



TOWN OF LEDYARD CONNECTICUT

INLAND WETLAND & WATER COURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, July 1, 2025

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
Commissioner, Michael Marelli
Alternate Member, Robert Graham
Vice Chairman, Beth E. Ribe
Alternate Member, James Thompson
Commissioner, Daniel Pealer (via zoom)

In addition, the following were present:

Zoning & Wetlands Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

Chairman DeBrodt seated Alternate Member James Thompson in place of 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

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 must close by 7/2/25. DRD 65-days from close PH).

Attorney Brian Smith, One State Street, Hartford, CT, representing C.R. Klewin, LLC, stated that he had submitted a letter requesting a continuance for application IWWC#25-5SITE previously marked as exhibit #38-1 and #38-2. He spoke to the application sitting before DEEP and that they need more information from the applicant. Commissioner Ribe and Attorney Brian Smith clarified the timeline of the DEEP applications. Attorney Brian Smith, the Commission and staff all discussed which site plan had been submitted to DEEP for review.

Hannah Gienau read exhibit #40 into the record with questions submitted by Land Use Director, Elizabeth Burdick.

The Commission discussed when they would close the public hearing and when they would be receiving information from both the applicant, the intervenor and their own consultants.

Jeff Bord of Bohler Engineering, 65 LaSalle Rd Suite 401, West Hartford, CT, reviewed exhibit #34 with the Commission and noted changes made for drainage and various features of the site. Hannah Gienau read for the record exhibit #28 noting comments provided by DyMar. Attorney Brian Smith spoke about the application process at the state level.

Richard Ross of Epic Cleantec, 10 S Van Ness Ave, San Francisco, CA, provided information on the data collection they will be doing to submit for DEEP. Jeff Bord continued to make comments on the details of the site plan. Attorney Smith and the Commission continued to discuss the timeline that information would be submitted and details contained in the plan.

Attorney Wilson Carroll of Cohen and Wolf, 1115 Broad Street, Bridgeport, CT, representing the intervenor, Gales Ferry District, stated that the intervenor's experts are prepared to testify at this meeting or if the public hearing should be continued.

Zoning Enforcement Official, Hannah Gienau, read her staff report into the record marked as exhibit #41. The Commission continued to discuss if they would have sufficient information submitted for the record if they were to continue the hearing.

MOTION to grant the extension of time for the public hearing on application IWWC#25-5SITE

RESULT: 4-0 APPROVED AND SO DECLARED

MOVER: Ribe

SECONDER: Thompson

AYES: 4 Ribe, Marelli, Thompson, Pealer

NAYES: 1 DeBrodt

NON VOTING: 1 Graham

MOTION to continue the public hearing to the IWWC Special Meeting on July 15, 2025

RESULT: 5-0 CONTINUED

MOVER: Ribe

SECONDER: Pealer

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

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 must close by 7/2/25. DRD 65-days from close PH).

RESULT: TABLED

VIII. OLD BUSINESS

A. IWWC#25-11SITE - 8, 9 & 11 Colby Drive, Ledyard, CT, (Parcel IDS: 68-520-8, 9 & 11) - Applicant/Agent, Norm Eccleston for Owner, Habitat for Humanity of Eastern Connecticut Inc. for regulated activities associated with construction of a multi-family residential affordable housing development per C.G.S. §8-30g for 16 single-family and 11 duplex dwellings & associated site improvements, inc. the extension of Colby Drive. (Submitted 5/27/25, Date of Receipt 6/3/25, Tabled to 7/1/2025, DRD 8/6/2025)

Nancy Levesque of Benesch Engineering, and the Commission reviewed the maintenance plan for the application.

Zoning Enforcement Official, Hannah Gienau, entered her staff report as file document #11 for the application and read it into the record. Staff, the applicant and the Commission discussed the various proposed conditions of approval suggested including the application being signed by the property owners of 16 Highview Terrace. They discussed the intersection of the easement and the application. Staff and the Commission concluded that they would not condition approval on the additional signature.

After giving due consideration to all relevant factors, including those in Section 6 of the Ledyard Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move to APPROVE Application #IWWC 25-11SITE, submitted by the Applicant, Norm Eccleston Habitat for Humanity of Eastern CT, and the Property Owner Habitat for Humanity of Eastern Connecticut, Inc. , for regulated activities to construct a multi-family residential housing development per C.G.S §8-30g for 16 single-family dwelling units and 11 duplex dwellings and associated site improvements, including the extension of Colby Dr, grading, utilities, drainage structure maintenance, detention basins, and Soil Erosion & Sediment Controls (SESC), as more fully described in a plan entitled “Habitat for Humanity Multi-Family Residential Affordable Housing Development Per C.G.S §, lots 8,9,11 Colby Drive Ledyard, Connecticut, dated May 19, 2025”.

1. Soil erosion and sediment controls shall be installed prior to the start of work and maintained in good working order until any disturbed soils are permanently stabilized with

vegetative cover.

2. Prior to the start of any work at the site, the Ledyard Wetlands Enforcement Officer shall be notified and shall conduct an inspection to verify soil erosion and sediment controls have been properly installed.

3. Any future proposed changes to the proposed site plan submitted as part of this application shall be reviewed and approved by the Wetlands Official and/or the IWWC.

RESULT: 5-0 APPROVED WITH CONDITIONS

MOVER: Ribe

SECONDER: Thompson

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

NON VOTING: 1 Graham

IX. NEW BUSINESS

None.

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of June 3, 2025

MOTION to approve the IWWC Regular Meeting Minutes of June 3, 2025 as submitted

RESULT: 5-0 APPROVED AND SO DECLARED

MOVER: Ribe

SECONDER: Marelli

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

NON-VOTING: 1 Graham

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Staff Report of July 1, 2025

Hannah Gienau briefly discussed her staff report with the Commission.

XIII. ADJOURNMENT

Commissioner Thompson moved the meeting to be adjourned, seconded by Commissioner Ribe. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Chairman Justin DeBrod

