

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
SEPTEMBER 6, 2022
7:00 p.m.**

EAST LYME TOWN HALL, MAIN MEETING ROOM

Present: Kristen Chantrell, Phyllis Berger, Sam Simms, Don Phimister, Gregory McIntire (7:03), Lenard Salter, Diane Gardner, Alt., Carlo Lombardo Alt.

Absent: Doreen Rhein, Nancy Kalal Alt.

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

CALL TO ORDER:

The meeting started at 7:00

Diane Gardner was seated for Doreen Rhein

I. PLEDGE OF ALLGIANCE:

The Pledge was recited.

FILED

II. PUBLIC DELEGATIONS-none

III. PUBLIC HEARINGS-none

Sept 14, 20 22 AT 3:14 AM (PM)
Branche Loren ATC
EAST LYME TOWN CLERK

IV. ACCEPTANCE OF MINUTES

A. Meeting Minutes June 7, 2022, Regular Meeting

MOTION: (Berger/Simms) to approve the June 7, 2022, Regular Meeting as presented.

Vote: APPROVED unanimously

V. EX-OFFICIO REPORT:

Ann Cicchiello reported that the summer has been quiet with the exception of residents concerned about coyotes roaming downtown. The BOS is discussing compacting trash containers on Main St. on a trial basis.

VI. NEW BUSINESS

A. Application of Jack Belowich, Atlantis Management Group applicant/owner for the development of 190,196 and 202 glanders Rd to include a new 4,200 square foot convenience store, and related appurtenances. East Lyme Assessor's Map 26.3, Lots 14, 15 and 16

Rob Avena, for the applicant described the properties. He stated there are 3 separate lots, the Citgo gas station, a retail building and a vacant lot in the middle. The own recently acquired the empty lot and the retail building and has been a long-time owner of the gas station. The only plans for the gas station will be to remove the kiosk in the back and improving drainage issues. He stated that the project sits over an aquifer and the properties abut Pattagansett River. In the empty lot a new 4,200 sq. ft. convenience store is proposed Jeff Dewey, designer for the site plan, described the wetlands involved, he stated they are proposing work in the 300 ft. URA. He stated there is quite a bit of impervious surface. There is very little formal drainage on the property with most of the water draining overland to the

wetlands. There is an existing catch basin but the surveyors could not find the discharge as it is so overgrown, but it is assumed it drains into the river.

They are proposing leaving the retail building and parking lot the same. The gas station kiosk will be removed, and the canopy and pumps will remain in place. They are redesigning the driveway for easy turnaround for fuel trucks.

They are disconnecting the existing catch basin and tying into new drainage system. There will be subsurface chambers and a hydrodynamic separator in another catch basin. The roof area of the new proposed building will not be captured in the detention system. The canopy and pad of gas station will be collected and captured by the detention system. There will be a slight increase of impervious surface, from 48,800 sf. to 54,180 sf, an 11% increase.

Currently there is no stormwater management or quality management, but the new plan will address both. The proposed system will reduce the peak flow by 20%. They will catch as much flow as they can from the existing retail building and direct into the new system.

They are also proposing landscaping which is nonexistent.

G. Goeschel informed the Agency that staff is still reviewing the plan.

J. Dewey stated there would be two new catch basins to collect the drainage.

In response to a question from the Agency, he agreed that some of the invasives could be removed. He was not sure if rain gardens were possible but stated he would look at it and see if it is possible.

He stated there would not be a lot of dust produced by taking down the kiosk as it will be very quick and only fill about two dumpsters.

J. Dewey explained some of the construction notes.

MOTION: (Berger/Simms) to bring the application to a public hearing due to impact to the wetlands and public interest. Vote: APPROVED unanimously

B. Diane McAndrews; Condition of Little Indian Pond, Crescent Beach, Niantic

D. McAndrews described Little Indian Pond as very stagnant, filling in with phragmites with unsightly and noxious algae floating on top. She stated there may be a problem with the T-pipe not working properly. The water from the pond drains onto the beach where people swim. She asked what can be done to fix the situation, possibly use an herbicide, aerators or grass carp as solutions.

G. Goeschel stated the pond is privately owned by three people.

Joe Casey, 17 Ocean Ave., stated DEEP put in the pipes for both Little Indian Pond in Crescent Beach and Indian Pond in Attawan. He stated they worked well when put in, but they no longer work as designed and may need to be cleaned out. He said in the past Attawan pond had free flow between the pond and the ocean until it was filled in for housing.

He suggested the town call DEEP.

G. McIntyre said DEEP was contacted this past Spring to evaluate and have excavated both ends of the pipe at Attawan/Oak Grove Beach.

G. Goeschel said the town installed a T-pipe several years ago at the Crescent beach pond which was designed to drain the pond and provided flow to and fro between the ocean and pond.

He stated the solutions can be complicated when it comes to using an herbicide, who pays for it and will the three owners agree to any plan.

Karen Williams, 12 Atlantic St., asked if there were any regulations concerning cutting phragmites.

G. Goeschel informed her that there are no specific regulations, but the owner has a permit to clear the phragmites, although the cuttings cannot be left in the pond. He said just cutting the phragmites without treatment does not help the situation.

K. Williams stated that she has seen the T-pipe get filled up

The group decided to go to the Crescent Beach Association and work with the town on a solution.

VII. PENDING APPLICATIONS-none

IX. OLD BUSINESS-none

X. REPORTS

A. Chairman's Report:

K. Chantrell asked about open space and access.

The members discussed how to educate the public about activities in the wetlands and the URA.

They discussed using post cards or a video posted to the town's website

B. Inland Wetlands Agent Report

i. Administrative Permits & Commission Issued Permits

G. Goeschel provided information on permits he has issued.

ii. Enforcement-

G. Goeschel detailed enforcement actions he has taken.

The Agency discussed properties on Grassy Hill and Holmes Road and the complications and issues concerning three lots. Lindsay Rush, 15 Grassy Hill Road, updated the members on what she has seen since the last meeting.

C. Correspondence-none

X. ADJOURNMENT

MOTION (Berger/Simms) to adjourn at 9:03. Vote: APPROVED unanimously.

Respectfully Submitted

Sue Spang

Recording Secretary

2022 Meeting dates: October 4, November 1, December 6.