

**MINUTES
REGULAR MEETING
OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION
JULY 25, 2023**

PRESENT WERE: Rachael Gaudio, Tom Machnik, Peter Friel, Jared Bombaci, John Mesham, Mike Miller, Scott Basham, and Todd Crolus.

ABSENT: Chris Marchant

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

NEW BUSINESS

23 - 15 - David & Virginia Wiese – 1 Town Woods Road – Demo existing residential buildings on site and construct a new single-family dwelling and workshop.

Seamus Moran, H + H Engineering presented the proposal on behalf of the applicants David & Virginia Weise. The property is located on the north side of Town Woods Road along Rogers Lake located in an R-10 Zone. An application has been submitted to the Ledge Light Health District for a new septic system. The fringe wetlands have been flagged by Richard Snarski. The area of wetlands on the site are 2,183 square feet (0.05 ac). The lot area exclusive of wetlands is 1.97 acres (86,017 square feet).

Moran noted there is currently an existing two-story single-family residence with four bedrooms with a detached workshop. He noted there is some debris currently behind the workshop. The proposal is to remove the existing non-conforming home and construct a 1 ½ story single family residence with no basement with an attached two car garage. He noted the paved driveway will be removed, and a pervious driveway will be installed. The proposed workshop will go in the same location as the existing workshop in addition to a new pickleball court.

He stated the existing septic system on the site is 77 feet to the wetland than the proposed system will be 127 feet. He stated the impervious coverage is being increased with the addition of the pickleball court and the enlargement of the house.

He stated this is being managed by proposing some stormwater management improvements. He said they will be installing some 12' concrete galleries sized to infiltrate the first 1.4" of runoff from the proposed rooftops. He noted there is a net reduction in untreated impervious coverage of 4,065 square feet. He said the rooftops will be completely treated and the driveway is now pervious. He said the surface of the pickleball courts will be sheet flowed away from the lake into a swale that will extend the flow path of the stormwater allowing for more infiltration.

Moran stated there will be silt fence placed down gradient limit of disturbance as well as a stockpile location outside the regulated review area.

The commission set a Site Walk for Monday, August 7, 2023 at 5:00 p.m.

OLD BUSINESS

23-12 - KPW Development, LLC – 11 Buttonball Road – 13 Lot Subdivision

Aron Schumacher, PE with Doane Engineering located in Centerbrook, CT was present on behalf of the applicant. Mr. Schumacher submitted revised plans with a revision dated July 24, 2023 which included an additional swale.

He stated the proposed 13 lot subdivision located on the corner of Buttonball and Shore Road. He stated there are two wetlands on site and the larger wetland contains the vernal pool.

Schumacher stated he spoke with Rich Snarski, Soil Scientist for the site and he recommended that during construction he monitor the soil and erosion controls to ensure there are gaps in the fence to allow the amphibians to continue their passage through. He recommended this take place during the months of March and April. He also recommended that during post construction once the site is stabilized for a year he does a final inspection of the vernal pool and generates a report.

Schumacher noted they have added an additional swale to the plan to prevent the runoff from the adjacent lots to reaching the vernal pool. He also noted they have made some minor revisions to the septic system because of the comments they received from the Ledge Light Health District.

The commission reviewed the additional swale added to the plan. Tom Machnik stated due to prior issues he would recommend the clearing limits be clearly defined and confirmed prior to construction.

The commission agreed a pre-construction meeting would be required prior to construction.

Peter Friel asked about the post construction requirements. Schumacher stated the entire site would be evaluated once construction is complete on the entire site. Schumacher further stated Snarski would be monitoring the site every March and April during the construction phase.

Schumacher stated he would put some vernal pool notes on the plans with regard to the monitoring of the site. Mesham expressed concern is there was a pause on the site. Knapp suggested if an extended pause happens at the site the applicant needs to come back before the commission.

John Mesham made a motion to approve the site with the following conditions:

1. Monitoring of the vernal pool on site by Richard Snarski each March & April during construction and one final inspection by Mr. Snarski during the period of March/April in the year following completion of the project.
2. In the event that the applicant needs to pause construction on the project for an extended period, the applicant shall return to the Commission to ask that the vernal pool inspections be suspended during that time. The inspections would resume when construction on the project continued.

3. Pre-Construction Meeting

Tom Machnik seconded the motion. The motion passed unanimously.

OTHER BUSINESS

EAGLE SCOUT PROJECT –

Harry Whitten is proposing to construct a new cross-country bridge as an Eagle Scout Project located on the Regional District 18 High School property. Eric Knapp visited the site and distributed photographs for the commission to review. Whitten also submitted drawings of the proposed improvements as well as a location site map.

Page 4 - Minutes

The commission agreed to issue an Administrative Permit for the application.

READING AND APPROVAL OF THE JUNE 27, 2023 MINUTES

Tom Machnik made a motion to approve the June 27, 2023 Meeting Minutes. Scott Basham seconded the motion. The motion passed unanimously.

Respectfully submitted,