

REGULAR MEETING AGENDA
Tuesday November 4, 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 October 7, 2025

V. EX-OFFICIO REPORT - Ann Cicchiello

VI. NEW BUSINESS

- A. 29 Upper Walnut Hill Road, Jeffrey T. Gannoe, Applicant & Owner;** Application for two-lot Subdivision of land Zoned RU-200, Tax Assessor's Map #54.0, Lot #9, East Lyme, CT (*Date of Receipt 11/4/2025*)
- B. 137 Grassy Hill Road, Assessor's Map #51.0, Lot #21, Richard Pape, Applicant & Owner;** Application for Determination of Permitted / Non-Regulated Activity for a Timber Harvest with a temporary stream crossing (*Date of Receipt: 11/4/2025*)
- C. Holmes Road / Upper Walnut Hill Road / Grassy Hill Road, Assessor's Map #55.0, Lot #3-1, Arthur Carlson, Applicant; East Lyme Land Trust, Inc., Owner;** Application for Determination of Permitted / Non-Regulated Activity for a Timber Harvest and Farmland Restoration (*Date of Receipt: 11/4/2025*)

FILED FOR RECORD
EAST LYME, CT
7:05 NOV - 3 PM 2:57
TOWN CLERK

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- D. 301 Chesterfield Road, Daniela Gjergaj, Applicant; Aces High, East Lyme RV & Resort LLC, Owner;** Application for hot tub installation on 16' x 14' concrete pad
(*Date of Receipt: 11/4/2025*)

VII. PENDING APPLICATIONS

- 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; 65-Days: 12/10/2025*)
- B. 138 North Bride Brook Road, Alexander Nebelung, Applicant; Nebelung Farms, LLC Owner;** Application for a Single-family dwelling, detached barn, and associated utilities, Tax Assessor's Map #14.0, Lot #77, Niantic, CT (*Date of Receipt: 10/7/2025; 65-Days: 12/10/2025*)

VIII. OLD BUSINESS

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

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**

- 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.