

REGULAR MEETING MINUTES
Tuesday, February 3, 2026, 7:01 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: Aviana Lozano

CALL TO ORDER: Chairwoman Chantrell called the Meeting to Order at 7:01 PM.

I. **PLEDGE OF ALLEGIANCE:** The pledge was observed

II. **ADDITIONS TO THE AGENDA:**

Motion #1: K.Chantrell made motion for addition to agenda the Election of Officers before Public.

Seconded: D. Phimister

Discussion: None

Vote: Unanimous (6-0-0)

Motion #2: D.Phimister moved to appoint K.Chantrell to be Chairwoman.

Seconded: J.Vilchek

Discussion: None

Vote: Unanimous (6-0-0)

Motion #3: J. Vilchek moved to appoint D.Phimister to be Vice Chairman.

Seconded: R. Williams

Discussion: None

Vote: Unanimous (6-0-0)

Motion #4: K. Chantrell moved to appoint P.Berger to be appointed as secretary

Seconded: J. Vilchek

Discussion: None

Vote: Unanimous (6-0-0)

Aviana Lozano
TOWN CLERK

2026 FEB 10 P 1:51

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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.

- NONE

IV. **PUBLIC HEARINGS**

A. **Application of the Town of East Lyme Inland Wetlands Agency; for a comprehensive revision of the East Lyme Inland Wetlands Regulations, Sections 1 through 20** (*Continued from December 2, 2025, Meeting*)

- G.Goeschel II noted he is still doing the revisions for the regulations.
- K. Chantrell stated it will be discussed one last time and to conclude it next meeting.

V. **ACCEPTANCE OF MINUTES**

A. **Regular Meeting Minutes of November 4, 2025**

Motion #5: D.Phimister moved to approve the minutes of November 4, 2025.

Seconded: G. Mcintire

Discussed: Noted Minutes was sparse; no amendments were made that would affect the motion.

Vote: Unanimous (6-0-0)

B. **Regular Meeting Minutes of December 2, 2025**

Motion #6: D. Phimister moved to approve the minutes of December 2, 2025.

Seconded: R. Williams

Discussed: None

Vote: Unanimous (6-0-0)

VI. **EX-OFFICIO REPORT**

- Ann Cicchiello reported that the subcommittee she is in is going through all the capital projects in Town and meet a few times a week. A. Cicchiello reported at last Board of Selectmen Meeting, a motion was granted to use 12,260\$ from the NIP Funds to clean the catch basins. A. Cicchiello stated East Lyme Public Works usually cleans about half the basins every other year. A. Cicchiello reported i-95 project has 10 more months till it's fully completed. A. Cicchiello reported the E-ticketing

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ordinance went forward and became enforced, which was approved by the Board of Selectmen.

- Kristen Chantrell asked if A. Cicchiello has discussed the potential bus garage storage locations with the Board of Selectmen.
- Ann Cicchiello stated it was not discussed.
- Gary Goeschel II stated that the location by Costco is owned by the state and may be available by the state.
- Ann Cicchiello stated she will bring up potential bus garage locations to First Selectman and Board of Selectmen.
- Greg McIntire asked about the conclusion of the application of the Arx Wireless Infrastructure Cell Phone Tower.
- Ann Cicchiello stated the First Selectman spoke to the Siting Council. A. Cicchiello stated in the hearing of January 28, 2025, they decided not to intervene, and the Siting Council only gave the First Selectman three minutes to speak. A. Cicchiello stated the Zoning Commission Board Members and Board of Selectman Members gave input in writing to the Town Attorney which was consolidated and sent to First Selectman. A. Cicchiello stated the First Selectman then spoke to the Siting Council with the written inputs in the hearing. A. Cicchiello stated she doesn't know what the decision is at this point.

VII. NEW BUSINESS

IWA Permit #2021-38; Request for a permit extension, 99, 101 & 103 South Beechwood Road, Niantic, Map #7.14, Lot #41, #42, and #43; for the construction of two single-family dwellings and associated appurtenances including but not limited to a driveway, sewer connection and stormwater drainage structures.

