

**EAST LYME INLAND WETLANDS AGENCY**  
**REGULAR MEETING MINUTES**  
**OCTOBER 1, 2024**  
**7:00 PM**  
**EAST LYME TOWN HALL**

RECEIVED FOR RECORD  
EAST LYME, CT

2024 OCT -7 P 4:19

*Karen Wilcheck*  
TOWN CLERK

**Present:** Kristen Chantrell, Don Phimister, Phyllis Berger, Ryan Williams, Doreen Rhein, John Vilcheck, Alt.,

**Absent:** Greg McIntire, Leonard Salter, Tom Kalal, Alt.

**Also Present:** Gary Goeschel, Wetlands Officer, Sue Spang, Recording Secretary

J. Vilcheck was seat

Call to Order: 7:00

**I. PLEDGE OF ALLGIANCE: Recited**

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

**III. PUBLIC DELEGATIONS**

Don Danila, 24 Pattagansett Rd., Conservation and Natural Resource Commission and the Niantic River Watershed Commission, noted that under section 10 of the Wetlands Regulations, the Agency in making a decision may include other board and commission input, including the Conservation and Natural Resource Commission. He said his commission has members with valuable expertise that could contribute to the Wetlands Agency.

Kristin Lambert, 10 Cove Hill Rd, President of the Oswegatchie Hills Nature Preserve, is concerned about the clearing going on at the Landmark Property. She is not sure they have complied with their permit conditions and asked if the required inspections have taken place. G. Goeschel stated he has walked the property in recent months. He did not see any E&S concerns. Russo, owner of the property has stated he is conducting a "farming operation." G. Goeschel informed the members that activities essential to farming operations are exempt and as of right.

Mary Jean Agostini, 22 Brocket Rd., said that she is there to speak about the duck pond owned by the Giants Neck Improvement Club. There is an effort to control the geese around the pond but the problem is missing and incompatible buffers around the pond. Residents mow into the ten foot buffer of the regulated area.

**IV. 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; PH opened 9/3/2024; Close PH by 10/08/2024. (7:28)**

Matthew Bruton, P.E. E. L. Engineers, 355 Research Parkway, Meriden, stated he is receipt of staff comments and he has responded to the satisfaction of the staff. In response to a question on the roof water infiltration over the aquifer, he stated it is allowed according to regulations. But, the roof water from the proposed project is captured internally and piped out to the detention basins, therefore it is not infiltrating to the aquifer.

The ponds are designed for a 100 year flood event and the roof water is designed for a 10 year event.

G. Goeschel said all water is infiltrated to basins outside the aquifer.

Bruton said the water filtration system is proposed to be equipped with 4" sumps, hoods and separators. The system removes 80% of suspended solids. There is a regular maintenance schedule.

Bio-filters were discussed and deemed not appropriate for this site as they would direct runoff from the parking lot to the aquifer without being treated.

#### **PUBLIC COMMENT**

Mike McCormick, 10 Brookfield Dr. is concerned about this type of building and use going above an aquifer that provides drinking water to residents.

Don Danila, 24 Pattagansett Rd., was concerned that the plan did not show endangered species around the Pattagansett River and just showed areas in the project area according to DEEP's, NDDDB.

He thought the water system should comply and be engineered to accommodate the more frequent rain events.

D. Danila said that considering the size of the building and the amount of impermeable surfaces, how much is not going directly to the ground? Why are there so many parking spaces for an unspecified, unknown workforce?

M. Burton said the NDDDB did not show any endangered species.

When designing for water treatment, he said you do not design for the worst case scenario.

Mike McCormick, 10 Brookfield Dr., informed the members that he is a PH.D. chemist and he is accustomed to looking at problems associated with development.

**MOTION: (Rhein/Phimister) to close the Public Hearing. Vote: APPROVED unanimously. 8:24**

#### **V. ACCEPTANCE OF MINUTES**

**A. Regular Meeting Minutes of September 3, 2024**

**MOTION: (Phimister/Berger) to approve the Regular Meeting Minutes of September 3, 2024, as amended.**

*Pg. 2, item C; There are no direct wetlands impact, one corner of the property is 32 ft. from the URA Wetlands.*

**VOTE: APPROVED unanimously.**

#### **VI. EX-OFFICIO REPORT**

A. Ciccheillo submitted a report stating that the BOS established a building committee for roof construction projects at two schools. They also approved a contract for the firefighters.

#### **VII. NEW BUSINESS**

**A. Lake Shore Drive, Giants New Beach Association (Inc. 1941), Applicant; Giants Neck Improvement Club, Inc., (GNIC) Owner; Request for a Determination of Significant Impact Activity (Sec7.4); Application to capture and redirect street runoff along Lake Shore Drive to stop the erosion occurring along road shoulder and sown the embankment.**

G. Goeschel said GNIC is proposing a 4 ft. berm along Lake Shore Drive to stop erosion and to deter neighbors from parking there. They will bring in approximately 42 c.y. of fill. G. Goeschel thought it may be an exempt activity.

The Agency would like more information and asked that they submit an application.

#### **VIII 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.**

Decision pending.

#### **IX. OLD BUSINESS**

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

The Agency will review at the next meeting.

#### **X. REPORTS**

**A. Chairmans Report**

**B. Inland Wetlands Agent Report**

i. Bride Brook Estuary Habitat Transformation Project

DEEP and the Nature Conservancy has received a 4 million dollar grant to improve the passage to Long Island Sound. The project is expected to last approximately three years.

ii. **Administrative and Commission Permits**

iii. **Enforcement**

**a. CEASE, CORRECT, AND RESTORE-Sound and Cove Land, LLC, Assessors Map #31.0, Lot #1, East Lyme, CT-Sound and Cove Land, LLC, Respondent.**

G. Goeschel said they are waiting for an As-built from J. Wren and a restoration plan is being worked on.

**b. CEASE AND DESIST ORDER-8 Brookfield Drive, Assessors Map # 41.3, Lot #100, East Lyme, CT-Pellumb and Andia Likollari, Respondent.**

G. Goeschel is expecting a possible application.

**c. NOTICE OF VIOLATION-9 Rocco Dr. Assessors Map #44.0, Lot #19-5, East Lyme, CT, Darrell Vanwagner, Respondent.**

G. Goeschel is suggesting 2-3 shade trees be planted.

**d. NOTICE OF VIOLATION-15 Spring Glen Rd., Assessors Map #4.6, Lot #45, Niantic Ct. -LeanneWyatt, Respondent.**

G. Goeschel is following up.

**e. NOTICE OF VIOLATION-137 Flanders Rd. Assessors Map #21.1, Lot, 38 Niantic, CT-Besnik Hasa, Respondent**

The site is secure and basement waterproof, the area will be seeded and loamed.

**f. NOTICE OF VIOLATION-249 Old Black Point Rd. Assessors Map #02.0, Lot#2, Niantic Ct. -PB Respondent.**

The wetlands were filled on the property and a restoration plan needs to be submitted.

**g. 104 W. Main St. -Pazzaglia.**

The property has been re-cleared and top soil deposited. G. Goeschel issued a STOP AND RESTORE. The owner will have to submit an application.

**XI. CORRESPONDANCE**

DEEP emails on permits for application of herbicide and pesticides.

**XII. ADJOURNMENT**

**MOTION:(Rhein/Berger) to adjourn at 9:05. Vote: APPROVED unanimously.**

Respectfully Submitted

Sue Spang,  
Recording Secretary