

**MINUTES
REGULAR MEETING
OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 28, 2023**

PRESENT WERE: Rachael Gaudio, Tom Machnik, Chris Marchant, John Mesham, Jared Bombaci, Peter Friel, and Scott Basham.

Chair Gaudio called the meeting to order at 6:00 p.m.

NEW BUSINESS

23-5 – GERRY KARPUSKA – 23 Rogers Lake Trail – Demolish existing residence and build new single-family residence.

Gerry Karpuska was present on behalf of the property owners. He stated the proposal was to demolish the existing residence and construct a new single-family dwelling. He stated erosion control measures would be in place throughout the construction process.

The commission set a site walk for Monday, April 3, 2023 at 5:00 p.m.

23-6 – OLD LYME COUNTRY CLUB – 35 McCurdy Road – Installation of two pickleball courts.

Attorney Michael Cronin was present to represent the applicants, the Old Lyme Country Club.

He stated the proposal is to install and use a portion of the existing parking area on the property for the installation of two pickleball courts. He noted he currently has an application filed with the Zoning Commission. Cronin reviewed the plan with the commission. Attorney Cronin stated the Zoning Commission

would act on the application at their May Meeting and requested that the Inland Wetlands Commission not hold a Public Hearing and render a decision at their April Meeting.

John Mesham requested the area of the proposed pickle ball courts be staked prior to the site walk.

The commission set a site walk for Monday, April 3, 2023 at 6:00 p.m.

23-7 – CT. AUDUBON SOCIETY – 100 Lyme Street – Construction of a leaching field component of a subsurface sewage disposal system.

Michael Ott, PE of Summer Hill Civil and Land Surveyors was present to discuss the proposal with the commission.

Mr. Ott stated the construction of the leaching component of a subsurface sewage disposal system that will serve the cottage on the site will be located within the 100 ft. upland review area.

He stated a silt fence control barrier will be installed down gradient of the area to be disturbed and will be maintained until the site is stabilized.

The commission set a Site Walk for Monday, April 3, 2023 at 5:45 p.m.

23-8 – CRYSTAL CLEAR POOLS - 1 Hillwood East – Construction 18 x 36 inground swimming pool.

Cris Slattery of Crystal Clear Pools discussed his proposal to construct an 18 x 36 inground swimming pool. He indicated he will have the area of the pool flagged out.

The commission set a Site Walk for Monday, April 3, 2023 at 5:30 p.m.

23-9 – DAVID & INNA MASCO – 178-5 Boston Post Road – 19 x 14 addition to left side of house.

Rachael Gaudio stated this application was approved by the Zoning Board of Appeals and should have gone to this commission prior to that approval. The proposal consists of a 19 x 4 addition to the left side of the house.

Inna Masco was present via cellphone. She explained construction was planned to begin next week. Gaudio stated the commission would be walking the site on Monday, April 3, 2023 at 5:15. Ms. Masco agreed to have either herself or the builder meet the commission at the site.

Ms. Masco asked the commission if she should delay the start of construction planned for Monday. Eric Knapp stated he would prefer the commission to walk the site prior to the start of construction. He stated once the commission has visited the site and reached their conclusion, he has no problem with construction moving forward. Ms. Masco stated she would contact the builder as to the start of construction. Gaudio recommended the materials being delivered to the site be placed the furthest possible from the lake.

RECORDING EXPENSES FOR BUTTONBALL ROAD COMMITTEE

Rachael Gaudio explained to the new members how the Buttonball Road committee was formed as a result of town owned property on Buttonball Road. She explained this was land granted to the town by CT. DEEP. She said this commission became involved to ensure that the property was utilized in a manner that would best preserve the wetlands while allowing public access to this location.

She said this commission agreed to share the cost of a survey to be completed of the site. She further stated since that time this committee has met several times and Harbor Management and Open Space have each paid for three of the

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recording fee costs and she asked the Inland Wetlands Commission if they would support also paying for three of the meetings.

John Mesham, member of the subcommittee, gave an overview of the proposal approved by the subcommittee. Jared Bombaci, also a member of the subcommittee, stated that Mesham was too modest and that he had drafted the proposal that all members could get behind and pass. The Commission praised Mesham for his efforts.

The commission discussed the options of how to contribute proportionately to the costs involved. A consensus emerged that the Commission would agree to contribute one third of the costs for up to three meetings.

READING AND APPROVAL OF THE FEBRUARY 6, 2023 REGULAR MEETING AND SITE WALK MINUTES

Tom Machnik made a motion to approve the minutes. Rachael Gaudio seconded the motion. The motion passed unanimously.

Respectfully submitted,