

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
FEBRUARY 7, 2023
7:00 p.m.**

EAST LYME TOWN HALL, MAIN MEETING ROOM

Present: Kristen Chantrell, Phyllis Berger, Don Phimister, Gregory McIntire, Doreen Rhein, Sam Sims, Leonard Salter, Diane Garner, Alt., Nancy Kalal Alt.,

Absent: Carlo Lombardo Alt.

Also Present: Gary Goeschel, Wetlands Officer

CALL TO ORDER:

The meeting started at 7:00

RECEIVED FOR RECORD
EAST LYME, CT
2023 FEB 13 A 9:22
Cecilia M. McPherson
TOWN CLERK

I. PLEDGE OF ALLGIANCE:

The Pledge was recited.

II. PUBLIC DELEGATIONS: none

III. PUBLIC HEARINGS: none

IV. ACCEPTANCE OF MINUTES

A. Meeting Minutes January 10, 2023, Regular Meeting

MOTION: (Salter/Rhein) to approve the January 10, 2023, Regular Meeting as amended.

Ms. Berger K. Chantrell moved to nominate Donald Phimister as Vice Chair of the Inland Wetland Agency for 2023. Seconded by Mr. Sims.

VOTE: APPROVED unanimously

V. EX-OFFICIO REPORT-no report

VI. NEW BUSINESS-none

VII. PENDING APPLICATIONS

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

MOTION: (Berger/Rhein) to schedule a public hearing for 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

The members discussed the types of soap that can be used at the car wash. They were concerned that soaps detrimental to the environment would be going into the water and sewer system where the water would be treated. They were also concerned about the proximity to the towns drinking water.

MOTION: (Phimister/Rhein) Based on the findings in the memorandum from Gary A. Goeschel II, Director of Planning/ Inland Wetlands Agent, to the East Lyme Inland Wetlands Agency dated February 7, 2023, the I hereby MOVE TO APPROVE the application known as the Application of 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, which is further subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

1. Erosion and Sedimentation controls shall be installed prior to the start of any demolition, earth work, or construction.
2. Notify conservation officer at least 2-days prior to construction to inspect erosion controls.
3. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
4. Forested cover within the upland review areas shall be maintained to the extent practicable. The propose LOD shall be strictly adhered to though out all phases of construction.
5. As the site is located within and adjacent to an Aquifer Protection Area, the use of calcium chloride for dust control shall not be used.
6. An Erosion and Sedimentation Control Bond in a form satisfactory to the Town of East Lyme and in an amount acceptable to the Inland Wetlands Agency, its Agent, and Town Engineer shall be posted with the Town of East Lyme prior to the start of any work.
7. A Wetlands Mitigation Planting Performance Bond in a form satisfactory to the Town of East Lyme and in an amount acceptable to the Inland Wetlands Agency, its Agent, and Town Engineer shall be posted with the Town of East Lyme prior to the start of any work. This financial guarantee shall be held for 3-full calendar years.
8. All stormwater catch basin sumps shall be 4-feet deep.

9. Any proposed Additional work beyond this permit in the wetlands or watercourse or its 300-foot regulated area will require approval from the Inland Wetlands Agency or its certified Agent.
10. Any changes to the site plan listed on this permit require notification to the Inland Wetlands Agent and may require Agency approval. A new plan incorporating said changes shall be given to the Agent before any work begins.
11. Inland Wetlands Tags provided by the Wetlands Agency, available in the Land Use Office, Department of Planning & Inland Wetlands, shall be posted along the inland wetlands' boundary ideally at 40-50-foot intervals satisfactory to the Inland Wetlands Agent.
12. No site work shall commence until all applicable conditions are satisfied.
13. Upon completion of construction and all regulated activities, Certification from a Professional Engineer licensed in the State of Connecticut, stating the stormwater management system was constructed and installed pursuant to the approved design along with an "As-Built" or Improvement Location Plan shall be provided to the Inland Wetland Agency or its Agent.
14. Notify Inland Wetlands Agent upon completion of all regulated activities and construction for final inspection.
15. Any soaps used are biodegradable and environmentally safe as per SDS Sheets.

This approval is specific to the site development plan entitled "Proposed Soapy Noble Express Car Wash, 230 Flanders Road, East Lyme, Connecticut, dated November 29, 2022 revised through December 2, 2022, scale 1" = 20', prepared by Kevin M. Solli, P.E. of Solli Engineering, 501 Main Street, Munroe, CT 06468 for Soapy Noble, LLC, 131 Buckingham Street, Suite 301, Hartford, CT" and submitted as the application known as Soapy Noble LLC, applicant/owner; 230 Flanders Road, East Lyme Assessor's Map # 26.1, Lot # 27. Any change in the plan or development plan layout other than those identified herein shall constitute a new application. Any modifications of this approval and other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted. The applicant/owner shall be bound by the provisions of this Application and Approval.

VOTE: APPROVED unanimously

VIII. OLD BUSINESS-none

IX. REPORTS

A. Chairman's Report

G. Goeschel said he followed up on the school bus parking with the Superintendent and they agreed all players need to get together to come up with a solution

B. Inland Wetlands Agent Report

G. Goeschel informed the members that Monoco Ford owns 3 lots and has been clearing one of them. The debris has been placed on the detention basin outfall effecting proper drainage. He has issued a notice of violation.

i. Administrative Permits & Commission Issued Permits

no permits issued this past month

ii. Enforcement-no report

iii. Draft Inland Wetlands and Watercourses Regulation-no report

C. Correspondence-

G. Goeschel informed the members that if they have started their DEEP training they need to finish by February 18, 2023. If they have not started then they should start after February 18, 2023.

X. ADJOURNMENT

MOTION (Berger/Phimister) to adjourn at 7:56. Vote: APPROVED unanimously.

Respectfully Submitted
Sue Spang
Recording Secretary