

August 9, 2021

Statement of Robert E. Vancour to Inland/Wetlands Commission meeting:

I have lived at 107 South Beechwood Road, Giants Neck Heights, Niantic for approximately 17 years. The three lots to the south which are the subject of this hearing have been vacant the entire time. There were several unsuccessful attempts to sell the properties over the years.

The wetlands extend from a vernal pond located on the lot to my north and extend down the west side of South Beechwood Road to its intersection with Park View Drive. The three lots subject of this hear have extensive outcroppings of granite above the surrounding land and are heavily forested. As a result drainage any water is very poor.

My house was built in 1995. Construction of the house was possible due to two variances being granted by the Town. The first, was a variance to allow the offset of the house from the public right-of-way from the normal 30 feet to 15 feet. This moved the rear of the house out of the designated wetlands course. The same wetlands course which is the subject of this hearing.

The second, was a permit for the installation of a 12 inch diameter pipe in the backyard of my house to carry any water flowing north to south to pass through my property. The pipe is covered with just enough soil to allow grass to grow. This was well before I purchased my house but I have copies of applicable documents enclosed. The Town also has a file which I have viewed that has photographs showing the installation of the pipe.

During periods of heavy rain, the vernal pond to the north fills and sends the overflow to the south. I have never had any issues with flooding in the back yard. The lots to the south do flood and several small ponds form. Any water not captured in one of these temporary ponds continues to flow down the west side of South Beechwood and when there is enough water, floods across the roadway. Water can remain in these ponds for a considerable time and serve as a breeding ground for mosquitoes and

Ex "P"

other insects. The only drainage on this section of South Beechwood is a ditch which will carry some of the flooding water into the Town drainage system along Park View Drive.

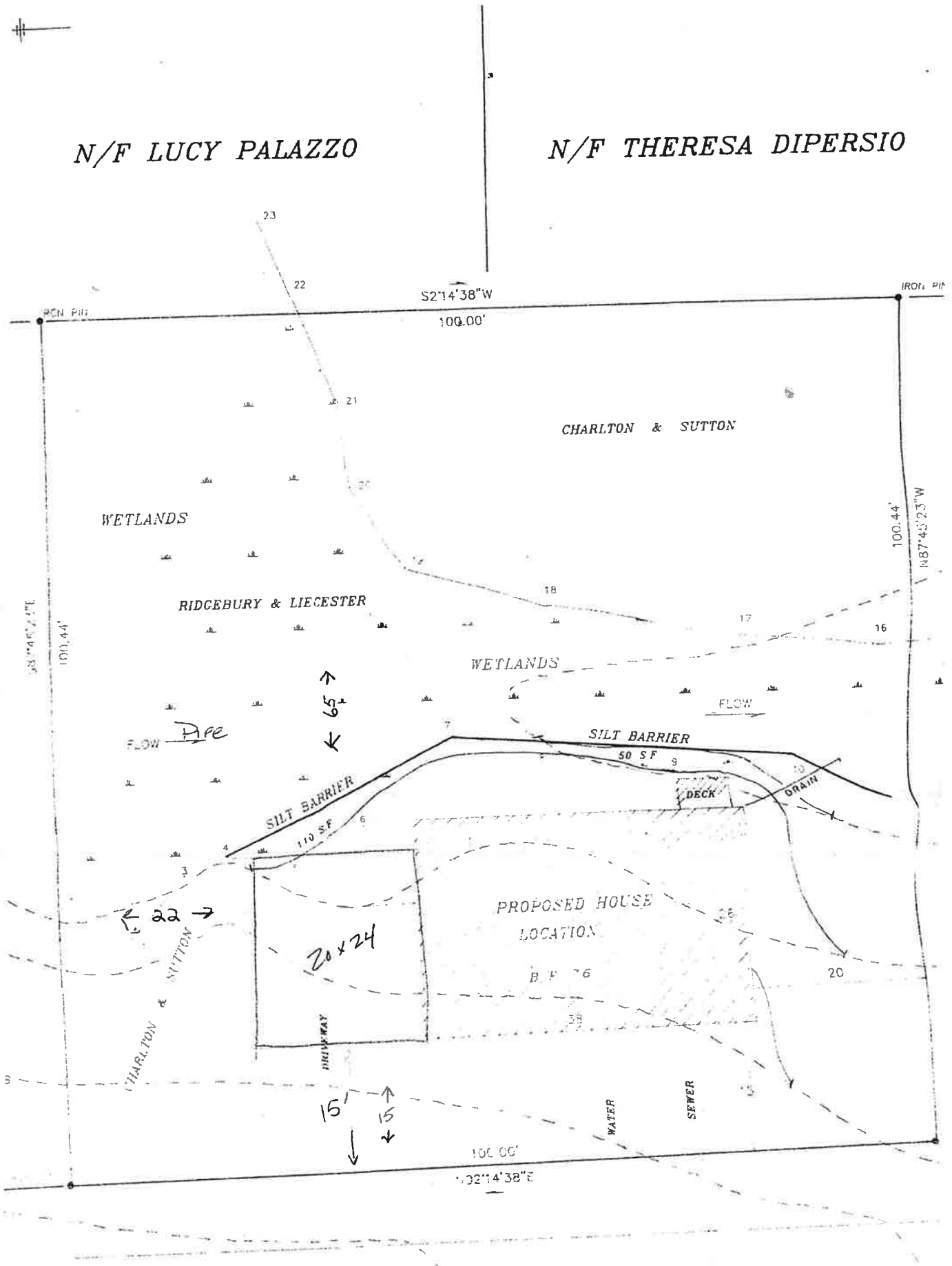
I do not agree that the current application is the best way to deal with the problem of flood water and the lack of drainage. I suggest the applicant seek similar variances that were used when my house was constructed. A reduction in the front offset to 15 feet from 30 feet and the installation of a drainage pipe from the south end of the existing drainage pipe (from a dry well). Further that this drainage pipe not be allowed to discharge onto the road or adjacent properties to the south but be routed to the existing opening to the Town's drainage system at the intersection of South Beechwood Road and Park View Drive.

