

**EAST LYME INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
JUNE 6, 2023
7:00 p.m.**

EAST LYME TOWN HALL, MAIN MEETING ROOM

Present: Phyllis Berger, Gregory McIntire, Diane Garner, Alt., Nancy Kalal Alt., Leonard Salter,
Absent: Kristen Chantrell, Don Phimister, Sam Sims, Doreen Rhein, Carlo Lombardo Alt.
Also Present: Gary Goeschel, Wetlands Officer, Ann Cicchiello, BOS liaison
D. Garner and N. Kalal were seated.

CALL TO ORDER:

The meeting started at 7:02

RECEIVED FOR RECORD
EAST LYME, CT
2023 JUL -5 A 8:11
Cecilia M. M...
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 May 1, 2023, Regular Meeting

MOTION: (Berger/Garner) to approve the May 1, 2023, Regular Meeting as presented.

VOTE: APPROVED unanimously

V. EX-OFFICIO REPORT

A. Cicchiello stated the budget passed on May 18, 2023. The Soapy Noble car wash will be opening in late August.

The gas station on Main St will open after they upgrade their gas tanks.

VI. NEW BUSINESS-Kristen T. Clarke, PE, & Shelly Harney Applicants/Port Side Holdings, LLC Owner; Application for a 5-lot Subdivision, at property located on the corner of Upper Walnut Hill Road and Holmes Road, East Lyme Assessor's Map # 55.0, Lot #3.1, Zoned RU-80 (Submitted 5/1/23, Date of Receipt 5/2/23; 65 days to render a decision or hold Public Hearing 7/13/2023).

Paul Geraghty, for the applicant describe the lots as five lots on 12.4 acres, ranging in size from 2-4 acres. There are wetlands on portions of 3 of the 5 lots.

He submitted responses from the applicant to a G. Goeschel memo. There is no activity proposed in the wetlands so there will be no impact. He stated the town installed drainage without easements which directs stormwater onto the property which creates an intermittent watercourse. He submitted photos. The drainpipes discharge onto his client's property on lot 1 and 5.

Lot 4 has wetlands created by the town without easements from the town. Lot 5 has two wetlands' areas. The houses on all the lots have been designed to stay 130' from the wetlands; the IWA regulations call for 300' but P. Geraghty noted DEEP recommends 100'. The septic systems are all more than 130' from the wetlands.

Lots 1 & 5 will have a sediment 4- bay and water quality berms to collect runoff. The design will enhance the wetland by directing water into the wetlands allowing the water to dissipate into the ground.

The wetlands have been flagged and the soil scientist determined there will be no adverse impact to the proposed plan.

P. Geraghty said it is possible either lot 4 or 5 may be removed from the proposal as he thinks one of those lots is available for a free split, if it is determined to be a free split it will be taken out of the proposal.

P. Geraghty said he does not see a need for a public hearing.

Silt fencing and haybales will be the primary E&S measures.

P. Geraghty will know by the next meeting if the applicant can take a “free split”, therefore modifying the application to a 4-lot subdivision.

P. Berger said she thought there is public interest and possible significant impact to the wetlands.

MOTION: (Berger/Salter) to hold a public hearing next month. Vote: APPROVED. In favor-Berger, Garner, Kalal, Salter. Opposed-McIntyre. Abstaining-none.

VII. PENDING APPLICATIONS

A. Kristen T. Clarke, PE, & Shelly Harney Applicants/Port Side Holdings, LLC Owner; Application for a 5-lot Subdivision, at property located on the corner of Upper Walnut Hill Road and Holmes Road, East Lyme Assessor’s Map # 55.0, Lot #3.1, Zoned RU-80 (Submitted 5/1/23, Date of Receipt 5/2/23; 65 days to render a decision or hold Public Hearing 7/13/2023). Continued

VIII. OLD BUSINESS

A. Inland Wetlands and Watercourse Regulations

The Agency discussed proposed changes. G. Goeschel will add/amend the regulations.

The Agency will review section 6-10 for the next meeting.

MOTION: (Salter/McIntyre to table the discussion until the next meeting.

Vote: APPROVED unanimously.

IX. REPORTS

A. Chairman’s Report-no report

B. Inland Wetlands Agent Report-

i. Administrative Permits & Commission Issued Permits

no permits issued this past month

ii. Enforcement-the cease-and-desist order at Monaco Ford: grass has been planted and it is starting to grow.

G. Goeschel looked at the Lyme Shore area and nothing is happening, and vegetation is growing back.

Bride Brook Development/Pazz Construction litigation is coming to fruition, and he will inform the Agency of the outcome.

C. Correspondence-none

X. ADJOURNMENT

MOTION (Garner/Berger) to adjourn at 8:45. Vote: APPROVED unanimously.

**Respectfully Submitted
Sue Spang
Recording Secretary**