

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
February 8, 2021
Remote Participation by ZOOM due to Covid 19
7:00 p.m.**

Present: Gary Upton, Phyllis Berger, Kristin Chantrell, Don Phimister, David Schmitt, Doreen Rhein, Jason Deeble, Alt., Marjorie Meekhoff

Absent: Sandy Gignac

Also Present: Gary Goeschel, Director of Planning/Inland Wetlands Agent, Jennifer Lindo, Administrative Assistant, Paul Dagle, Liaison from BOS

FILED

CALL TO ORDER:

The meeting started at 7:02

Feb 9, 20 21 AT 1:42 AM (PM)
Brooke Brown HTE
EAST LYME TOWN CLERK

I. ADDITIONS TO THE AGENDA-none

II. PUBLIC HEARINGS

A. Application of Harvest Christian Fellowship of Niantic, for the construction of a Church; Construction of an 8,450 square foot church building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel located at North Bride Brook Road, East Lyme Assessor's Map 24.0, Lot 7. Limited clearing, grading and replanting of previously cultivated areas are proposed within a portion of the 100' upland review area. There will be no proposed activity within any wetlands area.

G. Upton called the continued public hearing to order at 7:10. He recognized the following new exhibits:

L	Engineering Staff Review of November 18, 2020
M	Water and Sewer staff review of December 1, 2020
N	Site Plan revised to December 10, 2020
O	Engineering staff review of February 4, 2021
P	Wetlands Agent Memo

J. Wren, P.E. Indigo Land Designs LLC, reminded the Agency that he gave a thorough presentation at the November, 2020 meeting. He referenced exhibit O letter from the Town Engineer, V. Benni, stating there were no outstanding issues. There was a revised site plan submitted but there were no changes to the plan. G. Goeschel made a correction to his memo (Exhibit P) stating that Exhibit F in the memo should be changed to the most recent Exhibit O.

G. Upton called for comments from the public:

Karen Butterworth-Erban, 1 Woodrow Drive asked if the applicant gave as much consideration to the neighbors as they did to how their project would affect the wetlands.

Paster Hyde said they did conduct outreach on two occasions to the neighbors. He said he prayed and considered everything with the understanding that it would be intrusive, much like any other development that would go on the property but the opportunity to reach out to people who are struggling was their reason for being and having the church.

MOTION: (Schmitt/Berger) to close the Public Hearing. (7:27) Vote: APPROVED unanimously

III. PUBLIC DELEGATIONS: none

IV. ACCEPTANCE OF MINUTES

A. Meeting Minutes of November 16, 2020 Special Meeting

MOTION: (Phimister /Schmitt) to approve the November 16, 2020 Special Meeting. Vote: APPROVED unanimously.

B. Meeting Minutes of January 4, 2021 Special Meeting

MOTION: (Chantrell /Deeble) to approve the January 4, 2021 Special Meeting. Vote: APPROVED unanimously.

V. EX-OFFICIO REPORT

P. Dagle informed the members the town is in the budget process and the Public Safety Building project is ahead of schedule

VI. NEW BUSINESS

A. Pattagansett Lake, East Lyme, Pattagansett Lake Association c/o Wendy J. Richardson, President, Applicant request for an Extension of Permit 16-6 which expires on May 2, 2021 to preform hydro raking at or around Pattagansett Lake, and deposit the spoils on adjacent properties

G. Goeschel informed the Agency that the original application was submitted March 11, 2016 and approved, May 2, 2016 for removal of invasive species in the lake. He said he did get some complaints about the turbidity of the water after the hydro raking and plant material floating after the raking. The Agency cannot make a decision until the item has been on the agenda for 15 days.

VII. PENDING APPLICATIONS

A. Application of Harvest Christian Fellowship of Niantic, for the construction of a Church; Construction of an 8,450 square foot church building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel located at North Bride Brook Road, East Lyme Assessor's Map 24.0, Lot 7. Limited clearing, grading and replanting of previously cultivated areas are proposed within a portion of the 100' upland review area. There will be no proposed activity within any wetlands area.

MOTION: (Schmitt/Rhein) to APPROVE the application, based Mr. Goeschel's exhibit (P) including the conditions of approval.

