



TOWN OF LEDYARD CONNECTICUT

INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
SPECIAL MEETING

~ MINUTES ~

Tuesday, April 22, 2025

7:00 PM

Ledyard Middle School - 1860 CT-12
Gales Ferry, CT 06335 (aka 1854 CT-12)

I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 7:00 p.m. in the Ledyard Middle School Auditorium and on zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Chairman, Justin DeBrodt
Commissioner, Michael Marelli
Commissioner, Daniel Pealer
Alternate Member, Robert Graham
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

Chairman DeBrodt stated the guidelines of conduct for the public hearing process. He additionally outlined the schedule of the meeting and the order in which speakers would present to the Commission.

IV. PUBLIC HEARINGS/APPLICATIONS

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, PH orig. scheduled 4/1/25, PH rescheduled to 4/22/25, PH must close within 35 days by 5/26/25, DRD 65 days after close of PH)

Chairman DeBrodt and Zoning Enforcement Official, Hannah Gienau, read the exhibit list for the application into the record.

Attorney Brian Smith of Robinson & Cole, One State St, Hartford, CT, introduced the application to the Commission and noted several overall changes that were made since the first application

that was submitted and withdrawn in 2024.

Jeff Bord, P.E, of Bohler Engineering, 65 LaSalle Rd Suite 401, West Hartford, CT, introduced himself and began his presentation marked as exhibit #22 noting various details of the plans. He described ways in which the new project design mitigates or takes away all impact to the wetlands.

Richard Ross P.E., of Epic Cleantec, 8425 Market St, San Francisco, CA 94103, representing the applicant, introduced himself and began his presentation regarding the waste water treatment system detailed in the applicant's plans.

Attorney Brian Smith stated that the third-party consultant, Mark Lancor of Dymar, had requested additional information from the applicant noted in exhibit #18. He stated that the applicant had provided this information earlier in the day, in which documents were marked as exhibits #21-#21-10. He stated that since Mr. Lancor will present at the May 6, 2025 meeting, Mr. Bord and Mr. Ross will need time to respond to whatever comments are presented at that time. Attorney Brian Smith made some additional closing comments about the application to the Commission.

Chairman DeBrodt asked if the Commission had any questions for the presenters at this time. Commissioner Ribe asked for clarification on the wastewater system described in the applicant. Attorney Brian Smith stated that the documents Mr. Ross had referenced in his previous presentation at the ones that are pending before DEEP. He stated that those documents had been submitted for the record as exhibits #21-#21-10 for the application. Commissioner Ribe asked if the presentation slides had been entered for the record of the application.

Zoning Enforcement Official, Hannah Gienau, stated that the presentation slides would be marked as exhibit #22 for the record.

Commissioner Ribe asked for clarification on the drainage plan and the various details shown on the plan. She and Jeff Bord reviewed the presentation slides.

Chairman DeBrodt introduced the Verified Notice of Intervention submitted by Lee Ann Berry and the Gales Ferry Fire District marked as exhibit #17. He stated that the Town Attorney and Land Use Director, Elizabeth Burdick had already spoken and suggested that the Commission accept the intervention petition.

Attorney Brian Smith stated that he does not object to the intervention by Ms. Lee Ann Berry, but that he objects to the intervention by the Gales Ferry District because it was not properly done. He referenced Chapter 6 of the Uniform Acknowledgement Act and submitted it for the record. Hannah Gienau, Zoning Enforcement Official, stated that the document would be marked as exhibit #23 for the record. He spoke to the criteria outlined in the document that nullifies the intervention by the Gales Ferry District.

Chairman DeBrodt stated again that the Town Attorney recommended that the Commission accept the intervention petitions. Chairman DeBrodt asked that intervenor Lee Ann Berry speak to the intervention petition.

Lee Ann Berry, 78 Military Highway, Gales Ferry, stated that her attorney is not present at the meeting but that Steven Trinkaus of Trinkaus Engineering will be present on Zoom to give a presentation in opposition of the application. She additionally stated that she was in contact with her attorney during the meeting and she and Attorney Pirese will meet to discuss the objections

made by Attorney Brian Smith to the intervention petition. Ms. Berry asked if the public hearing will be continued until May 6, 2025. Chairman DeBrodt confirmed that the public hearing will be continued to give more time for presentations and documents to be submitted for the record.

Chairman DeBrodt stated that the Commission would begin taking public comments from the audience. He called Mobby Larsen to come to the stand.

Mobby Larsen, 53 Harvard Terrace, Gales Ferry, came to the stand and spoke in opposition of the application. She read her statement into the record for the Commission. Hannah Gienau, Zoning Enforcement Official, stated that it would be marked as exhibit #24 for the record.

Hannah Gienau and Chairman DeBrodt clarified that she would read her staff report into the record. She read her report which was marked previously as exhibit #19.

Chairman DeBrodt called for Eleanor Murray. Eleanor Murray, 26 Devonshire Drive, Gales Ferry, gave her public comment statement in opposition of the application.

Chairman DeBrodt called for Gary Shneider. Gary Schneider 61 Inchcliffe Drive, Gales Ferry, gave his public comment in opposition of the application. Mr. Schneider submitted his statement for the record and it was marked as exhibit #25.

Richard Ross of Epic Cleantec, attending via Zoom, commented that there seems to be some confusion regarding the wastewater estimates related to the application. He spoke to the wastewater estimates that are outlined in the application.

Dave Shroeder, 290 Whalehead Road, Gales Ferry, gave his public comment statement in opposition of the application.

Steve Trinkaus, P.E., of Trinkaus Engineering, 114 Hunters Ridge Rd, Southbury, CT 06488, consulting engineer for Lee Ann Berry and the Gales Ferry Fire District, introduced himself and reviewed his report with the Commission that was previously marked as exhibit #20.

MOTION to continue the public hearing on application IWWC#25-5SITE to the IWWC Special Meeting of May 6, 2025 at 7:00 p.m. in the Ledyard Middle School Auditorium

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

V. ADJOURNMENT

Commissioner Ribe moved the meeting to be adjourned, seconded by Commissioner Pealer. The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission