

REGULAR MEETING AGENDA
Tuesday, September 3, 2024, 7:00 PM

EASTLYME 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

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:

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; 65-Days = 9/18/24*)

B. 294-2 Flanders Road, 296 Flanders LLC, Applicant and Owners; Application for a proposed Light Manufacturing Facility of approximately 185,000 to 215,000 sq. ft. with parking lot and retaining wall (*Date of Receipt 7/16/2024; 65-Days = 9/18/24*)

IV. ACCEPTANCE OF MINUTES

A. Special Meeting Minutes of July 16, 2024

V. EX-OFFICIO REPORT

VI. NEW BUSINESS - NONE

VII. PENDING APPLICATIONS

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; Public Hearing 9/3/24; Date to Render Decision 10/7/2024*)

B. 294-2 Flanders Road, 296 Flanders LLC, Applicant and Owners; Application for a proposed Light Manufacturing Facility of approximately 185,000 to 215,000 sq. ft. with parking lot and retaining wall (*Date of Receipt 7/16/2024; Public Hearing = 9/3/24; Date to Render Decision 10/7/2024*)

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VIII. OLD BUSINESS

A. **Inland Wetland Watercourse Regulations**; Review of Proposed Draft Revisions

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** – 8 Brookfield Drive, Assessor's Map# 41.3 Lot# 100, East Lyme, Connecticut – Pellumb and Andia Likollari, Respondent
- c. **NOTICE OF VIOLATION** – 9 Rocco Drive, Assessor's Map# 44.0, Lot# 19-5, East Lyme, Connecticut – Darrell Vanwagner, Respondent
- d. **NOTICE OF VIOLATION** – 15 Spring Glenn Road, Tax Assessor's Map# 4.6, Lot# 45, Niantic, Connecticut – Leanne Wyatt, Respondent
- e. **NOTICE OF VIOLATION** – 137 Flanders Road, Tax Assessor's Map# 21.1, Lot# 38, Niantic, Connecticut – Besnik Hasa, Respondent
- f. **NOTICE OF VIOLATION** – 249 Old Black Point Road, Tax Assessor's Map# 02.1, Lot# 2, Niantic, Connecticut – PB 249 LLC, 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 Land Use Department during regular business hours.