

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme

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MEMORANDUM

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning/ Inland Wetlands Agent 

Date: February 3, 2026

Re: 16 Mostowy Road, Jerry Lokken, Director of East Lyme Parks & Recreation, Applicant/ Agent; Town of East Lyme, Owner; Application to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, Assessor Map #40.0, Lot #5.

Upon review of the above referenced application and plans entitled "Darrow Pond Trail Improvements, 16 Mostowy Road, East Lyme, CT, scale 1"=20', dated December 12, 2025," prepared by Joseph M. McDonal, P.E. and Daniel A. Hageman, Soil Scientist of FHI Studio, 416 Asylum Street, Hartford, CT on behalf of the Town of East Lyme, I offer the following findings and motion:

FINDINGS

The East Lyme Inland Wetlands Agency ("Agency") based on the record before it with respect to this application, finds this application to be in conformance with the Inland Wetlands Regulations of the Town of East Lyme and more specifically based on the following Findings:

Whereas: The Agency received an Inland Wetlands Application at their January 6, 2026 meeting from Jerry Lokken, Director of Parks & Recreation, Applicant/Agent; the Town of East Lyme, Owner; and plans entitled "Darrow Pond Trail Improvements, 16 Mostowy Road, East Lyme, CT, scale 1"=20', dated December 12, 2025," prepared by Joseph M. McDonal, P.E. and Daniel A. Hageman, Soil Scientist of FHI Studio, 416 Asylum Street, Hartford, CT.

Whereas: The Agency has reviewed the application, received testimony from the applicant and Town staff concerning this application's compliance with local requirements and regulations.

Whereas: The Application submitted includes all the information required pursuant to Section 7.5 of the East Lyme Inland Wetlands and Watercourses Regulations and includes site plans, engineering reports, wetlands delineation by a soil scientist depicted on the site plans, a description of the ecological communities and functions of the wetlands and watercourses, a description of how the applicant will change, diminish or enhance the ecological communities and function of the wetlands or watercourse,

and other measures designed to mitigate the impact of the proposed activity pursuant to Section 7.6 of the East Lyme Inland Wetlands Regulations. As such, the Application submitted in accordance with Section 7.1 of the East Lyme Inland Wetlands Regulations is complete.

Whereas: The purpose of the project is to improve existing trails and to create several new trails to improve accessibility for handicap users, and expand trail use opportunities throughout the property.

Whereas: The regulated activities include the maintenance and repairs along the nature trails and development of new trails within the 300-foot upland review area from wetlands and watercourses, as outlined on the Master Plan Darrow Pond Education, Conservation & Passive Recreation Plan dated July 2023.

Whereas: The town is proposing an accessible ADA path and boardwalk along the wetlands and Darrow Pond, new loop trails, parking lot improvements, and existing trail maintenance and improvement to address long range accessibility and equitability goals.

Whereas: Uncontrolled vehicular access has caused significant erosion and trail degradation, the proposed project is intended to improve or eliminate these impacts and help preserve the natural resources of the conservation area and overall amenity for the East Lyme community.

Whereas: The proposed upgrades to the parking lot / trail head and ADA access to the pond would mitigate impacts from uncontrolled motorized bike and ATV access to the existing trail system.

Whereas: There are no significant impacts proposed within the delineated state and federal wetland areas.

Whereas: The temporary impacts to the upland review area only include selective thinning of tree and sapling vegetation and small portions of the wetland to facilitate viewing of the pond for trail users.

Whereas: Vegetation would only be thinned to provide an unobstructed view of the pond and is concentrated in the vicinity of an existing upland area which extends north towards the pond.

Whereas: The vegetation being removed includes invasives such as Multiflora Rose, Japanese barberry, Autumn Olive, and Asiatic Bittersweet.

Whereas: Several alternatives were investigated for wetland crossing methods along the existing and proposed trail improvement locations.

Whereas: Timber mats were determined to be the least impactful and will be used to stabilize stream crossings.

Whereas: The project proposes the use of erosion controls that have been designed in accordance with the CT DEEP 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control Handbook, as amended, including but not limited to a silt fencing, hay bales or waddles, and vegetation.

Whereas: There are no anticipated impacts to flood flow, nor are there any changes to the natural channel; and nor will the project inhibit the natural dynamics of the existing watercourse system. As such, the project will not adversely impact the ability of the wetland to supply water or convey natural drainage patterns.

Whereas: The project will not impede the capacity of the wetlands or watercourse to provide recreation or open space values but rather enhances them.

Whereas: Section 10.6 of the East Lyme Inland Wetlands Regulations states that the Agency shall not "deny or condition an application for regulated activity in an area outside wetlands or watercourses based on an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourse."

Whereas: Erosion and Sedimentation Controls will be established along the limits of disturbance to prevent sediment from entering the wetlands and watercourse.

Whereas: The project does not propose any activates which will damage or destroy any unique wetlands or such areas with demonstrable scientific or educational value but rather will enhance them.

PROPOSED MOTION:

Based on the findings in the memorandum from Gary A. Goeschel II, Director of Planning/ Inland Wetlands Agent, to the East Lyme Inland Wetlands Agency dated February 3, 2026, I hereby MOVE TO APPROVE the application known as the application of Jerry Lokken, Director of Parks & Recreation, Applicant/Agent; Town of East Lyme, Owner; Application to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, CT and plans entitled "Darrow Pond Trail Improvements, 16 Mostowy Road, East Lyme, CT, scale 1"=20', dated December 12, 2025," prepared by Joseph M. McDonal, P.E. and Daniel A. Hageman, Soil Scientist of FHI Studio, 416 Asylum Street, Hartford, CT on behalf of the Town of East Lyme, which is further subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

1. Erosion and Sedimentation controls shall be installed prior to the start of any demolition, earth work, or construction.
2. Notify conservation officer at least 2-days prior to construction to inspect erosion controls.
3. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
4. Forested cover within the upland review areas shall be maintained to the extent practicable. The propose LOD shall be strictly adhered to though out all phases of construction.
5. Any proposed Additional work beyond this permit in the wetlands or watercourse or its 300-foot regulated area will require approval from the Inland Wetlands Agency or its certified Agent.
6. Any changes to the site plan listed on this permit require notification to the Inland Wetlands Agent and may require Agency approval. A new plan incorporating said changes shall be given to the Agent before any new work begins.
7. No site work shall commence until all applicable conditions are satisfied.
8. Notify Inland Wetlands Agent upon completion of all regulated activities for final inspection and sign off.

This approval is specific to the site development plan submitted as the application of Jerry Lokken, for East Lyme Parks & Recreation, Applicant; Town of East Lyme, Owner; Application to construct an ADA

accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, CT. Any modifications of this approval and other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted. The applicant/owner shall be bound by the provisions of this Application and Approval.