

**EAST LYME INLAND WETLANDS AGENCY  
SPECIAL MEETING MINUTES  
JULY 16, 2024  
7:00 p.m.**

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

**Present:** Kristen Chantrell, Don Phimister, Phyllis Berger, John Vilcheck, Alt. Ryan Williams, Leonard Salter, Tom Kalal, Alt., Gregory McIntire, Doreen Rhein (7:03)

**Absent:**

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

(T. Kalal was seated until D. Rhein showed at 7:03)

**CALL TO ORDER:**

The meeting started at 6:58

RECEIVED TOWN RECORDS  
EAST LYME, CT  
2024 JUL 22 A 9:15  
Cecilia M. Kelly  
TOWN CLERK

**I. PLEDGE OF ALLGIANCE:**

Recited

**II. ADDITIONS TO THE AGENDA-none**

**III. PUBLIC DELEGATIONS-none**

**IV. PUBLIC HEARINGS: none**

**V. ACCEPTANCE OF MINUTES**

**1. Regular Meeting Minutes of May 7, 2024**

**MOTION: (Phimister/Berger) to approve the June 4, 2024, Minutes as presented.**

**APPROVED unanimously**

**VI. EX-OFFICIO REPORT**

Ann Cicchiello referenced an article in the Day newspaper concerning an apartment complex (Winward Village) who's new owners are raising rents by \$800. She said the BOS will consider a Fair Rent Commission in light of the Winward Village issue.

Celebrate East Lyme Day is Saturday

A grant was received for sidewalks from RT 161 to Rt 356 on Pattagansett Rd.

**VII. NEW BUSINESS**

**B. 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)**

A petition for a public hearing was submitted

**MOTION: (McIntire/Phimister) move to have a Public Hearing on the matter of this application of Pellumb and Andia Likollari. Vote: APPROVED unanimously.**

**C. 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 Submission 7/16/2024)**

George Kindel said he is in the 100' URA but the wetland is on his neighbors property. If the Commission is going by the 300' URA his whole property would be in the URA. He is

proposing a shed under 200 sq.ft. on crushed stone. He is not affecting the wetlands as they are up hill from his property.

G. Goeschel said there will be no impact on the wetlands.

**MOTION: (McIntire/Salter) to call this a non-regulated activity because there is no impact on the wetlands area which is uphill from the proposed shed. Vote: APPROVED unanimously.**

**D. 144 Roxbury Road, Emillio Pizzoferato, Applicant and Owner; Application for Determination of Permitted/Non Regulated Activity to repair and replace an existing deck (Date of Receipt 7/16/2024)**

G. Goeschel said the applicant is reducing the footprint of the existing deck and there is no adverse effect on the wetlands.

**MOTION: (Salter/Williams) the Commission determines the request at 144 Roxbury Rd by Emillio Pizzoferrato is determined to be a non-regulated activity. Vote: APPROVED unanimously.**

**E. 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)**

Matthew Bruton, P.E. BL Companies, 355 Research Parkway Meriden, for the applicant, described the application as a light industrial proposal on 22 acres which is relatively flat. There are wetlands in the rear of the property (Pattagansett River). A loading dock, 369 parking spaces, trailer spaces and three entrances are proposed. He said there are no direct wetlands impact. M. Bruton said the plan conforms to all zoning regulations.

Close to the wetlands are stormwater management improvements and further away is a retaining wall. To manage the water from the increase in impervious surfaces they are proposing to grade the entire property and provide a system that balances peak flows and maintains drainage patterns and provides water quality improvements. The majority of the water goes to the rear towards the wetlands.

There will be a series of catch basins with deep sumps with separators, detention and infiltration basins, discharging to the wetlands.

Utilities are available. E & S will be installed until the site is stabilized. A landscaping plan of trees and shrubs is proposed.

The applicant does not have a tenant at this time and no lease has been signed.

G. Goeschel said he questioned the 27 loading docks and 30 trailer spaces; he said they are prohibited in the zoning code and the Gateway Plan and Development District. He noted the Gateway Plan and Development District, adopted a master development plan and what is being proposed does not remotely come close to the plan. G. Goeschel said light manufacturing is allowed in the district. There is no direct impact but due to the massive amount of impervious surface there will be a lot of runoff.

G. Goeschel is waiting comment from the Town Engineer and other staff. The applicant will have to make application for allocation of sewer.

The proposed site is partially above an aquifer. M. Bruton said it as approximately 7'-9' to ground water.

M. Bruton said all water from the parking lot will be treated by the stormwater management system and will be discharged to the wetlands as clean water. The water from the roof is clean and infiltrated to ground.

**MOTION: (McIntire/Phimister) to have a Public Hearing because this project is large and is in the public interest and will be disruptive for quite some time. Vote: APPROVED unanimously.**

(Site walk scheduled for August 3, 2024)

**VIII. PENDING APPLICATIONS-none**

**IX. OLD BUSINESS**

**A. Inland Wetlands and Watercourse Regulations**

G. Goeschel said he has updated section 7.5 and 7.6. He would like the town attorney to look at section 9, Agent Authority, because it seems unclear/muddy.

**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 exiting sanitary infrastructure at 275 W Main Street, East Lyme.**

**MOTION: (McIntire/ Salter) to approve extension of this permit. Vote: APPROVED unanimously**

**IX. REPORTS**

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

**B. Inland Wetlands Agent Report-**

**i. Administrative Permits & Commission Issued Permits**

G. Goeschel has not issued any administrative permits since the last meeting.

**Enforcement-**

**a. Cease, Correct, and Restore Order-Sound and Cove Land, LLC, Assessors Map # 31.0 Lot #1 East Lyme, CT Sound and Cove Land LLC , Respondent**

He got in touch with the Gateway people and they have retained Indigo engineering to come up with a design to repair the erosion.

**b. Cease and Desist Order-14 Park Lane, Assessor's Map #4.7, Lot #23, Niantic Connecticut-Andrezej Kowalski, Respondent.**

The ZEO has taken over the issue and the owner is putting in a CAM application

**c. Cease and Desist Order-8 Brookfield Drive, Assessor's Map #41.3 Lot # 100-application submitted**

**d. Notice of Violation-9 Rocco Drive, Assessor's Map # 44.0, lot# 19-5 East Lyme CT-Darrell Vanwagner, Respondent-still continuing to pursue-the lot is stable**

**e. Notice of Violation-90-92 Laurelwood Drive, Tax Assessors Map # 7.14, Lot #45, Niantic, CT. -the Town Engineer is satisfied with the situation at the site.**

**f. Notice of Violation-15 Spring Glenn Road, Tax Assessors Map # 4.6, Lot # 45, Niantic, CT. -will notify due to filling in behind driveway.**

K. Chantrell leaves at 8:08

**ii. Correspondence**

Letter from DEEP, inviting the Commission to a pre-harvest walk in the Nehantic State Forest

**X. ADJOURNMENT**

**MOTION (Phimister/Berger) to adjourn at 8:32. Vote: APPROVED unanimously.**

**Respectfully Submitted**  
**Sue Spang**  
**Recording Secretary**

**2024 Meeting dates: August 6, September 3, October 1, November 4, December 3.**