

**AMENDED MEETING AGENDA**  
Tuesday, October 1, 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  
**RECORDING SECRETARY:** Sue Spang

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2024 SEP 30 P 4:42  
Clerk  
INLAND WETLANDS AGENCY

**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. **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; P.H. Opened 9/3/2024; Close P.H. by 10/08/24)**
- IV. **ACCEPTANCE OF MINUTES**
  - A. **Regular Meeting Minutes of September 3, 2024**
- V. **EX-OFFICIO REPORT**
- VI. **NEW BUSINESS**
  - A. **Lake Shore Drive, Giants Neck Beach Association (Inc. 1941), Applicant / Giants Neck Improvements Club, Inc., Owner; Request for a Determination of Significant Impact Activity (Sec 7.4); Application to capture and redirect street runoff along Lake Shore Drive to stop the erosion occurring along road shoulder and down the embankment.**
- VII. **PENDING APPLICATIONS**
  - A. **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)**
- VIII. **OLD BUSINESS**
  - A. **Inland Wetland Watercourse Regulations; Review of Proposed Draft Revisions**

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**IX. REPORTS**

**A. Chairman's Report**

**B. Inland Wetlands Agent Report**

**i. Bride Brook Estuary Habitat Transformation Project**

**ii. Administrative & Commission Issued Permits;**

**iii. 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 -**

**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.