- Kristen Chantrell asked if the applicant has an approved permit.
- Gary Goeschel II stated yes.
- John Vilchek asked what would happen after the ten-year point for the applicant's extension.
- Gary Goeschel II stated applicant would reapply.

Motion: #7: Donald moved to approve the extension for the permit.

Seconded: J. Vilchek

Discussed: None

Vote: Unanimous (6-0-0)

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VIII. PENDING APPLICATIONS

- A. **16 Mostoway Road, Jerry Lokken, for East Lyme Parks & Recreation, Applicant & Owner;** Application to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostoway Road, East Lyme, Assessor Map #40.0, Lot #5. (*Date of Receipt: 12/2/2025*)
- Jerry Lokken, Director of East Lyme Parks and Recreation, stated the portion of the trail that mirrors the shoreline will have an elevated above ground boardwalk. J. Lokken stated there will be a little bit of grading and making the trail surface level which is minor construction. J. Lokken stated there are three members from Darrow Pond Subcommittee present that are in support of application.
 - G. Goeschel II noted this is part of a master plan. G. Goeschel II stated at Phase #1 of plan, a few years ago they applied for a DEE Grant Funding to create this plan. G. Goeschel II stated the ADA Accessible Trail application is Phase #2 of plan. G. Goeschel II stated along with this proposal they're proposing to do trail maintenance. G. Goeschel II added the trail maintenance requires a couple of stream crossings and the proposal to use timber matting. G. Goeschel stated they did have FHI Studio hire a soil scientist, Daniel A Hageman, who verified the wetlands boundaries. G. Goeschel stated D. Hageman, 416 Asylum Street, Hartford, CT, said there were not any significant changes to the wetland boundaries. G. Goeschel II commented this plan will help erosion and sanitation issues from results of ATV use. G. Goeschel II stated phase #3 of the master plan will potentially include Disc Golf Course and other activities.
 - Jerry Lokken stated the Recreational Trails Grant is a State grant. J. Lokken stated the Town puts in 20% and the State puts in 80%. J. Lokken stated the State funding requires approval of all the regulatory agencies.
 - Ryan Williams asked about how erosion, or something like water bars, will impact an ADA Accessible Trail?
 - Jerry Lokken stated certain portions of the trail can be made accessible, but certain portions aren't going to be. J. Lokken stated they will be making improvements to minimize erosion from happening. J. Lokken added making the trail more stable won't make it accessible, but less susceptible to erosion.
 - John Vilchek asked how people will get from the parking lot to the trail.
 - Jerry Lokken stated in the proposed parking lot there are a number of handicap accessible spaces. J. Lokken stated there will be a trail from the parking spaces to the pond.

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- John Vilchek asked what type of equipment would be used for the envisioned construction.
- Jerry Lokken said helical piles and post hole digger, which is minimal disruption. j. Lokken stated for a hard path there may be minor grading or small bobcat. J. Lokken stated the intent is to conserve the natural environment as much as possible.
- G. Goeschel II stated Joseph McDonal, P.E, the engineer, indicated that the accessible trail from the parking lot to the pond would be 5% or less grade.
- Kristen Chantrell asked if any trees would be taken down.
- Jerry Lokken said there may be minimum pruning or evasions, but the trees will be conserved.

Motion #8: D.Phimister moved to approve the application as proposed.

Seconded: R.Williams

Discussed: None

Vote: Unanimous (6-0-0)

A. OLD BUSINESS -NONE

IX. REPORTS

A. Chairman's Report – NONE

B. Inland Wetlands Agent Report

Gary Goeschel II stated he has a reminder for Public Act 25-73 following the town to designated city establishment task force to study regulation of corporate, housing acquisitions, for Inland Wetland Agency. G. Goeschel II stated the training is available online for free, and there is no penalty if IWA Commissioners don't do it. G. Goeschel II can email link for training.

i. Administrative & Commission Issued Permits

- None

C. Correspondence - NONE

XI. ADJOURNMENT

Motion #9: J. Vilchek moved to adjourn the meeting.

Seconded: R. Williams

Discussed: None

Vote: Unanimous (6-0-0)

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The meeting adjourned at 7:44PM.

Respectfully submitted,

Aviana Lozano

Recording Secretary