

RECEIVED FOR RECORD
EAST LYME, CT

EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES

NOEMBER 1, 2022

2022 NOV -4 P 3: 28

7:00 p.m.

EAST LYME TOWN HALL, MAIN MEETING ROOM

Carlo Lombardo
Present: Kristin Chantell, Phyllis Berger, Sam Sims, Don Phimister, Gregory McIntire, Doreen Rhein, Diane Gardner, Alt.,

Absent: Leonard Salter, Nancy Kalal Alt., Carlo Lombardo Alt.

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

D. Gardner was seated for L. Salter

CALL TO ORDER:

The meeting started at 6:59

I. PLEDGE OF ALLGIANCE:

The Pledge was recited.

II. PUBLIC DELEGATIONS: none

III. PUBLIC HEARINGS:

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. (7:01)

Rob Avena, Sussman and Shapiro, for the applicant, submitted a photo of the public hearing notice sign, which was placed on the property. He received a communication from Town Attorney, Mark Zamarka informing him that the sign requirement for placing the sign before the opening of the public hearing was waived due to the fact the regulation was not posted on the website or the Town Clerks office. The regulation for the sign requirement is now correctly posted in both places.

John Schmitz, BL Companies, 355 Research Parkway, Meriden, Ct., project manager, identified the location of the proposed project. There are currently 3 points of access and those will remain. The wetlands were flagged, there are approximately 30,000 sq. ft. of wetlands, or approximately 30% of the property. The 300 ft. URA, extends across the Flanders Road and to the residential property across the road, therefore encompassing the entire site of the proposed activity.

The gas station and retail buildings will remain unchanged except for the removal of the small retail store at the gas station. Customers needing to pay for gas will have to go into the new proposed convenience store.

There will be 48 parking spaces when finished.

Currently all stormwater drainage goes from the road to Pattagansett River and the proposed plan will maintain that pattern. There is no water quality treatment onsite. There is one catch basin at the garage site, which drains towards the river. The rest of the water sheet flows across the property and into the river.

The proposed drainage system will include the addition of catch basins piping water into a water quality surface pond/basin where the water will be detained and then dissipate into the river. Higher flows will discharge and detained in an underground detention system. There will be a hydrodynamic separator prior to discharge of water to the water quality basin.

E&S controls during construction have been provided.

In response to concerns at the previous public hearing, he stated the project does not propose to disturb the State pipe from the residential neighborhood across the street. The State owns the pipe and maintains the pipe.

G. Goeschel informed the members that the area sits above an aquifer and will go before the East Lyme Aquifer Protection Agency.

J. Schmitz stated there will be 20-25% of greenspace added to the front of the property. Native plants will be installed in the above ground water quality basin.

The gas tanks are scheduled to be replaced in December 2022.

Public Comment

Foster, 7 Peggy Lane, Niantic asked if the water quality retention basin would be wet or dry and how close will it be to the water table? What native plants will be installed?

J. Schmitz responded that the basin would be dry most of the year. There is a liner in the pond so the first flush would not immediately infiltrate to the ground. The ground water is approximately 28 ft., the bottom of the pond will be above ground water.

MOTION: (McIntire/Phimister) to close the Public Hearing. Vote: APPROVED unanimously. (7:37)

IV. ACCEPTANCE OF MINUTES

A. Meeting Minutes October 4, 2022, Regular Meeting

MOTION: (Berger/Phimister) to approve the October 4, 2022, Regular Meeting as presented. (Typos noted)

VOTE: APPROVED unanimously

V. EX-OFFICIO REPORT:

Ann Cicchiello reported that a Charter Revision Committee has been formed and has been meeting.

VI. NEW BUSINESS:

A. Request for Determination of Permitting/Non-Regulated Activity by Kristin T. Clark, P. E., Applicant, East Lyme Land Trust, Inc, Owner, for property at Scott Road, East Lyme Assessors Map 35.0/23, for potential residential subdivision.

The East Lyme Land Trust asked for the item be tabled and put on the December agenda.

B. Proposed 2023 Meeting Calendar

MOTION: (Sims/Rhein) to approve the 2023 Meeting Calendar as presented. Vote: APPROVED unanimously.

VII. PENDING APPLICATIONS

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-CONTINUED

IX. OLD BUSINESS

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

G. Goeschel met with neighbors and suggested they work together and get the pond owners on board to any plans. Sam in the Land Use Dept. will investigate what can be done and consult with UCONN.

X. REPORTS

A. Chairman's Report-K. Chantrell met with the First Selectman to discuss the regulation changes and discussed Ali (Land Use Dept.) helping with that effort.

B. Inland Wetlands Agent Report

i. Administrative Permits & Commission Issued Permits

G. Goeschel stated there were no permits issued this past month

ii. Enforcement-G. Goeschel reported on enforcement efforts

C. Correspondence-none

X. ADJOURNMENT

MOTION (Rhein/Sims) to adjourn at 8:04. Vote: APPROVED unanimously.

Respectfully Submitted

Sue Spang

Recording Secretary

2022 Meeting dates: December 6.