



TOWN OF LEDYARD CONNECTICUT INLAND WETLAND & WATERCOURSES COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman Justin DeBrodt

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, March 3, 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
Commissioner, Michael Marelli
Commissioner, Daniel Pealer (via Zoom)
Vice Chairman, Beth E. Ribe
Alternate Member, Robert Graham

In addition, the following were present:

Zoning & Wetlands Enforcement Official, Hannah Gienau
Town Council Liaison, James Thompson

Chairman DeBrodt appointed Alternate member Robert Graham as a regular member. He additionally stated that he will make the recommendation to the Town Council to have Commissioner Graham appointed as a regular member of the Inland Wetlands & Watercourses Commission.

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

None.

VIII. OLD BUSINESS

A. 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. (Date submitted 1/28/26, Date of Receipt 2/3/26, Tabled to 3/3/26, DRD 4/8/26)

Ian Cole, Certified Soil Scientist, representative of the applicant, spoke to the Commission about the wetlands on the property and the flagged soils. He handed out documents to the Commission to demonstrate the approximate location of the work being done and how it will interact with the wetlands. The document was marked as file document #10.

Commissioner Ribe restated a question that the Commission had from the previous meeting and asked Mr. Cole to clarify the need for the first wetlands crossing when there seemed to be an alternative pathway outside of the wetlands. Mr. Cole stated that the other part of the parcel would not work due to steep grading and ground conditions.

Wetlands Enforcement Official, Hannah Gienau, and the Commission discussed her staff report and suggested motions included in her staff report previously marked as file document #9. Chairman DeBrodt asked when the work was planning to be done if the applicant receives approval. Ms. Gienau stated that the anticipated start of construction would begin Spring 2026.

MOTION that the Commission find that the proposed regulated activities within the watercourse/waterbody as submitted in the Application IWWC#26-2SITE, plans and all supporting documents, do not meet any of the criteria of significant impact activities as defined the Town of Ledyard Inland Wetlands & Watercourses Regulations per IWWC Regs Section 2 and therefore are Class “B” activities.

MOVER: Ribe
SECONDER: Graham

No further discussion was had.

RESULT: 5-0 NON-SIGNIFICANT IMPACT
MOVER: Ribe
SECONDER: Graham
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

MOTION to APPROVE Application IWWC#26-2SITE, submitted by the Agent, Peter Gardner, , Applicant, and property owner David Holdridge and Sara Holdridge, for regulated activities for the construction of a driveway to serve a future single-family residence & associated site improvements as more fully described in the application & supporting documents, dated January 28, 2026 and a plan entitled “Plan Prepared for David A. Holdridge and Saras S. Holdridge, Showing Proposed Driveway and Conceptual House, Well and Septic System 31 Church Hill Road Ledyard, Connecticut, January 2026” with the following conditions:

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 at the wetland crossings and throughout the site.
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.
4. Any future construction of a new single family residence containing regulated activities shall be reviewed & approved by the WEO and/or IWWC.

RESULT: 5-0 APPROVE REGULATED ACTIVITIES
MOVER: Ribe
SECONDER: Graham
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

IX. NEW BUSINESS

A. 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.(Date submitted 2/26/26, DOR 3/3/26, PH set for TBD, DRD 35 days from close of PH.)

ZEO Hannah Gienau stated that there has not been sufficient time to review the application but that staff suggests that the Commission set a public hearing on the application for the IWWC Regular Meeting of April 7, 2026. She stated the department had received prior petitions for a public hearing.

MOTION to set a public hearing on application IWWC#26-3SITE to the IWWC Regular Meeting of April 7, 2026 at 7:00 pm in the Town Hall Annex and on Zoom.

RESULT: 5-0 PUBLIC HEARING SET
MOVER: Ribe
SECONDER: Graham
AYES: 5 Pealer, Ribe, DeBrodt, Marelli, Graham

X. APPROVAL OF MINUTES

A. IWWC Regular Meeting Minutes of February 3, 2026

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

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

XI. CORRESPONDENCE

None.

XII. REPORTS

A. Wetlands Report of March 3, 2026

ZEO Hannah Gienau and the Commission briefly discussed her wetlands report. Chairman DeBrodt and the Commission discussed which members were able to attend the FOIA training last month. Chairman DeBrodt asked which members had completed their DEEP Training and submitted their training confirmation statements to the Land Use Department.

XIII. ADJOURNMENT

Commissioner Graham moved the meeting to be adjourned, seconded by Commissioner Ribe.

VOTE: 5-0 The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Chairman Justin DeBrodt
Inland Wetlands & Watercourses Commission