

EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING OF TUESDAY, DECEMBER 6, 2022

7:00 p.m. East Lyme Town Hall, 108 Pennsylvania Ave, Niantic
Upper Conference Room

AGENDA

Kristen Chantrell, Chair
Don Phimister, Vice Chairman
Phyllis Berger, Secretary

Caitlin Hill
TOWN CLERK

2022 NOV 29 P 2:03

RECEIVED FOR RECORD
EAST LYME, CT

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. PUBLIC DELEGATIONS – *Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approved wetland permits and in-house proposals or general topics of discussion are open to comment. Agenda items, referrals, applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.*

III. PUBLIC HEARINGS – NONE

IV. ACCEPTANCE OF MINUTES

A. Minutes of November 1, 2022, Regular Meeting

V. EX-OFFICIO REPORT

VI. NEW BUSINESS –

A. Application of Niantic Soapy Noble, LLC, applicant/owner for a 3,425± square-foot car wash facility with associated drive aisles, parking, vacuum spaces, drive-up lanes, stormwater measures and utility infrastructure, at 230 Flanders Road, East Lyme Assessor's Map 26.1, Lot 27.

B. .

VII. PENDING APPLICATIONS –

A. Application of Jack Belowich, Atlantis Management Group applicant/owner for the redevelopment of 190, 196 and 202 Flanders 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

VIII. OLD BUSINESS –

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

IX. REPORTS

A. Chairman's Report

B. Inland Wetlands Agent Report

- i. Administrative & Commission Issued Permits**
- ii. Enforcement**
 - 1. 23 Overbrook; NOV for the removal of understory and associated landscaping.**
- iii. Draft Inland Wetlands and Watercourses Regulations**
- iv. Little Indian Pond, Crescent Beach, Niantic.**

C. Correspondence

X. ADJOURNMENT

****Site Walk****

The Site Walk is scheduled for December 3, 2022 is cancelled.

NOTE

Changes to the law allow that anyone wishing to petition for a public hearing on an application may submit a petition with 25 signatures to the Inland Wetlands Agency or its agent within 15 days of the date of receipt. Applications are available for review by the public in the Planning Department during regular business hours.