

**EAST LYME INLAND WETLANDS AGENCY
PUBLIC HEARING I
Monday, MAY 4th, 2015
MINUTES**

The East Lyme Inland Wetlands Agency held a Public Hearing on the Application of Roger Dawson Owner/Applicant for the construction of a single family dwelling and installation of a subsurface septic system at property located at 21 Upper Walnut Hill Road, East Lyme, associated with a one lot re-subdivision on May 4, 2015 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Lozanov opened the Public Hearing and called it to order at 7:04 PM.

PRESENT: Cheryl Lozanov, Chairperson, Keith Hall, Secretary, Norm Bender, Phyllis Berger, Harry Clarke, Joe Mingo

ALSO PRESENT: Jason Dismukes, PE, representing the Applicant
Gary Goeschel, Inland Wetlands Agent
Karen Zmitruk, Recording Secretary

ABSENT: Chuck Reluga, Vice-Chair

FILED IN EAST LYME
CONNECTICUT
May 11, 2015 AT 10:00 AM PM
Karen Zmitruk
EAST LYME TOWN CLERK

Pledge of Allegiance

The Pledge was observed.

Public Hearing I

Application of Roger Dawson Owner/Applicant for the construction of a single family dwelling and installation of a subsurface septic system at property located at 21 Upper Walnut Hill Road, East Lyme, associated with a one lot re-subdivision; Assessor's Map 54.0, Lot 13.

Ms. Lozanov introduced the members of the Commission, and Staff. It was noted that the Notice of Public Hearing was published in the Day newspaper. She then called upon the applicant or their representative to present their information.

Jason Dismukes, PE, 241 Torrington Rd., Goshen, CT presented and explained the plan noting the area that was identified for the septic system. He said that test holes had been done and that it was found to be a very suitable area for it. He said that there were no vernal pools on the property.

Mr. Goeschel noted that they had asked for a definition on the conservation area or easement at the last meeting. He said that it is a Planning Commission matter and that a third party administers it.

Ms. Lozanov said that if they do not know who will administer it then this application is incomplete.

Mr. Clarke said that it is a Planning issue and not for them to decide.

Mr. Hall said that while on the site walk that he had seen standing water there and was concerned with regard to vernal pools.

Ms. Lozanov called for any comments from the public –

Tom Gannoe, 23, 25, 27 & 29 Upper Walnut Hill Road said that he and his wife Susan are against this. He said that they own all of the land surrounding this parcel and when they purchased the surrounding property they checked with Planning and were told that there would be no more subdivisions and now – here, you have this. Putting another house in here is doing it for the 'buck' and they moved from the downtown area to this rural/country area to be away from this type of building. He presented background information that he had collected on what the house and property looked like previously and submitted it. This was entered as Exhibit G. He said that an oil tank was emptied there although he did not see it happen and that there were ponds there previously.

Mr. Bender said that he would like to know if there are vernal pools there.
Mr. Clarke asked when the property was divided.
Mr. Goeschel said that it was in the 1970's.

Ms. Lozanov said that it seems that there is still information that they need for this.

Mr. Mingo said that he wants them to hire someone to see if there are vernal pools on the property as he is now hearing that there are.

Mr. Goeschel said that they could get someone but the public hearing has to close by June 8, 2015 or they have to obtain an extension of time from the applicant.

Mr. Dismukes said for the record that the alleged issues of a previous pond on the property, etc. are things that if they occurred, were prior to the current owner of this property.

Ms. Lozanov said that she would like verification of vernal pools.

Mr. Dismukes reiterated that this is RU-80 – 2 acre zoning and that they have 4 parcels and they can subdivide a parcel off. Further they have found a very suitable area for the septic system and have septic approval. The area tested for the septic system is high and dry.

Mr. Clarke said that the vernal pool is what they are looking into and that they are not looking to restrict them from doing what they are allowed to do.

Ms. Lozanov asked if there were any further comments.

Mr. Gannoe said that there is ledge there but when you dig down it is still a wet area and his issue is four (4) homes on 73,000 sq. ft.

Mr. Goeschel noted that the applicant would be responsible for paying for the consultant.

****MOTION (1)**

Mr. Mingo moved to continue this Public Hearing to the June 8, 2015 meeting.

Mr. Clarke seconded the motion.

Vote: 6 – 0 – 0.

This Public Hearing was adjourned at 7:44 PM and continued to June 8, 2015.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary