

# EAST LYME INLAND WETLANDS AGENCY

Regular Meeting, October 7, 2025, 7:00 PM

CHAIRMAN: Kristen Chantrell

VICE CHAIRMAN: Don Phimister

SECRETARY: Phyliss Berger

WEO: Gary Goeschel II

RECORDING SECRETARY: Sue Spang

RECEIVED  
EAST LYME, CT  
2025 OCT 14 A. 9:40  
TOWN CLERK

## CALL TO ORDER: 7:00

### I. ROLL CALL:

**Present:** Kristen Chantrell, Doreen Rhein, Don Phimister, Greg McIntire, Ryan Williams, John Vilcheck, Alt., Carlo Lombardo, Alt.,

**Absent:** Phylis Berger, Leonard Salter,

**Also Present:** Gary Goeschel, Wetlands Officer, Ann Cicchiello, BOS liaison, Sue Spang, Recording Secretary

The Pledge was recited. J. Vilcheck and C. Lombardo were seated

### II. CALL FOR ADDITIONS TO THE AGENDA:

**MOTION (Phimister/MacIntire) to add 7 Bramblebush Rd for a determination for nonregulated activity for a shed and**

**Stone Goat Farm-Grassy Hill Rd-determination for a non-regulated activity for a timber harvest to New Business. Vote: APPROVED unanimously**

### III. CALL FOR PUBLIC DELEGATIONS-none

### IV. PUBLIC HEARINGS-None

### V. ACCEPTANCE OF MINUTES

#### A. Regular Meeting Minutes of September 2, 2025

**MOTION: (Williams/Lombardo) to approve the September 2, 2025, minutes as presented.**

**Vote: APPROVED. Unanimous**

### VI. EX-OFFICIO REPORT:

Ann Cicchiello informed the members that exits 74S off ramp and 75 on ramp will be closed for 2 weeks. The Zoning Commission rejected an application for a dog park.

The Town Hall construction should be ending soon. Saturday is a CT Heritage Day at McCook Park.

### VII. NEW BUSINESS:

**A. Colony Road Bridge No. 05623 over Latimer Brook, Jeffrey Fontine, PE, Applicant; Town of East Lyme, Owner; Application for replacement of Bride No. 05623 on Colony Road over Latimer Brook, abutting 16 Colony Rd. to the North and 17 Colony Rd. to the South. (Date of Receipt; 10/7/2025)**

Jeff Fontine P.E. VHB, Weathersfield, CT, for the Applicant, informed the Agency the brige is structurally deficient and has rusting culverts. There are approximately 322 vehicles per day going over the bridge. They are within the FEMA flood zone. The town is proposing removing the two large culverts and replacing them with a clear span bridge.

The stream will be restored to its original condition. Wildlife shelves will be added under the bridge on each side.

E&S controls will be in place, and the disturbed areas will be stabilized.

There will be 3 stages;

- Relocation of water main
- Remove pipe/culvert on east side utilizing coffer dams
- Switch location of coffer dams and remove pipe/culvert on west side

There are no impacts proposed within the delineated wetlands. Permanent impacts to the water course amount to 4514 s.f. and are due to the removal of culverts. Temporary impacts are due to installation of cofferdams.

Fish passage will be maintained for the entire construction period.

Flood Plain impacts are just under 600 c.y. of net cut, which include embankment grading, riprap installation, removal of existing culverts and installation of clear span structure.

All water work is prohibited from March 15 to May 15.

The project needs three permits: ACOE General Permit, DEEP Floodwater management and EL IWA.

Greg Gerish, hydrologist said the removal of the culverts and installation of the bridge will reduce flooding downstream.

Fontine said the stonewall on the southside will be reconstructed in some form.

The application will be on the next agenda.

**B. Alexander Nebelung, Applicant; Nebelung Farms, LLC Owner; Application for a Single-family dwelling, detached barn, and associated utilities at 138 North Bride Brook Road, Tax Assessor's Map # 14.0, Lot # 77, Niantic, CT (Date of Receipt; 10/7/2025)**

G. Goeschel reminded the Agency that they have issued a permit for this project; the only change is an addition of a barn.

Jeff McNamara, for the applicant informed the Agency that the wetlands have been re-delineated and what was originally identified as wetlands has been change and there are no wetlands with the new study.

The parcel is a 13-acre plot with an existing driveway and bridge. Ledge Light has confirmed the project area is suitable for septic.

A. Nebelung said the barn is approximately 100 feet from the wetlands

The barn will be used for storage of classic cars, property maintenance equipment, etc.

The driveway will be gravel except on a short slope leading to the barn entrance.

The application will be on the next agenda.

**C. 7 Bramblebush Rd for a determination for nonregulated activity for a shed.**

Hugo Marcheski, owner said he was approximately 290 ft. from a watercourse. To accommodate the zoning setbacks for the shed he would have to situate the proposed shed within the URA.

**MOTION: (McIntire/Phimister) no permit is required because the activity and distance to the watercourse poses no impact. Vote: APPROVED unanimously.**

**D. Stone Goat Farm-Grassy Hill Rd-determination for a non regulated activity for a timber harvest**

There is a proposed timber harvest with one corduroy crossing. G. Goeschel believes it is exempt as a farming activity.

**VIII. PENDING APPLICATONS-none**

**IX. OLD BUSINESS**

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

G. Goeschel provided a final draft of the regulations. The Agency reviewed and made minor changes.

He will send the final report with changes to DEEP, Zoning and BOS for their review. He will make a bulleted list of changes.

**MOTION: (Rhein/Lombardo) to schedule a Public Hearing for the following meeting.**

**Vote: APPROVED unanimously.**

**X. REPORTS**

**A. Chairman's Report-none**

**B. Inland Wetlands Agent Report-none**

**Administrative & Commission Issued Permits-** provided. 1 deck, 1garage, 1 porch, inground swimming pool and a car port.

**Enforcement-**

- a) **Notice of Vioilation-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 Vioilation-137 Flanders Road, Tax Assessors Map \$ 21.1, Lot # 38, Niantic, CT -Besnik Hasa, Respondant. -take off future agendas**

**C. Correspondence: none**

**XI. ADJOURNMENT: MOTION: (Phimister/Williams) to adjourn at 8:52. Vote: APPROVED unanimously.**

Respectfully submitted,  
Sue Spang,  
Recording Secretary

