



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

REGULAR MEETING

INLAND WETLAND AND WATERCOURSES COMMISSION

TUESDAY SEPTEMBER 23, 2025

6:00PM

MAIN MEETING ROOM, 52 LYME STREET

OLD LYME, CT

PRESENT WERE: Rachael Gaudio, Tom Machnik, John Mesham, Todd Crolius, Scott Basham

ABSENT: Michael Aurelia, Peter Friel, Rob Janes, Jared Bombaci

ALSO IN ATTENDANCE: Eric Knapp, WEO, Falyn McQuarrie, Recording Clerk, Ronald Swaney (308-1 Mile Creek Road), Olindo Nocito (16 Neck Rd/2 Sharon Drive), about 12 members of the public.

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

Chair Gaudio made a motion to move some items on the agenda during Old Business for the ZEO update regarding Old Lyme Cemetery Application at 5 Elm Street as well as an approved application for a temporary road for the Old Lyme Cemetery.

NEW BUSINESS

1. 25-28. 43-2 Saunders Hollow Road, Euric Development, LLC, Applicant. Application to build a new singlefamily residence.

Mike Evric was present to present the application to the Commission. He brought a map and was able to show where the proposed development would go. The Commission set a site walk for Monday, September 29, 2025 at 5pm. The Commission asked that the wetlands buffer be staked out. The house, septic, and well are all outside of the upland review area.

2. 25-29. 17 Boggy Hill Road, Old Lyme Land Trust, Applicant. Application to replace bridge across stream on trail.

Edie Twining was present to explain the application. The land is within the Land Trust properties, there is an existing bridge there that was placed during a Boy Scout project. The Land Trust is looking to add another bridge to the property/pathway for easier and safer access. The Commission set a site walk for Monday,



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September 29, 2025 at 5:15PM. The Land Trust property is also asking to waive the fee as this application is for public use.

3. 25-30. 95-1 Sill Lane, Old Lyme Land Trust Applicant. Application to replace bridge across stream on trail.

Edie Twining was present to explain the application to the Commission. Ms. Twining explained this application at the same time as the previous stating that they were similar materials to replace a bridge across a stream on a trail on a site that is open to the public but is owned by the Old Lyme Land Trust. A fee waiver was also requested for this application. A site walk was set for Monday, September 29, 2025 at 5:30PM.

ZEO Update for Temporary Roadway at 5 Elm Street, application by the Old Lyme Cemetery Association.

ZEO Knapp explained the application to the Commission for a refresher on the application. Residents of Library Lane and cul de sacs off of it were informed of the cemetery's intentions to use a route off of Library Lane during the period the main bridge into the cemetery will be closed for replacement. The residents had questions about the permit for activities at 5 Elm Street approved by the Wetlands Commission. In particular, they were inquiring about why there had been no public hearing.

Chair Gaudio opened the meeting to public comment at 6:08pm.

Bill Folland of 6 DunnsLane was the first to address the Commission. Mr. Folland questioned the Commission about the application that was submitted and expressed that there were elements of the project he was not happy with. He also noted that the Commission waived application fees for the application of a private residence. Mr. Folland explained that there was no Zoning Compliance application found on file which according to land use regulations, a Zoning Compliance Form is required for all applications submitted to a Land Use Board/Commission, which he noted could be considered an error in due process. Mr. Folland questioned if there were any alternatives considered like a temporary bridge considered before the approval of going through the wetland in the area. Mr. Folland completed his statement by urging the Commission to consider having a public meeting regarding this application.

Christina Gotowka, 25 Library Lane - Ms. Gotowka stated that her house is near the end of the road that meets with Elm Street. Ms. Gotowka stated she is concerned about the narrow road mixed with increasing traffic and the danger it could pose to children who live and play on Library Lane. Ms. Gotowka questioned how long the project would take. Mr. Knapp answered saying that the project would not be starting until 2027 and once



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started would likely take no longer than six months. This is a temporary roadway and a remediation plan was included in the initial application to restore the wetlands.

Anne Richards of 10 Library Lane - Ms. Richards stated that there is a problem with flooding on Library Lane, especially in the winter months. She stated that she is concerned that with the temporary road and construction vehicles driving on the road could cause major traffic to the roadway and would be terrible for residents.

