

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES**

June 10, 2019

**East Lyme Town Hall, 108 Pennsylvania Avenue,
East Lyme, Connecticut
Upper Meeting Room**

7:00 p.m.

Present: Peter DeRosa, Phyllis Berger, Rosemary Ostfeld, Ann Cicchiello, Vice Chairman

Absent: Gary Upton, Chairman, Harry Clarke, Jack Chomicz, Theodore Koch, Alt.

Also Present: Gary Goeschel, Director of Planning/Inland Wetlands Agent

Call to Order:

Vice Chairman, Ann Cicchiello called the meeting to order at 7:04

Pledge of Allegiance:

The Pledge of Allegiance was recited.

- I. Additions to the Agenda**-none
- II. Public Hearings:** -none
- III. Public Delegations:** No Public Delegations
- IV. Acceptance of Minutes:**
 - A. Meeting Minutes of May 6, 2016 Regular Meeting**

MOTION (Ostfeld/Berger) To approve the minutes of May 6, 2019 Regular Meeting as amended.

 - Page 3, ¶ 1-The soils are ~~gravely~~ gravelly and sandy.
- V. Ex-Officio Report**-none
- VI. Pending Applications**
 - A. Willow Land LLC, Jodie Chase, Owner, Application for the construction of a new single family residence within an upland review area located at 67 Spring Glen Rd, East Lyme Assessor's Map 01.18, Lot 56.**

Greg Fettus, Fettus Engineering, Mystic, described the property and addressed the comments from town staff. He discussed the drainage path along the wetlands and stated that to avoid footing drains and sub-pumps they flipped the house which moved it more towards the road and eliminated the front steps. The water and sewer will come straight in to the house with less disturbance. Fettus stated the grading has

not changed from the first plan submitted. Any water from the sub-pumps will be directed to a stoned gravel area in the buffer.

The house is 32 X 30 with a single car garage and walk out basement. The lot size is 12,538 sq.ft. There is no additional impact from drainage on neighbors as the grading is not changing.

Fettus informed the commission that when the soil scientist surveyed the property he did not see evidence of a stream, but he acknowledged there is evidence of an intermittent stream. There will be a mulch buffer planted at the edge of the limit of disturbance. The rain garden is the same as first presented. The driveway will be stone with a paved apron.

Jodie Chase stated she is a soil scientist and informed the commission that they are building the smallest house possible but they need to build a house that is marketable and in keeping with the surrounding homes.

G. Goeschel stated the applicant has addressed all staff comments and the town engineer had no issue with the drainage as proposed.

The flow of the water is north to south and goes to a drainage system and then into Long Island Sound.

The application states that there is 2,100 sq. ft. of wetlands areas that will be disturbed and 5,000 sq. ft. of upland review will be disturbed.

MOTION: (Ostfeld/DeRosa) to table until the next meeting, Willow Land LLC, Jodie Chase, Owner, Application for the construction of a new single family residence within an upland review area located at 67 Spring Glen Rd, East Lyme Assessor's Map 01.18, Lot 56. Vote: Approved Unanimously.

B. Leonard Brian McPartlin, Owner: Application for the repair and construction of a landscape retaining wall down to the bank level at 132 N. Bride Brook Road, East Lyme Assessor's Map 14.0, Lot 56

G. Goeschel stated the applicant has informed his office he is building the retaining wall according to the sketch provided to him on how to build a, "Landscape Retaining Wall". G. Goeschel is not sure there is the level of stone/crushed rock as the sketch calls for but it appears that the wall is being constructed properly and no water is getting behind wall.

MOTION: (Berger/Ostfeld) to approve Application for the repair and construction of a landscape retaining wall down to the bank level at 132 N. Bride Brook Road, East Lyme Assessor's Map 14.0, Lot 56. Vote: Approved Unanimously.

VII. New Business:

A. J. Robert Pfanner & Associates, Agent for Roxbury Road, LLC; for the deposition of material on land within 100-feet of a wetlands and watercourse at

property located on the southwest side of Roxbury Road across from the entrance of the Towns' Municipal Transfer Station, Assessor's Map 16.1 Lot 43, Niantic, Connecticut for future septic area as part of a future subdivision.

J. Robert Pfanner gave a background of the previous violation on the property and stated the property owner has retained the services of his company. He informed the members that an 8 lot development is proposed in the future on the 62 acre parcel. He stated most of the back part of the property is wetlands.

Pfanner stated there are two areas that are called out as prep for septic system. He stated there needs to be 4' of cover to a septic system. Due to rock in those areas 2' of fill needs to be brought in to meet septic regulations. He stated the application is just for the stockpile of fill for the septic, not for the development. He cannot get a sanitation report for the potential development until there is a suitable area for the septic. He stated the fill will be closest to the wetlands. The leeching area will be approximately 60" from the wetlands.

Pfanner stated the wetlands report which has been done by a certified soil scientist will be provided to staff and the commission. The commission stated they would like the soil scientist to be at the next meeting.

The application was tabled until the next meeting.

VIII. Old Business: No Old Business

IX. Reports

A. Chairman's Report-no report

B. Inland Wetlands Agent Report-no report

C. Enforcement

1. Cease, Desist and Restore Order, 13 Green Valley Lakes Rd; Thomas and Kristen Chantrell, Owner; Installation of a dock which encroaches approximately 20-feet into a watercourse located on an abutting property and the clearing, grading, removal and deposition of material on the land within 100 ft of a watercourse without an Inland Wetlands Permit. (Agreement to remove by August 31, 2019)

G. Goeschel stated the property owner did remove the additional dock that was on the abutters property. He stated they are in the process of removing the pipe.

G. Goeschel informed the members that the Twin Valley application is now on the court docket and is proceeding forward in the courts.

2. Notice of Violation; 297 Boston Post Road; Al Smith Owner, Jason Pazzaglia, Other; Outside storage of equipment, construction materials, and the stockpiling of earthen materials including but not limited to yard debris within 100 feet of a watercourse without or in violation of an Inland Wetlands Permit.

G. Goeschel stated there was no change from the last time J. Pazzaglia was contacted. He stated he saw J. Pazzaglia recently and told him he needed to get moving on moving the materials outside of the review area. It was the consensus of the commission that a fine should be levied.

Correspondence-none

G. Goeschel included in the packets, the Inland Wetland Commission bylaws for future discussion and possible action. He also supplied their regulations for possible revision.

G. Goeschel informed the members of his discussion with some Board of Selectmen members on the issue of attendance and lack of members on the commission.

X. Adjournment:

MOTION: (Berger/DeRosa) to adjourn at 8:15 Vote: Approved Unanimously.

Respectfully Submitted

**Sue Spang
Recording Secretary**