

EAST LYME INLAND WETLANDS AGENCY

Special Meeting, July 8, 2025, 7:00 PM

CHAIRMAN: Kristen Chantrell

WEO: Gary Goeschel II

VICE CHAIRMAN: Don Phimister

RECORDING SECRETARY: Sue Spang

SECRETARY: Phyliss Berger

CALL TO ORDER: 7:00

I. ROLL CALL:

Present: Ryan Williams, Don Phimister, Doreen Rhein, Phylis Berger, Carlo Lombardo, Alt.,

Absent: Kristen Chantrell, Greg McIntire, Leonard Salter, John Vilcheck, Alt.

Also Present: G. Goeschel, WEO, Sue Spang, Recording Secretary, Anne Cicchiello, BOS

The Pledge was recited. C. Lombardo was seated

II. CALL FOR ADDITIONS TO THE AGENDA: none

III. CALL FOR PUBLIC DELEGATIONS-none

IV. PUBLIC HEARINGS-None

V. ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes of June 3, 2025

MOTION: (Berger/Williams) to approve the June 3, 2025, minutes as presented.

Vote: APPROVED unanimously

VI. EX-OFFICIO REPORT:

Ann Cicchiello, BOS, reported that the town received a \$200,000 grant to investigate environmental concerns at the former police station on Main Street.

The town applied for a \$800,000 Safer Grant for staffing of emergency response personnel. After 3-4 years the town assumes more of the cost until they are responsible for the total amount.

A. Cicchiello reminded people of the Celebrate East Lyme on July 19th.

VII. NEW BUSINESS:

A. 475 Boston Post Road (Route 1) Town of East Lyme Public Works Department, Applicant; Town of East Lyme, Owner; Application for a driveway and accessible parking lot (Date of Receipt: 6/3/2025)

Alex Klose, Town Engineer and Deputy Public Works Director, described the location across from the Rustic Café and next to Stones Ranch. He said the dam was built in 1908 and is on town land of approximately 180 acres.

The town was awarded a \$500,000 STEAP Grant to rehabilitate the historic dam.

They are also proposing a parking lot and have received permission from CT DEEP for a curb cut.

RECEIVED FOR RECORD
EAST LYME, CT
JUL 15 A 10:48
OWN CLERK

Once work is complete the area will support passive recreation. The parking lot is proposed to have 2 paved handicap parking spots, 2 paved ADA parking spots and 8 gravel parking spots.

None of the construction for the parking area will be within 50 feet of the wetlands. He said the land all slopes down to the pond. They are excavating and not filling. He said Stones Ranch is comfortable with passive recreation on the property. There will be no lights or utilities.

A. Klose said the pond is 3-6 feet deep

The plan will be presented to Zoning.

G. Goeschel said the application will be on next month's agenda for consideration.

B. Upper Walnut Hill Road, Assessor's Map \$54.0, Lot #6, Christopher Lemery, Hull Forest Products, Inc., Applicant; Lindsay Muscarella, Owner; Application for Determination of Permitted/Non-Regulated Activity for a Timber Harvest with temporary stream crossing (date of Receipt: 7/8/2025)

Chris Lemery, 101 Hampton Rd, Pomfret, CT, said approximately 50% of the selected trees to be harvested are diseased, unhealthy and/or declining.

The area encompasses 32.25 acres out of 65.8 total acres. There is a single stream crossing.

All existing skid roads will be used; any disturbance will be on existing trails. There is a single stream crossing where a temporary timber bridge mat will be used. An existing culvert crossing installed by Eversource which will be used.

Approximately 82,000 board ft. or 20 cords of wood will be harvested. There will be no stumping, and the slash will stay on site.

MOTION: (Rhein/Williams) we find the timber harvest at 33 Upper Walnut Hill Road, Lindsay Muscarella owner, is not a regulated activity. Vote: APPROVED unanimously.

VIII. PENDING APPLICATONS: none

IX. OLD BUSINESS

A. Inland Wetland and Watercourses Regulations; Review proposed Draft:

No action

X. REPORTS

A. Chairman's Report-none

B. Inland Wetlands Agent Report-

Administrative & Commission Issued Permits- provided and included

i. Enforcement

a) **Cease and Desist Order-Siddhartha S. Kalita, Owner, 78 Flanders Rd. Assessor's Map \$21.3, Lot #150, Niantic, CT-discussed earlier**

b) **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.**

The site was repaired but G. Goeschel noticed an area that is eroding.