These steps may in fact allow the construction of a third house, since the applicant will not longer have to use the southernmost lot as a collection sump for water.

Encl.

N/F LUCY PALAZZO

N/F THERESA DIPERSIO



S. BEECHWOOD ROAD

M-1

TOWN of EAST LYME

Zoning Board of Appeals
P.O. Box 519
Niantic, Connecticut 06357

January 31, 1995

DECISION ON VARIANCE REQUEST NO. 1-95

At a meeting of the East Lyme Zoning Board of Appeals held at the East Lyme Town Hall, Pennsylvania Avenue, Niantic, CT, on January 30, 1995, a variance was granted in response to the following application:

#1-95: Application of Charles Deranleau for fifteen-foot front-yard setback variance to permit construction of one-family residence on property at 107 South Beechwood Road, Lot 40, Map 07.14. Hardship is alleged due to wet area to rear of lot.

Variance was granted subject to the following condition:
Successful application to the Conservation Commission for an inland/wetlands permit.

East Lyme Zoning Board of Appeals

F. H. Hunt
F.H. Hunt, Chairman

cc: Town Clerk
Zoning Enforcement Officer
Conservation Commission
Charles Deranleau (2)
file

APPLICANT'S CHECK LIST FOR APPLICABLE APPROVALS
FOR ISSUANCE OF BUILDING PERMITS

ENGINEERING DEPARTMENT

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

*- Good driveway open road
- Construction must maintain road gutter line driveway
- Property owner responsible for maintaining road to driveway sight line.*

[Signature]
TOWN ENGINEER

DATE 6/23/95

PLANNING DEPARTMENT

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

100 x 100 lot GNH

[Signature]
TOWN PLANNER

DATE 6-14-95

INLAND WETLANDS/CONSERVATION

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

PERMIT ISSUED 6/5/95

[Signature]
CONSERVATION OFFICER

DATE 6-19-95

WATER DEPARTMENT

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

REQUIRE APPLICATION FOR WATER CONNECTED. WATER IS NOT AVAILABLE TO THIS PORTION OF SOUTH BEECHWOOD RD. WATER MAIN ENDS AT INTERSECTION WITH PARKVIEW & SO. BEECHWOOD NO WATER NORTH OF INTERSECTION.

[Signature]
WATER SUPERINTENDENT

DATE 6-26-95

TAX DEPARTMENT

APPROVED FOR ISSUANCE OF A BUILDING PERMIT

[Signature]
TAX COLLECTOR

DATE 6/26/95

August 9, 2021

Good Evening Mr. Upton, Gary Goeschal and other Wetlands Members,

My named is John Bialowans Jr. of 61 Walnut Hill Road. I'm totally against the 2 new single dwelling being proposed for 99, 101, 103 South Beechwood Road in Niantic, CT (assessors map 7.14 / Lots 41, 42, and 43).

Where are your Inland and Wetlands regulations being adhered to for this project? It looks like all your regulations are on a blank piece of paper and non-existing. Does this mean that this project is good for all the taxpayers in East Lyme that own property or is this the only piece of property in East Lyme, Niantic that doesn't have to follow wetlands regulations? The wetlands run straight through the middle of the properties.

1. The 2 houses are being built right in the middle of these wetlands.
2. Can other builders be able to do the same thing in the Town?
3. This Commission will have a lot of applications for other projects dealing with wetlands regulations if this project is granted because it seems like there are no wetlands regulations in this Town to follow anymore.
4. What is good for one project is good for another project.
5. These pieces of property were given to Habitat for Humanity 19 years ago. So why wasn't nothing done then?
6. The combined total for these 3 lots is 14,961 square feet. This project will disturb 8,350 square feet of wetlands.

Ex "Q"

7. At the last Wetlands meeting Mr. Hale “wanted to clean up the area across the street from his house”. He also stated he wasn’t a builder (but, built in Black Point and other lots in the area).
8. I could go on with a lot more, with more facts against this project, it’s in the Wetlands Agency to enforce their regulations, common sense on this project not to grant this application.
9. I would like to tell the Commission my experience with Habitat for Humanity.

About 16 years ago the better half, myself approached this organization with an offer of a \$75,000.00 modular home to be given them. They asked a lot of questions, but I was prepared with answers to all their questions.

They asked how long that they could leave the house on blocks, and we said up to 1 year. The parties agreed, and Habitat for Humanity was looking for a building lot. They called a few times but, the last call was the last straw..... They were thinking about what else we could do for them.

1. That we should pay for the tailers to move the house.
2. That we should pay to hire the crane to set the house on the foundation.
3. We thought how unappreciative this organization can be with a sizable donation, and wanted more.

It took us about a month to find a building lot. We built a foundation. We rented the 4/5 bedroom house for a long time. Then we decided to sell it – at the right time.

We were totally surprised with their actions now, before and we see again that they are trying to get away with not following wetlands regulations that every other taxpayers in East Lyme have to follow and adhere to.

Thank you,

John Bialowans Jr.