

**East Lyme Inland Wetlands Agency  
Regular Meeting  
July 13, 2015**

Present: Cheryl Lozanov, Chairwomen  
Norman Bender  
Harold Clarke  
Charles Reluga  
Phyllis Berger  
Joseph Mingo  
Keith Hall

FILED IN EAST LYME  
CONNECTICUT  
7/15 2015 AT 11:45 AM/PM  
*Carol Murcko*  
EAST LYME TOWN CLERK

Also Present: Gary Goeschel, II, Wetlands Enforcement Officer  
Mark Zamarka, Town Attorney  
Mark Salerno, Ex officio  
John Bialowans, Jr.  
Carol Murcko

**CALL TO ORDER.** Chairlady Lozanov called the July 13, 2015 Regular Meeting of the East Lyme Inland Wetlands Agency to order at 7:04 p.m.

**PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed.

**I. ADDITIONS TO THE AGENDA.** There were no additions to the Agenda.

**II. PUBLIC DELEGATIONS.** There was no public discussion.

**III. ACCEPTANCE OF MINUTES.**

A. Public Hearing Minutes of June 8, 2015. The June 8, 2015 Public Hearing Minutes were tabled until members of this Agency had ample time to review them.

B. Regular Meeting Minutes of June 8, 2015. The June 8, 2015 Regular Meeting Minutes were tabled until members of this Agency had ample time to review them.

C. Show Cause Hearing of June 15, 2015. The June 15, 2015 Show Cause Hearing Minutes were tabled until members of this Agency had ample time to review them.

D. Special Meeting of June 24, 2015. The June 24, 2015 Special Meeting Minutes were tabled until members of this Agency had ample time to review them.

**IV. EX OFFICIO REPORT.** Mr. Salerno reported the fire truck was approved. We were able to save money by purchasing a used one and will expect to have it by September, rather than waiting one year for a new one.

Celebrate East Lyme will be held on July 18.

On August 5 at 7 p.m. a Town Meeting will be held prior to the Board of Selectmen Meeting to discuss the expenditure of \$350,000 to purchase a Conservation Easement north of Oswegatchie Hills. The state has given a grant and asks that the Town contribute \$350,000. The Woodsmen's Trust will fund the remainder of its cost. The Town will have development rights. The Board of Selectmen and Board of Finance approved the purchase, and they will seek input from the public. Mr. Reluga asked if the property will go through Rt. 11? He was informed a portion of the property may go through Rt. 11.

Mr. Salerno reported the Boardwalk is expected to be open in October.

**V. PENDING APPLICATIONS.** There are no pending applications.

## **VI. OLD BUSINESS**

A. Cease, Desist and Correct Order-57 Walnut Hill Road; for the clearing, grubbing, grading and removal of material on the land within 100 feet of a watercourse which activities have been conducted in noncompliance with the terms, conditions and limitations set forth in Permit #14-29 and has exceeded the scope of the work as set forth in the application including application plans at property located at 57 Walnut Hill Road, Assessor's Map #48.0, Lot#56-1, East Lyme, Connecticut. (Issue 6/5/15)

Mr. Goeschel reported a Mylar has been filed and he may move ahead.

Mr. Bialowans informed the Commission he plans to have blasting done. Mr. Goeschel asked that he submit a modification.

Mr. Reluga asked if the blasting could influence the water downstream? Mr. Bialowans stated the blasting will be done above ground level. Its surface rock. Ms. Lozanov asked how large an area will be blasted? Mr. Bialowans replied approximately 4'. Mr. Mingo asked is it in the wetlands? Mr. Goeschel replied it is upstream of the wetlands. Mr. Goeschel stated the blaster needs to provide a plan. Mr. Goeschel stated he has the right to remove the rock but how he goes about it may affect the wetlands.

B. Cease, Desist and Correct Order - 20 Farm Meadow Road, East Lyme, CT - Centerplan Construction Company and GRE 314 East Lyme, LLC, Owner; Antares Solar Field on property located at 20 Farm Meadow Road, East Lyme, CT, Assessor's Map#52.0, Lot#126, East Lyme, Connecticut. (Issued 4/72014; Reissued 610/15)

Mr. Goeschel had nothing new to report on the Solar Farm. The approved work is underway. The work approved on the abutting property will be going forward and should be completed in August. Ms. Berger asked if Mr. Goeschel has been there after it rained? Mr. Goeschel replied he has not.

C. Cease, Desist and Correct Order--286 Flanders Road, East Lyme, CT -- Gateway Development, East Lyme LLC, Owner: Gateway Development located at 286 Flanders Road, East Lyme, CT, Assessor's Map #26.0, Lot #2, East Lyme, Connecticut (Issued 3/5/15).

