



TOWN OF OLD LYME

www.oldlyme-ct.gov

Inland Wetlands and Watercourses Commission

52 Lyme Street | Old Lyme, CT 06371

Tel. (860) 434-1605 ext. 234

MINUTES

SPECIAL MEETING SITE WALK

OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION

TUESDAY AUGUST 5, 2025

5:30 PM

OLD LYME, CT

The Old Lyme Inland Wetland and Watercourses Commission held a Special Meeting Site Walk on Tuesday August 5, 2025, at 5:30.

Present Were: Michael Aurelia, Scott Basham, Todd Crolius, Rob Janes, Peter Friel, Tom Machnik

Not Present: John Mesham, Jared Bombaci, Rachael Gaudio

Also Present were: Eric Knapp, Falyn McQuarrie, Ron Swaney (Applicant), Olindo Nocito (16 Neck Rd/2 Sharon Dr)

SITE WALK

5:30PM - 25-24. 308-1 Mile Creek Road, Ron Swaney Commercial Construction Group LLC, Applicant.

Application for spillway pipe replacement.

The Commission walked the site with applicant, Ron Swaney. Mr. Swaney explained the proposed activity of replacing the spillway pipe. Mr. Swaney also provided location details on a map so the Commission had a better idea of where the proposed activity would be in relation to other permitted work being done on site. Mr. Swaney pointed out the location of the proposed activity. Mr. Swaney then showed the location slightly upstream where a beaver has presently dammed the watercourse. There were around three members of the public that joined the Commission for this site walk. No action was taken.

5:45PM - 25-20. 50 Boston Post Road, Phillip & Susan Beckman, Applicant. Demolition of existing detached garage and portion of the existing 3-bedroom year-round house, construct new attached garage and addition and modify the existing roofline.

Caroline O'Hagan of Indigo Land Design was present to explain the proposed activity to the Commission. Ms. O'Hagan explained that there would be an addition on the home as well as the roofline be redone. She located the proposed addition in the field for the Commission members. Ms. O'Hagan stated that the wetlands are not located on the property, but the proposed work is within the 100ft upland review area, with the 100' limit going through the middle of the existing garage. The proposed addition would be 87' from the wetlands at its nearest point. The Commission viewed the wetlands in relation to the home and noted that the work would be done up hill. T. Machnik made a motion to approve the application with an administrative permit. P. Friel seconded the motion. The motion passed unanimously.



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6:00PM - 25-21. 129-1 Whippoorwill Road, Open Space Commission, Applicant. Reopen trail/road for public access and add a 25' boardwalk over a wet area of the trail to make it passable.

Three members of the Open Space Commission were present to explain the application to the Commission. The Commission viewed three different areas where there would be small foot bridges built to ensure safety for those using hiking trails as well as remaining open and accessible during times when water levels rise in the area. Open Space Commission members noted that they would be using pressure treated wood as well as rebar to secure the platform because it would be less detrimental to the area/environment as opposed to concrete. T. Machnik made a motion to approve the application with an administrative permit. R. Janes seconded the motion. The motion passed unanimously.

6:15PM - 25-23. 40 Flat Rock Hill Road, Michael & Elizabeth Lamarre, Applicant. Installation of a gravel access drive on the property with associated utilities for future home.

The Commission walked the site of the proposed driveway with the property owner. Ms. Lamarre pointed out wetland flags to the Commission and where the driveway would be put in. No action was taken.

Todd Crolius was not present for the last site walk.

6:30PM – 16 Neck Rd/2 Sharon Drive. Commission review of compliance with April 23, 2025, cease and desist order as modified by the Inland Wetlands and Watercourses Commission following the April 29, 2025, show cause hearing.

Olindo and Frank Nocito were present as well as Ron Swaney to update the Commission on the work that is being done at the 16 Neck Rd/2 Sharon Dr properties. E. Knapp noted that there were new sacs in the catch basins, clear of debris. There were also haybales present preventing siltation into the wetlands. The Commission viewed the 20 ft buffer that is supposed to be in place at the 2 Sharon Drive location and requested the applicant provide a new survey showing where the wetlands are located and a better way of flagging the wetlands so there would be no confusion in the future. Mr. Olindo Nocito told the Commission that it is still an active construction site and that there is a lot of work still being done so it might not be perfect. When viewing the detention basin at the entrance of the property, Mr. Nocito pointed out that the mound in the middle of the pond is actually the base of the pond but that it has been over dug on purpose. The Commission reminded Mr. Nocito that according to his mitigation plan that the bottom of the detention basin must be a certain material and he should not be letting sand silt into the pond. No action was taken.

T. Machnik made a motion to adjourn the meeting at 6:58PM, R. Janes seconded, the motion passed unanimously.

THE NEXT REGULAR MEETING OF THE INLAND WETLAND AND WATERCOURSES COMMISSION
IS TUESDAY, AUGUST 26, 2025, AT 6:00 P.M. IN THE MEETING HALL,

MEMORIAL TOWN HALL, 52 LYME STREET, OLD LYME, CT