

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
JANUARY 18, 2022
7:00 p.m.**

EAST LYME TOWN HALL, MAIN MEETING ROOM

Present: Kristen Chantrell, Phyllis Berger, Don Phimister, Sam Simms, Gregory McIntire, Doreen Rhein.

Absent: Vacancy Alt., Vacancy Alt., Vacancy Alt.,

Also Present: Gary Goeschel, Director of Planning/Inland Wetlands Agent, Ann Cicchiello, BOS liaison

CALL TO ORDER:

The meeting started at 7:00

I. PLEDGE OF ALLGIANCE:

The Pledge was recited.

PUBLIC DELEGATIONS-none

II. PUBLIC HEARINGS-none

III. ACCEPTANCE OF MINUTES

A. Meeting Minutes December 13, 2021

MOTION: (Phimister/Rhein) to approve the December 13, 2021, Regular meeting as presented.

Vote: APPROVED unanimously.

IV. EX-OFFICIO REPORT-A. Cicchiello reported that the Public Safety Building is being moved into by the East Lyme Police Dept. The ARP funds of 3.7 million dollars needs to be distributed and an ad-hoc committee has been established to decide on where the funds will be spent.

The town has hired a title searcher and surveyor for the possible purchase of the Hathaway Property (1.65 million dollars).

The town will be handing out Covid test kits.

V. NEW BUSINESS

A. Election of Officers

1. Chairman

G. Goeschel asked for nominations for Chairman.

P. Berger nominated K. Chantrell. There were no other nominations. Vote: APPROVED unanimously

2. Vice Chairman

K. Chantrell nominated D. Phimister. There were no other nominations. Vote: APPROVED unanimously

3. Secretary

D. Rhein nominated P. Berger. There were no other nominations. Vote: APPROVED unanimously.

FILED

Jan 24, 2022 AT 1:12 AM (RM)
Brooke Stearns ATC
EAST LYME TOWN CLERK

VI. PENDING APPLICATIONS

A. Application of Charles Hand, Owner, to conduct regulated activities, for the construction of two self-storage units a property identified in the application as 18 Colton Road, East Lyme Assessor's Map 09.0, Lot 11.

There was a previous application for the same project and a site walk in the summer of 2021 was conducted but the application was withdrawn by the applicant.

G. Goeschel stated the town engineer commented the water quality volume counts were not provided but he did not see an issue as the soils are mostly gravel.

Robert Grabarek, P.E., agent for the applicant, stated the site currently has several self-storage units and they are proposing to add two more. Currently the storage units do not utilize sewer, electricity, or water. The buildings are strictly for storage of materials. The only power is for the external lighting. The property is in the middle of a wooded area with no residential homes. There is a small office on site which is supplied with water and sewer for the use of one person operating the site. Adjacent to the site is a large commercial building with a large, paved parking lot.

There are two drainage points to the wetlands. One is an existing sediment retention pond, and the other is a pipe that discharges a substantial amount of wastewater from the adjacent properties' impervious surfaces.

The proposal is for two buildings and a minimal amount of gravel for access. One building feeds into the existing retention pond. R. Snarski, soil scientist, looked at the site and did not see any suitable upland area for any proposed wetlands renovation. The building is entirely out of the wetlands.

The existing buildings have been there for approximately 15 years and the maintenance has been very minimal. They are steel buildings with no windows and just overhead doors.

The inside of the retention basin has been filled in with phragmites and multiflora rose that help with filtration. There are no channels or erosion on the berms of the basin.

The runoff from the second building is proposed to go to the other drainage system which receives the wastewater for the adjacent site. Based on the runoff of that sites impervious area and the size of the proposed single building that will drain to it, an increase of 1% would be a very conservative. The second drainage system area also looks relatively stable with no silt in the wetlands or channels from erosion.

Runoff from the roofs will be captured by the roof liters and directed to the two drainage systems. There does not need to be any fill. A trench will be dug along the proposed building for the footing and wall which will be backfilled.

G. Goeschel informed the applicant there is a structure not shown on the site plan and it should get permitted.

The wetlands will be flagged, and silt fence installed, the contractor will be instructed not to go beyond the silt fence so there will be no disturbance of the wetlands.

The Agency decided the application did not warrant a Public Hearing. A site walk will be scheduled before the next meeting.

The adequacy of the plunge pool on the adjacent property was discussed and the town will look at it.

IX. OLD BUSINESS

A. Gateway-Request of Attorney Theodore A Harris, for GDEL Residential B, for the release of the. Performance Bond for the Second Phase of the Residential Development at the Gateway Site.

G. Goeschel met with BL Engineering who provided the as-builts for the site. The large hill has been stabilized. The FEMA flood plain compensation area has been stabilized for over two years.

G. Goeschel stated the site is stable and he would consider it closed out.

MOTION: (Phimister/Rhein) APPROVE releasing the bond. Vote: Approved Unanimously.

X. REPORTS

A. Chairman's Report:

Pazz & Construction North Bridebrook Affordable Housing Development.

G. Goeschel stated it his on his radar and he will contact Mr. Passaglia for permission to dig a hole to see if there was previously a pond on the site.

M. Zamarka will be coming to the next meeting to give a Wetlands 101 discussion. The State wetlands training is now back online. G. Goeschel said there is pending litigation(s) and he can ask M. Zamarka to give an update in Executive Session.

B. Inland Wetlands Agent Report

G. Goeschel discussed the submittal requirements of applications and he would like to discuss with M. Zamarka the submitting of exhibits that come in pieces at a time, over time, and the difficulty of processing the application. He suggested formation of a subcommittee to work with staff and the town engineer to draft regulations which will make the process smoother and more complete. G. Goeschel stated some applications come in that are not complete and the staff and agency have to request the information and make multiple comments addressing missing information.

i. Administrative Permits-provided

ii. Commission Issued Permits-none

C. Enforcement

Pazzaglia informed G. Goeschel he will apply for a permit for the Boston Post Rd site, but G. Goeschel has not received it. The next step would be an enforcement action if an application has not been received.

D. Correspondence-none

X. ADJOURNMENT

MOTION (Berger/Phimister) to adjourn at 8:20. Vote: APPROVED unanimously.

Respectfully Submitted

Sue Spang

Recording Secretary

2022 Meeting dates: February 1, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, December 6.