

2ND AMENDED REGULAR MEETING AGENDA

Tuesday October 7, 2025, 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 II
RECORDING SECRETARY: Sue Spang

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 September 2, 2025**

V. **EX-OFFICIO REPORT** - Ann Cicchiello

VI. **NEW BUSINESS**

- A. **Colony Road Bridge No. 05623 over Latimer Brook, Jeffrey Fontine, PE, Applicant; Town of East Lyme, Owner;** Application for replacement of Bridge 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*)
- 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*).

VII. **PENDING APPLICATIONS** - None

VIII. **OLD BUSINESS**

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

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IX. REPORTS

A. Chairman's Report

B. Inland Wetlands Agent Report

i. Administrative & Commission Issued Permits

ii. Enforcement -

a. NOTICE OF VIOLATION – 9 Rocco Drive, Assessor's Map #44.0, Lot #19-5, East Lyme, Connecticut – Darrell Vanwagner, Respondent

b. NOTICE OF VIOLATION – 137 Flanders Road, Tax Assessor's Map #21.1, Lot #38, Niantic, Connecticut – Besnik Hasa, Respondent

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.