The memo (exhibit P) was read:

DRAFT RESOLUTION

Based on the Findings in the memorandum from Gary A Goeschel II, Director of Planning/Inland Wetlands Agent to the Inland Wetlands Agency dated February 2, 2021 and the record before the Agency, I move the Agency APPROVE the Application known as Application of Harvest Christian Fellowship of Niantic, for the construction of a Church; Construction of an 8,450 square foot church building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel located at North Bride Brook Road, East Lyme Assessor's Map 24.0, Lot 76, which is further subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

1. The Erosion and Sedimentation Control Plan and recommended Construction Sequence shall be followed.
2. Pursuant to the Erosion and Sedimentation Control Plan and construction sequence, notify conservation officer at least 2 days prior to construction to inspect erosion controls.
3. Silt fence and other erosion controls shall be and inspected by the Inland Wetlands Agent and/or Town Engineer prior to any site construction, land clearing or other associated construction activities.
4. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
5. Forested cover within the upland review areas shall be maintained to the extent practicable. The proposed Limits of Disturbance (LOD) shall be strictly adhered to through out all phases of lot build out and construction.
6. A planting plan of the two cultivated areas being restored and revegetated shall be provided to the Inland Wetlands Agent identifying the seed mixture and the number and type of native shrubs proposed.
7. A financial guarantee (aka, Bond) in the amount satisfactory to the Inland Wetlands Agent and the Town Engineer shall be posted with the Inland Wetlands and Watercourses Agency for the purpose of ensuring the survival of the proposed plantings. Said bond shall be in a form acceptable to the Town of East Lyme and will be eligible for release after two (2) full growing seasons and the plantings having achieved an 80% survival rate.
8. As indicated in Exhibit "L", memorandum from Victor Benni P.E., Town Engineer dated November 13, 2021, an Erosion and Sedimentation Control Bond in the amount of \$15,000.00 dollars in a form satisfactory to the Town of East Lyme and the Inland Wetlands Agency shall be posted with the Town of East Lyme.
9. A copy of each inspection report for the Stormwater Management Basins shall be furnished to the East Lyme Inland Wetlands Agent within 7-days of conducting said inspection.
10. Any proposed additional work beyond this permit in the wetlands or watercourse or the **300-foot Upland Review Area** (aka Regulated Area) will require approval from the Inland Wetlands Agency or its certified agent.
11. Any changes to the site plan listed on this permit require notification to the Inland Wetlands Agent and may require commission approval- a new plan will be given to agent before work begins.
12. No site work shall commence until all applicable conditions are satisfied.
13. Notify Inland Wetlands Agent upon completion of all regulated activities for final inspection.

This approval is specific to the site development plan submitted as the application of the Harvest Christian Fellowship of Niantic, for the construction of a Church entitled "Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through December 10, 2020, Prepared by Joe Wren, P.E. of Indigo Land Design, LLC of 40 Elm Street, Old Saybrook, CT:"

Any change or modification in the plan or development plan layout other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted. The applicant/owner shall be bound by the provisions of this Application and Approval.

Vote: APPROVED unanimously.

✓III. **OLD BUSINESS**-none

IX. REPORTS

A. Chairman's Report:

G. Upton informed the members that the 300 ft. URA is in effect and being enforced.

B. Inland Wetlands Agent Report

Administrative Permits:

G. Goeschel will provide a list for the next meeting.

He informed the Agency of a failure of E & S controls during two heavy rain events at the Gateway site resulting in sedimentation entering Pattagansett River. G. Goeschel charged them with providing a report of the incident. The site was stabilized once it was brought to the attention of Gateway. Most of the infrastructure is completed as well as the homes.

The status of the appeal against the Agency was discussed and the Robinson Cole legal firm is representing the town.

J. Lindo reminded the members of the March 6, 2021 seminar for land use education. Meekhoff, Upton, Schmitt, Chantrell and Rhein asked to be signed up.

Commission Issued Permits-none

C. Enforcement-none

D. Correspondence-non

X. ADJOURNMENT

MOTION (Schmitt/Berger) to adjourn at 8:06. Vote: APPROVED unanimously.

Respectfully Submitted

Sue Spang

Recording Secretary

2021 Meeting dates:

March, 8, April 12, May 10, June 14, July 12, August 9, September 13, October 18, November 8, December 13.