- c) **8 Brookfield Drive, Assessor's Map #41.3, Lot # 100, East Lyme, CT.**
They have planted 3 trees.
- d) **Notice of Violation-9 Rocco Dr, Assessor's Map #44.0, Lot #19-5 East Lyme, Connecticut-Darell Vanwagner, Respondent-still working with the owner**
- e) **Notice of Violation-137 Flanders Rd, Tax Assessors Map #21.1, Lot #38 Niantic, Connecticut-Besnik Hasa, Respondent-lawn has come in**
- f) **Notice of Violation-249 Old Black Point Rd, Tax Assessor's Map # 02.1, Lot # 2 Niantic, Connecticut-PJB 249 LLC, Respondent-still working on the plan, landscaper is still working on it.**

C. **Correspondence:** Pattagansett Lake Association wanting the town to become part of the association now that they own land on the lake.

Wireless infrastructure, 306 Flanders Rd.

XI. ADJOURNMENT: MOTION: (Berger/Williams) to adjourn at 6:54. Vote: APPROVED unanimously.

Respectfully submitted,
Sue Spang,s
Recording Secretary



I.W. Agent Approvals Report

Report Date Range: 1/01/2025 - 7/01/2025

Permitted Activity

Fee Paid

Gary A. Goeschel II, Agent

1	PermitNo: 2025-01	30	BRAINERD RD	The constuction of a 24-ft x 30-ft detached garage.	\$160.00
	Issued 2/19/2025	Grantee: CHRISTOPHER & SHALER WRIGHT			
2	PermitNo: 2025-02	7	WOODBRIIDGE RD GNH	Constuction of a 12-ft x 20-ft deck and a 10'ft x 12-ft front porch.	\$160.00
	Issued 3/20/2025	Grantee: LEO L. DILORETO			
3	PermitNo: 2025-05	142	ROXBURY RD	Constuction of a 10' x 16' Shed.	\$260.00
	Issued 4/23/2025	Grantee: ALYSSA LOILER			
4	PermitNo: 2025-04	3	SCOTT RD	Installation of a 14'x 33' single fiberglass swimming pool and associated apputenances.	\$510.00
	Issued 4/23/2025	Grantee: RICHARD W BRODASKI & VICTORIA M BRODA			
5	PermitNo: 2025-06	118	PENNSYLVANIA AVE	Installation of two (2) Level 3 Electric Vehicle Charging Stations.	\$60.00
	Issued 4/24/2025	Grantee: EAST LYME TOWN OF			
6	PermitNo: 2025-08	1	FERRO CT	Construction and Instalation of a 14'x 20' addition, a 12'x14 deck, and a 4'x6' balcony on piers.	\$260.00
	Issued 5/8/2025	Grantee: ROBERT LANGDEAU			
7	PermitNo: 2025-09	291	UPPER PATTAGANSETT RD	The Demolition of six (6) structures (including cabins and shower house) and the following associated improvments: disconnection of utilities, regrading and restoration of disturbed areas through loam and seeding. The relocation of any structure without a	\$260.00
	Issued 6/5/2025	Grantee: BOARD OF TRUSTEES OF THE SHEFFIELD SCIE			
8	PermitNo: 2025-11	88	QUARRY DOCK RD	Constrcution fo a 10' x 29' deck.	\$260.00
	Issued 6/18/2025	Grantee: CREEM ALICE F & WANDA L			
9	PermitNo: 2025-10	15	SCOTT RD	Constuction and installation of a 10'x12' Shed.	\$260.00
	Issued 6/18/2025	Grantee: RALYEA JODY ANNE TR			
10	PermitNo: 2025-13	18	MARSHFIELD RD GNH	Construction of a bedroom and garage addition including the conversion of a screened porch to living space with an indoor pool/spa and the removal of and exisitng wood deck.	\$260.00
	Issued 6/19/2025	Grantee: MONICA ST. AMAND-SANTOS			
11	PermitNo: 2025-12	12	MCELANEY DR	Replace existing shed with 10' x 10' shed.	\$260.00
	Issued 6/19/2025	Grantee: THOMAS HULME			

Report Date Range:			Permitted Activity	Fee Paid
12	PermitNo: 2025-14	28 QUAILCREST RD	Constuction of a 10' x 10' deck associated with an exisintg above ground pool.	\$260.00
Issued 6/30/2025 Grantee: JENNIFER BROWN				