TOWN OF LEDYARD
CONNECTICUT
741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

INLAND WETLAND & WATER COURSES COMMISSION

Chairman Justin DeBrodt

SPECIAL MEETING

~ MINUTES ~

Saturday, March 29, 2025	9:00 AM	19, 29 & 39 Military Highway Gales Ferry, CT, 06335

The Town of Ledyard Inland Wetlands & Watercourses Commission, on Saturday, March 29, 2025, at 9:00 a.m., held a Special Meeting/Site Walk at the property located on 19, 29 & 39 Military Highway, Gales Ferry, CT.

Conversation at the site walk was strictly limited to location of characteristics from the plans as they relate to the field.

I. CALL TO ORDER – Chairman DeBrodt called the meeting to order at 9:00 a.m.

II. ROLL CALL APPOINTMENT OF ALTERNATES

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

Excused:
Vice Chairman Beth E. Ribe
Commissioner Michael Marelli
Alternate Commissioner James Thompson

Chairman DeBrodt appointed Alternate Commissioner Graham for absent Vice-Chairman Ribe.

Also present: Director of Land Use & Planning, Elizabeth Burdick
Zoning & Wetlands Official, Hannah Gienau
Applicant Representative, Attorney Brian Smith, Robinson & Cole
Applicant Representative, Peter Gardner, L.S., Dieter & Gardner

III. SITE WALK

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, Site Walk 3/29/25, 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 stated conversation at the site walk was strictly limited to location of characteristics from the plans as they relate to the field and that no public comment was permitted.

Peter Gardner, L.S., Dieter & Gardner, on behalf of the Applicant C.R. Klewin, LLC presented two site maps to the Commission, labeled "Conceptual Site Plan" and "Plan Showing Property of Sweet Hill Farm LLC 29 & 39 Military Highway, Ledyard CT, by Dieter & Gardner, dated December 2021." These maps depicted the boundaries of the amended wetland flags, 100' Upland Review Area, and three of the four corners of the two proposed buildings. The location of the fourth corner of building #1 was located inside the existing greenhouses on the site and, therefore, was not staked out.

Commissioners conducted a site inspection along the edges of the flagged wetland areas; viewed amended wetland flags; the 100' Upland Review Area; available stakes showing proposed building front corners; proposed retaining wall area and the location of a drainage outlet at the at the 100-foot URA boundary at the southern portion of the site in which stormwater that is collected and treated from the parking lot would be discharged.

Prior to adjournment of the Special Meeting, Chairman Debrodt announced the opening of the public hearing for the application was postponed from April 1, 2025 to April 22, 2025 at the Ledyard Middle School.

IV. ADJOURNMENT

Commissioner Pealer moved the meeting be adjourned at 9:49 am, seconded by Commissioner Graham. VOTE: 3-0 Approved and so declared.

Respectfully submitted,

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Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission