

REGULAR MEETING AGENDA
Monday, November 4, 2024, 7:00 PM

EAST LYME INLAND WETLANDS AGENCY

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut
Upper-Level Conference Room 1

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

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

RECEIVED FOR RECORD
EAST LYME, CT
2024 OCT 3 P 1:47
Phyllis Berger
TOWN ENGINEER

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 October 1, 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;** Application to capture and redirect street runoff along Lake Shore Drive to stop the erosion occurring along road shoulder and down the embankment
 - B. **Brockett Rd, Giants Neck Beach Association (Inc. 1941), Applicant / Giants Neck Improvements Club, Inc., Owner;** Application for Determination of Permitted / Non-Regulated Activity to remove approximately 40ft by 40ft of vegetation in Lower Nehantic Pond
 - C. **138 N. Bridebrook Rd, Alexander Nebelung, Applicant / Nebelung Farms LLC, Owner;** Application to construct a single-family house with utilities off existing driveway, as approved under Permit 03-23 dated June 2, 2003
- 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; Public Hearing Close 10/1/2024; Date to Render Decision 12/4/2024*)
- VIII. **OLD BUSINESS**
 - A. **Inland Wetland Watercourse Regulations;** Review of Proposed Draft Revisions

REGULAR MEETING AGENDA

Monday, November 4, 2024, 7:00 PM

IX. REPORTS

A. Chairman's Report

B. Inland Wetlands Agent Report

- i. **2024 DEEP Open Space Land Acquisition Grant Application;** Request for Letter of Support from Arthur Carlson, East Lyme Land Trust, Inc., for the acquisition of almost 6 acres off Heritage Road, Assessor's Map #35.0 Lot #23-1
- 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.