

**EAST LYME INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
MARCH 5, 2024  
7:00 p.m.**

**EAST LYME TOWN HALL, MAIN MEETING ROOM**

**Present:** Kristen Chantrell, Don Phimister, Doreen Rhein, Ryan Williams, Gregory McIntire, Phyllis Berger, Leonard Salter, Diane Garner, Alt., Tom Kalal

**Absent:**

**Also Present:** Gary Goeschel, Wetlands Officer, Ann Cicchiello, BOS liaison, Sue Spang, Recording Secretary

**CALL TO ORDER:**

The meeting started at 7:03

RECEIVED TOWN CLERK  
EAST LYME, CT  
2024 MAR -7 P 3:41  
TOWN CLERK

**I. PLEDGE OF ALLGIANCE:**

Recited

**II. PUBLIC DELEGATIONS:**

Mike McCormick, 10 Brookfield noted that the last three meeting videos were not posted to the town's website and asked if they were available. G. Goeschel said he would get them posted.

**III. PUBLIC HEARINGS: none**

**IV. ACCEPTANCE OF MINUTES**

**A. Meeting Minutes February 6, 2024, Meeting**

**MOTION: (Phimister/McIntire) to approve the February 6, 2024, Meeting minutes as presented. VOTE: APPROVED. In favor-Chantrell, Phimister, Rhein, Williams, McIntire. Opposed-none. Abstaining- Berger, Salter**

**V. EX-OFFICIO REPORT**

Anne Cicchiello updated the Agency. She said the BOS has been working on the budget. The BOE budget was submitted with a 5.77% increase. The town and BOE budget will be presented to the BOF for a public hearing and discussion.

**VI. NEW BUSINESS:**

**A. 201 Old Black Point Road, Old Black Point Association, Inc., Applicant: Robert Ferreira, Owner; Application for demolition of existing beach cabanas and decking, and reconstruction according to FEMA and ADA standards. (Date of Receipt 3/5/2024)**

Joe Wren, Indigo, described the project as a private beach club with a series of wooden beach cabanas. They are proposing demolition of the deck and cabanas and rebuilding farther back from the shore. They will be raising the structure to be FEMA and ADA compliant. The play areas will also be moved to higher ground. The septic will also be brought in to code compliance.

The work is outside the 100 ft. URA but the whole project is in the 300 ft. URA.

Part of the driveway will be raised, and 100 cf. of fill will be brought in. The driveway is a mix of millings and gravel.

The top elevation will be 15ft. which is approximately 7 ft. above the sand. E&S controls for the driveway are included in the application and plans. J. Wren expects the driveway

construction to be no more than two days. There is a small, paved pathway which will be dug up and left to be overgrown with vegetation on site. A site walk will be scheduled for March 23, 2024.

**B. 7 Bramblebush Dr., Hugo Marchevsky, Applicant and Owner; Application for Determination of Permitted/Non-Regulated activity to construct a shed. (Date of Receipt 3/5/2024).**

G. Goeschel showed the property and where in relation to the URA the applicant would like to place a shed. The owner is looking for a determination of whether he has to submit an application for a permit.

**MOTION: (McIntire/Berger) the proposed activity at 7 Bramblebush Dr. is within the 300ft URA and needs a permit. Vote: APPROVED unanimously.**

**VII. PENDING APPLICATIONS**

**A. Chapman Woods Association, Applicant; Chapman Woods Road; Application to repair hazardous drainage conditions and restore interrupted drainage flow from the roadway stormwater system to a functional safe condition (Date of receipt 2/6/2024)**

Joe Wren, Indigo Designs presented for the applicant, asked if there were any additional questions after the site walk.

T. Kalal asked about the water quality exiting the site and if there were any storm water retention basins. The Agency discussed the fact that there is system that was approved by the Agency at the newly constructed Soapy Noble which would catch the runoff from this site. The members questioned if it was adequate to handle and treat the stormwater runoff and requested a site walk for March 23, 2024.

**MOTION: (McIntire/Berger) to approve the Chapman Woods Association request to redefine the channel. Vote: APPROVED unanimously.**

**B. 50 Gurley Road, James Bernardo, L.S. Applicant; Douglas C. Hoagland, Owner; Application to construct a single-family dwelling and associated appurtenances within 300 feet of an inland wetlands and watercourse (Date of Receipt 2/6/2024; Date to render a decision 4/11/2024).**

James Bernardo, for the applicant said the wetlands have been delineated and the onsite well and septic has been approved by Ledge Light Health District. He said the site is completely within the 300 ft URA. The property is partly zoned as Commercial (CA) and partly as Residential (R10).

The site has an E&S control plan for the driveway work and at the top of the hill.

G. Goeschel spoke to Alex Close who said the town's portion of the right of way ends closer to Gurley Road and was discontinued by ordinance. The question of who owns the driveway where it cuts across the wetlands and before it turns on to the property is the issue. A. Close said typically when a road is discontinued by ordinance half goes to one property owner and the other half goes to the other property owner. It is unclear whether half went to the state or the property to the north or the applicant property. The issue of ownership needs to be addressed because a permit cannot be issued for another property.

The members were concerned about the width of the driveway. J. Bernardo said it is 10 ft wide and will be widened to 12ft. He did not think any fill would be needed because he is not changing the grades over the culvert. He said there is enough earth to make a 12ft driveway. The driveway will be paved. J. Bernardo said he will take another look at the proposed driveway. The Agency was concerned about the water coming off the driveway in a heavy rain event.

## **VIII. OLD BUSINESS**

### **A. Inland Wetlands and Watercourse Regulations**

The members discussed corrections and additions to the draft regulations, including correct page numbers, typos, punctuation, checking that referenced sections are correct and possible linkage to the POCD.

## **IX. REPORTS**

### **A. Chairman's Report-no report**

### **B. Inland Wetlands Agent Report-**

#### **i. Administrative Permits & Commission Issued Permits Enforcement-**

G. Goeschel reviewed the list of enforcement actions.

#### **ii. Correspondence-none**

## **X. ADJOURNMENT**

**MOTION (McIntire/ Berger) to adjourn at 9:15. Vote: APPROVED unanimously.**

**Respectfully Submitted**

**Sue Spang**

**Recording Secretary**

**2024 Meeting dates: March 5, April 2, May 7, June 4, July 2, August 6, September 3, October 1, November 4, December 3.**