

EAST LYME INLAND WETLANDS AGENCY

Regular Meeting, September 2, 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: 7:05

I. ROLL CALL:

Present: Kristen Chantrell, Doreen Rhein, Don Phimister, Greg McIntire, Ryan Williams, Phylis Berger, John Vilcheck, Alt.,

Absent: Leonard Salter, Carlo Lombardo, Alt.,

Also Present: Sue Spang, Recording Secretary

The Pledge was recited. J. Vilcheck 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 August 5, 2025

MOTION: (Vilcheck/Berger) to approve the August 5, 2025; minutes as presented.

Vote: APPROVED. In favor-Berger, Williams, Rhein, Phimister, McIntire, Vilcheck. Opposed-none. Abstaining-Chantrell

VI. EX-OFFICIO REPORT-no report

VII. NEW BUSINESS-none

VIII. PENDING APPLICATONS:

A. 49 Brainerd Road, The Roderick M. Cornish Revocable Trust, Applicant & Owner; Application for two lot Subdivision of land Zoned RU-40/20 (Date of Receipt; 8/5/2025)

J.P.Mereen, 191 Boston Post Rd, Gerwick Mereen for the applicant, described the property as 49 acres with a 1.06 division for a building lot for a relative.

R. Snarski flagged the wetlands.

Alex Klose, Town Engineer approved a 2 rain gardens for stormwater management.

There is no direct wetlands disturbance and approximately 4471 sq. ft of upland review disturbance.

There is no activity within 50 ft. of the wetlands.

There will be an easement for a driveway using the existing driveway to existing house.

The septic is proposed to be approximately 60 ft from the URA.

The proposed septic meets the health code.

G. Goeschel said they will have to submit a CAM application to the Zoning Commission

The members were concerned about the placement of the septic and the close proximity to Niles Creek

MOTION: (McIntire/Rhein) to approve the application of 49 Brainerd Road, The Roderick M. Cornish Revocable Trust, Applicant & Owner; Application for two lot Subdivision of land Zoned RU-40/20 with the condition that they come back for approval of building plans Vote: APPROVED unanimously.

IX. OLD BUSINESS

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

G. Goeschel said the revisions were not done and informed the Agency that the law firm the town uses for land use has been acquired by another firm.

X. REPORTS

A. Chairman's Report-none

B. Inland Wetlands Agent Report-none

Administrative & Commission Issued Permits- 2 decks and one dwelling Enforcement-

- a) **Notice of Violation-9 Rocco Dr, Assessor's Map #44.0, Lot #19-5 East Lyme, Connecticut-Darell Vanwagner, Respondent-stable and will continue to pursue**
- b) **Notice of Violation-137 Flanders Rd, Tax Assessors Map #21.1, Lot #38 Niantic, Connecticut-Besnik Hasa, Respondent-stabilized and recommends the notice be cancelled**
- c) **Notice of Violation-249 Old Black Point Rd, Tax Assessor's Map # 02.1, Lot # 2 Niantic, Connecticut-PB 249 LLC, Respondent-currently looking at two options for restoration, G. Goeschel recommends the planting of shrubs.**

C. Correspondence: none

XI. ADJOURNMENT: MOTION: (McIntire/Williams) to adjourn at 7:50. Vote: APPROVED unanimously.

Respectfully submitted,
Sue Spang,
Recording Secretary