Gary Dayharsh, 31 Library Lane - Mr. Dayharsh stated that the proposed temporary access is located within his driveway. He voiced his concerns that he has not heard about the entirety of the project and has not been told about any construction plans except for the initial application. Mr. Dayharsh has a culvert in his driveway and he wants to make sure that the applicants engineer ensures that the culvert will be able to withstand the traffic of construction vehicles without destroying it. Mr. Dayharsh stated he was okay with the idea of people going down his driveway for service purposes at the cemetery but not for members of the public to be using it for their daily walks/visits to the cemetery. Mr. Dayharsh ended his comment by stating he feels his concerns should be addressed since most of the project will be going on in property he owns.

No other requests for comments were made. Chair Gaudio closed public comment period at 6:22PM. Co-chair Tom Machnik stated that any concerns for traffic on Library Lane should be addressed to the First Selectman's Office. WEO Knapp stated that there is someone in town who can address traffic but the Wetlands Commission is not equipped to address these concerns.

Executive Session: Discussion of Pending Litigation

1. 308-1 Mile Creek Road

Chair Gaudio made a motion to go into Executive Session. T. Machnik seconded the motion. The motion passed unanimously. All members of the public exited the Meeting Hall. Executive Session started at 6:24 PM.

No motions were made. No action was taken.

Chair Gaudio made a motion to end Executive Session, seconded by T. Crolius. The motion passed unanimously. Executive Session ended at 6:34PM.

Old Business

1. 25-26. 7 Thomas Waite Drive, Ben Roche, Applicant. Application to build a new home for family and guest house for landowners.



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Roger and Jason Nemergut, of Nemergut Consulting were present to explain the application to the Commission. The site plan shows both the 50ft Upland Review Area as well as the 100ft buffer zone. The house is proposed to be built right up against the front setbacks and there is no activity within the 50ft wetland buffer. A portion of the home (southern section) is about 12ft into the 100ft buffer, and the patio. The septic and well are outside of the Upland Review Area. The application is for a single residence house with a guest house that will be occupied seasonally. J. Mesham noted that the house has been well designed and made a motion to approve the application as submitted. T. Machnik seconded the motion. The motion was approved unanimously.

2. 308-1 Mile Creek Road, Status Violation Update.

WEO Knapp explained to the Commission that the site remains in compliance, Mr. Swaney was present. Nothing further was added to the record for this application.

3. 25-24. 308-1 Mile Creek Road, Application for a spillway pipe replacement.

Mr. Swaney (property owner) supplied the Commission with an updated map to show where the proposed activity would take place and explained the application. The purpose of the activity would be to allow water to enter the area, drop and settle into detention basins on site. J. Mesham asked E. Knapp for his thoughts. Mr. Knapp stated that this site was not an engineered plan but was better than previous applications. The Commission requested that the application be reviewed by the town engineer. Mr. Swaney stated that he would not be paying for the fees associated with review from town engineer. Mr. Knapp stated that the Commission may be running into the automatic approval deadline of 65 days. Mr. Swaney submitted his consent to table the application until next month's regular meeting on October 28th, as well as the November meeting on the 25th of November, 2025. The motion to table this application was seconded by T. Machnik, the motion passed unanimously.

4. 16 Neck Road & 2 Sharon Drive, Status Violation Update.

Mr. Knapp explained that he sent an email to the Commission on Monday, September 22, 2025 stating that there have been minimal changes from the last site visit. As observed by Chair Gaudio there was activity at the site with people removing silt but that was not shared with E. Knapp which is a condition of the current order to communicate with WEO Knapp about any activity taking place. Mr. Knapp stated they were unsure of how much silt was taken out, and that the silt was moved to another location on the property within the 100' upland review area. Mr. Nocito was present to explain to the Commission that they have received new funding and this will allow the project to progress faster. In the next few weeks they have plans to cut trenches required by the engineer. Chair Gaudio reminded Mr. Nocito that they should be in constant communication with Mr. Knapp about activity being done at the site. T. Machnik stated that a bond still had not been submitted. No action was taken.

5. Reading and Approval of Minutes



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- Regular Meeting August 26, 2025

T. Machnik made a motion to approve the minutes as posted, J. Mesham seconded the motion. R. Gaudio abstained. The motion passed unanimously.

- Special Meeting Site Walk September 11, 2025

J. Mesham made a motion to accept the special meeting minutes as submitted. T. Crolius seconded the motion. R. Gaudio and T. Machnik abstained. The motion passed unanimously.

Chair Gaudio made a motion to adjourn. T. Machnik seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:04 PM.

Respectfully submitted,

Falyn McQuarrie (Recording Clerk)