robinson & Cole gave a summary of the application and the testimony provided by the various experts that spoke. He stated that the Commission should approve with conditions and made various arguments in support of the application.

Attorney Wilson Carroll of Cohen & Wolf, 1115 Broad Street, Bridgeport, CT, representing the intervenor, Gales Ferry District, stated that Mr. Trinkaus of Trinkaus Engineering is present to testify to the Commission. Attorney Carroll passed out copies of Mr. Trinkaus's CV for the Commission. Staff marked it as exhibit #53. Attorney Carroll made various arguments against the application.

Steven Trinkaus, P.E., of Trinkaus Engineering, made multiple arguments against the application. He spoke to water drainage and various technicalities of the proposed project and property. Attorney Wilson Carroll made closing statements against the application.

Mobby Larson, 53 Harvard Terrace, Gales Ferry, made her public comment statement against the application and concurred with several statements made by the intervenor. She spoke to her previous public comment statement previous marked as exhibit #24. She passed out a public comment statement for this evening's meeting. Staff stated for the record it would be marked as exhibit #54. She read her second public comment statement into the record.

Craig Mateyov, 7 Harvard Terrace, Gales Ferry, made a public comment statement against the application and spoke to concerns about impacts of blasting on the test pits. He additionally stated his concerns about chemicals stored on the property for the wastewater treatment system.

Jimmy Kelley, 17 Winthrop Rd, Gales Ferry, made a public comment statement against the application and commented on various deficiencies of the proposed project.

Elanor Murray, 26 Devonshire Drive, Gales Ferry, via zoom stated that a potential increase in rain is a consideration in this proposed project. She additionally commented on water usage of

the residents of the proposed housing development.

Attorney Brian Smith of Robinson & Cole asked Jeff Bord of Bohler Engineering to come back online to respond to comments made by Steven Trinkaus. Jeff Bord addressed comments made by Steven Trinkaus regarding test hole pits and acquired data. Attorney Brian Smith made various comments in support of the application.

Director Elizabeth Burdick spoke to the process of land use applications and permitting projects. She stated that Attorney Smith is correct in that you don't normal condition on State approval from DEEP. She stated that the IWWC is responsible for approving regulated activity to wetlands. She stated that the Town Engineer asked for test pits on May 5th and May 29th. She additionally stated that the same comments that were received in the first interaction of the application are the same they received for IWWC#25-5SITE. She stated that at no time did the applicant's engineer ask to meet with third party consultants to work out details of the test pits. She stated the Ledyard Town Engineer cannot determine impacts to the wetlands based on the information provided. She stated that she respectfully disagrees with Attorney Smith and Jeff Bord.

Wilson Carroll representing the intervenor Gales Ferry District stated for the record that data is still missing about the one test pit that has not been conducted. He made several statements in support of Mr. Trinkaus's report.

Attorney Brian Smith asked Jeff Bord to respond to the comment made by Wilson Carroll. Jeff Bord commented on the test pits shown on the plans. Attorney Brian Smith made his concluding comment in support of approval with conditions.

Chairman DeBrodts asked if any of the Commissioner's needed clarification on any of the information presented. Commissioner Ribe asked if the travel time was established for the waste water treatment system. Director Burdick stated that travel time is under the purview of DEEP. Director Burdick stated that she does not think that the topic of travel time is not relevant at this time because the applicant has already acknowledged on the record that they will need to resubmit to DEEP with modification of their wastewater treatment system for approval. She stated that the Town Engineer could not determine impact to the wetlands because that data was not provided. Commissioner Ribe and staff discussed the various aspects that interfere with drainage.

Commissioner Mareli asked for clarification on which comments were not previously addressed. Director Burdick stated that the only comment that has not been addressed as of time concerns the test pit at the basin. Commissioner Pealer asked for clarification on the biggest concern from staff concerning the application. Director Burdick stated that their biggest concern is that the applicant has not addressed their town engineer's comments.

Chairman DeBrodts asked for clarification of the basis and test pit in the western corner of the property. Jeff Bord and the Commission clarified the process and technical details of the test pit. Chairman DeBrodts asked for clarification if blasting data has been provided. The Commission and Jeff Bord discussed the process of construction plans and blasting.

Director Burdick stated that her recommendation is that the Commission close the public hearing this evening. She discussed various next steps the Commission could take.

MOTION to close the public hearing on application IWWC#25-5SITE

RESULT: 5-0 PUBLIC HEARING CLOSED

MOVER: Pealer

SECONDER: Mareli

AYES: 5 DeBrod, Ribe, Pealer, Thompson, Mareli

NON VOTING: 1 Graham

B. Discussion & Decision: 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 to open 4/1/25, PH rescheduled to open 4/22/25, PH must close by 5/26/25, PH Cont. to 5/6/25, PH Cont. 5/27/25 with 2-day ext. time granted to 5/28/25, PH Cont. to 7/1/25 with 36-day ext. time granted to 7/2/25, PH cont. to 7/15/25 with 15-day ext. of time, PH must close by 7/16/25. DRD 65-days from close PH).

MOTION to table Discussion and decision on application IWWC#25-5SITE to the IWWC Regular Meeting of August 5, 2025

RESUTL: 5-0 TABLED

MOVER: Ribe

SECONDER: Pealer

AYES: 5 DeBrod, Ribe, Pealer, Thompson, Mareli

NON VOTING: 1 Graham

V. ADJOURNMENT

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

The meeting adjourned at 8:55 p.m.

VOTE: 5-0 Approved and so declared

Respectfully submitted,

Chairman Justin DeBrod

Inland Wetlands & Watercourses Commission