



# TOWN OF OLD LYME

[www.oldlyme-ct.gov](http://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  
MONDAY, SEPTEMBER 11, 2025  
5:00 PM  
OLD LYME, CT**

The Old Lyme Inland Wetland and Watercourses Commission held a Special Meeting Site Walk on Monday, September 11, 2025.

**PRESENT WERE:** John Mesham, Todd Crolius, and Scott Basham

**ABSENT:** Michael Aurelia (Mr. Aurelia joined the meeting for the site walk at 71 Buttonball), Tom Machnik, Jared Bombaci, Rachel Gaudio, Peter Friel, Rob Janes

**ALSO IN ATTENDANCE:** Eric Knapp (Wetlands Officer)

**The site walk commenced at 5:02 PM.**

## **SITE WALK**

**5:00PM – 25-27. 8 Whippoorwill Rd., James Caramante, Applicant.** Application for removal of 7 trees, installation of shed, fence and retaining walls, removal and replacement of shed.

The Commission met with Mr. Caramante on the site. He showed the trees that had been taken down and the location of the shed. Mr. Caramante explained that he had put in silt fencing after receiving the letter from the Wetlands Officer. He then showed the retaining wall. The Applicant discussed with the Commission members what should happen to the trunks of the trees he had cut. The recommendation of the Wetlands Officer was that they be cut flush to the ground, but that the roots remain in place. The Applicant agreed to undertake that action. J. Mesham made a motion to approve the application administratively with the condition that the remaining trunks be cut in a manner to leave the roots in place. S. Basham seconded the motion. The motion passed unanimously.

**5:15PM – 25-26. 7 Thomas Waite Dr. Ben Roche, Applicant.** Application to build a new home for family and guest house for landowners.

The Commission walked the site with the engineer, Roger Nemergut, as well as the Applicant. The wetlands were shown as flagged originally by Richard Snarski. The closest points of the house and guest house were staked out. It was mentioned that, due to deed restrictions, no garage doors could be “street-facing”, which



# TOWN OF OLD LYME

[www.oldlyme-ct.gov](http://www.oldlyme-ct.gov)

## Inland Wetlands and Watercourses Commission

52 Lyme Street | Old Lyme, CT 06371

Tel. (860) 434-1605 ext. 234

affected how the house had been designed. The Commission members asked several questions regarding the location of the house and the distance to the wetlands. The issue of a possible redesign of the house was raised by the Applicant, but was deferred to the Regular meeting.

**5:30PM – 25-25. 71 Buttonball Road, Old Lyme Open Space Commission, Applicant.** Application to rebuild bridge on the Bartholomew Open Space Trail.

The Commission met on site with Bill Ruel and Anne Redfield. After a few minutes' walk, the Commission arrived at the location of the proposed bridge. The design would be similar to what had been built in the Ames Open Space, using 2" x 12" pressure-treated lumber and spanning approximately 20'. The goal would be to keep the span high enough to prevent the beavers from trying to plug it. J. Mesham made a motion to approve the application administratively. T. Crolus seconded the motion. The motion passed unanimously.

**The site walks adjourned at 5:43 PM.**

THE NEXT REGULAR MEETING OF THE INLAND WETLAND AND WATERCOURSES COMMISSION  
IS **TUESDAY, September 23, AT 6:00 P.M. IN THE MEETING HALL,**  
MEMORIAL TOWN HALL, 52 LYME STREET, OLD LYME, CT