

# AMENDED SPECIAL MEETING AGENDA

Tuesday, July 16, 2024, 7:00 PM

## EAST LYME INLAND WETLANDS AGENCY

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut  
Conference Room 1

**CHAIR:** Kristen Chantrell  
**VICE CHAIR:** Don Phimister  
**SECRETARY:** Phyllis Berger

**INLAND WETLANDS AGENT:** Gary A. Goeschel II  
**RECORDING SECRETARY:** Sue Spang

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### CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. ADDITIONS TO THE AGENDA

III. 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 comments during delegations.

III. PUBLIC HEARINGS - NONE

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes of June 4, 2024

V. EX-OFFICIO REPORT

VI. NEW BUSINESS

- A. **8 Brookfield Drive, Andia and Pellumb Likollari, Applicant and Owner;** Application to construct a single-family dwelling and associated appurtenances within 300-feet of an inland wetlands and watercourse (*Date of Receipt 7/16/2024*)
- B. **5 Esther Pond Lane, George Kindel, Applicant and Owner;** Application for Determination of Permitted / Non-Regulated Activity to install a 10' x 14' prefab shed on a crushed stone bed (*Date of Receipt 7/16/2024*)
- C. **144 Roxbury Road, Emilio Pizzoferrato, Applicant and Owner;** Application for Determination of Permitted / Non-Regulated Activity to repair and replace an existing deck (*Date of Receipt 7/16/2024*)
- D. **294-2 Flanders Road, 296 Flanders LLC, Applicant and Owners;** Application for a proposed Light Manufacturing facility of approximately 185,000 to 215,000 with parking lot and retaining wall (*Date of Receipt 7/16/2024*)

RECEIVED FOR RECORDING  
EAST LYME, CT  
2024 JUL 12 A 10:30  
TOWN CLERK

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VII. PENDING APPLICATIONS - None

VIII. OLD BUSINESS

- A. **Inland Wetland Watercourse Regulations**; Review of Proposed Draft Revisions
- B. **IWA Permit #19-19, Shore Road (State Route 156), East Lyme**; Request for an Extension to Permit #19-19 for the installation of approximately 1,900 feet of shared sewer system infrastructure between the Old Lyme Town Line at Four Mile River to the existing sanitary infrastructure at 275 W Main Street, East Lyme.

IX. REPORTS

A. **Chairman's Report**

B. **Inland Wetlands Agent Report**

i. **Administrative & Commission Issued Permits**

a. **Report to be provided**

ii. **Enforcement**

- a. **CEASE, CORRECT, AND RESTORE ORDER** – Sound and Cove Land, LLC, Assessor's Map# 31.0, Lot# 1, East Lyme, CT – Sound and Cove Land, LLC, Respondent
- b. **CEASE AND DESIST ORDER** – 14 Park Lane, Assessor's Map# 4.7, Lot# 23, Niantic, Connecticut – Andrezej Kowalski, Respondent
- c. **CEASE AND DESIST ORDER** – 8 Brookfield Drive, Assessor's Map# 41.3 Lot# 100, East Lyme, Connecticut – Pellumb and Andia Likollari, Respondent
- d. **NOTICE OF VIOLATION** – 9 Rocco Drive, Assessor's Map# 44.0, Lot# 19-5, East Lyme, Connecticut – Darrell Vanwagner, Respondent
- e. **NOTICE OF VIOLATION** – 90-92 Laurelwood Drive, Tax Assessor's Map# 7.14, Lot# 45, Niantic, Connecticut – Paul Kowal, Respondent
- f. **NOTICE OF VIOLATION** – 15 Spring Glenn Road, Tax Assessor's Map# 4.6, Lot# 45, Niantic, Connecticut – Leanne Wyatt, Respondent
- g. **Little Indian Pond, Atlantic Avenue, Niantic; Status Update**

C. **Correspondence - NONE**

X. ADJOURNMENT

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.