D. Cease, Desist and Correct Order--Flanders Road, East Lyme, CT - Gateway Development East Lyme, LLC, Owner: Gateway Development located at Flanders Road, East Lyme, CT Assessor's Map #31.0, Lot #1, East Lyme, Connecticut (Issued 3/5/15).

Mr. Goeschel reported as it pertains to Gateway they are landscaping. He and the Zoning Official asked that they come up with a plan which was reviewed. They will place two large stones and rip rap to limit disturbance in the area of the river. There is another access. Mr. Mingo asked will they stabilize the area? Mr. Goeschel replied they will seed. Ms. Lozanov added there is a third access. Mr. Goeschel replied we approved the emergency access on this plan. Technically they only have two accesses. Mr. Mingo felt if there is erosion it will carry gravel with it. Mr. Goeschel will note that we don't want material washed back in. Mr. Reluga asked how much rip rap will be used? Mr. Goeschel stated he recommended not using rip rap but to revegetate instead. Mr. Mingo felt grass will not hold back flood water. Mr. Goeschel will ask them to address that. If any work is needed in the month of August he will ask them to report it at this Agency's August meeting. Mr. Mingo suggested that on top of the roadway they use an impervious surface rather than gravel. Mr. Goeschel stated he will put in a request to monitor the wells.

E. Zoning Referral - Petition of Timothy S. Hollister for Landmark Development Group, LLC and Jarvis of Cheshire, LLC; under Connecticut General Statutes §8-30g to rezone 123.02 acres from RU-120, its existing zoning designation, to Affordable Housing District (Section 32 of East Lyme Zoning Regulations) and for approval of a Preliminary Site Plan (section 32-9 of the East Lyme Zoning Regulations) which proposes open space of 87 acres for property identified in the application as Calkins Road, East Lyme, and further identified in Section 9 of said Petition as Boston Post Road, (East Lyme Assessor's Map 32.0, Lot 1), and Quarry Dock Road, (East Lye Assessor's Map 27.0, Lot 14).

Mr. Goeschel reported the Zoning Commission based on its findings made the decision to refer this matter to this Agency. He referred to §10.2 of this Agency's regulations. If this Agency does not feel there is enough information to report to the Zoning Commission, it should specify what is needed. Mr. Goeschel agreed to draft a letter to the Zoning Commission to be reviewed and finalized at a Special Meeting on July 27 at 7 p.m. The Zoning Commission needs to make its decision by August 20.

Ms. Lozanov expressed her concerns that the wetlands on the proposed property for development and rezoning were not identified on the preliminary site plan. She stated there are buildings shown directly in the area identified as wetlands.

Mr. Mingo reviewed the information and felt a Site Walk is needed before he can make a determination. We cannot go on the property without an application. He would also like to have a Public Hearing.

Ms. Lozanov felt an impervious surface could have a potential impact on the wetlands.

Mr. Clarke felt they need to come before this Agency with a Site Plan showing where the wetlands are. He recommended that they apply for a Wetlands Permit.

Mr. Mingo did not feel we have enough information to make a determination at this time.

Ms. Lozanov stated we have testimony that it may have an impact on the wetlands. They will have to come before this Agency once a Site Plan has been submitted. Mark Zamarka stated they have submitted a preliminary site plan.

Ms. Lozanov felt this is high density development with large amount of impervious surface that may have adverse affects.

Mr. Reluga asked how many trees will be cut down? Ms. Lozanov stated they are proposing 840 units and 2,000 parking spaces. Mr. Reluga felt this Agency does not have enough information and felt a Site Walk was needed.

Mr. Goeschel stated the wetlands have been identified.

There was a general consensus that additional information is needed to thoroughly evaluate it, and an Inland/Wetland application is needed.

A Special Meeting of this Agency will be held on July 27 at 7 p.m.

**MOTION (1): Mr. Mingo moved to authorize Gary Goeschel to draft a letter to the Zoning Commission to be finalized on July 27 which letter will express the desires of this Agency. Seconded by Mr. Bender. (7-0) Unanimous.**

## **VII. NEW BUSINESS**

There was no discussion of new business.

## **VIII. REPORTS**

A. Chairwomen's Report. Ms. Lozanov reported someone is dropping grass in the wetlands on Society Road.

B. Inland Wetlands Agent Report. Mr. Goeschel has received a complaint that clean up is needed close to the wetlands.

C. Correspondence

1. Letter dated July 13, 2015 from John Bialowans, Jr.

**MOTION (2) :**      **Mr. Mingo moved to adjourn the July 13, 2015 Inland Wetlands Agency Meeting at 8:36 p.m. Seconded by Mr. Reluga. (7-0)**

Respectfully submitted,

Frances Gheri, Recording Secretary