

**MINUTES
REGULAR MEETING
OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION
TUESDAY, SEPTEMBER 26, 2023**

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

ABSENT: Chris Marchant

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

NEW BUSINESS

23-16 - Jan Bershtein – 35 Boughton Road – Construction within the regulated review area without a permit.

Representing the Applicant was Dan Baughman, who was hired as the code consultant to represent the applicant after the stop work order was issued by the Old Lyme Building Department. Mr. Baughman asked if the Commission members had any questions following their site visit.

John Mesham stated during the site visit he noticed the downspouts were not connected in addition to a black perforated drainage pipe. Baughman stated nothing was completed and no further work was done after the stop work order was issued. Mr. Baughman stated he did not have any information with regard to the perforated pipe but stated the downspouts would be connected. Mesham expressed concern about erosion on the site regarding the downspouts and drainage.

Gaudio stated if any structural changes are required as a result of the stop work order a new application would need to be submitted.

Gaudio asked if a structural engineer had been retained. Mr. Baughman stated that Atlantic Engineering has already submitted revised plans to the Building Department.

Rachael Gaudio made a motion to approve the existing deck with the condition that the building department review the location and purpose of the black perforated pipe and the connection to downspouts. She further stated that if the building department determines that construction needs to commence again that a new application would be submitted to the commission. Tom Machnik seconded the motion. The motion passed. Mike Miller and Jared Bombaci abstained.

23-18 – Brian and Jane Fox – 43 Brighton Road – An addition & renovation to an existing home to include minor grading and the removal of an existing shed and ramp.

Joe Wren, Indigo Land Design, located in Old Saybrook, CT emailed the commission outlining the proposed project. He noted the entire project is located within the 100' upland review area. He further indicated he will attend the site walk and mark out the location of the addition and deck.

The commission set a Site Walk for Monday, October 16, 2023 at 5:00 p.m.

OTHER BUSINESS

Correspondence Old Lyme Land Trust – Eklund Parcel

John Mesham made a motion to send a letter dated September 27, 2023 of favorable support to the Old Lyme Land Trust. Rachael Gaudio seconded the motion. The motion passed unanimously.

Informal Discussion – 49 Hatchett's Hill Road & 54-6 Four Mile River Road

Seamus Moran, H + H Engineering Associates introduced the project to the commission. He noted the properties are located at 49 Hatchett's Hill Road and

54-6 Four Mile River Road. He oriented the commission to the location of the Site and its proximity to the I-95 on ramp. He stated 49 Hatchett's Hill is approximately 20 acres with 700 feet of frontage and 54-6 Four Mile is approximately 16 plus acres which is landlocked.

He stated the proposal is to create a subdivision with 6 building lots, 1400 ft of Roadway and an open space dedication. The commission reviewed wetlands lines which were outlined on the map.

He stated each of the buildings will be between 30 and 32 units a mixture of 1, 2 and 3 bedroom units. He said it will be approximately 91 one bedroom, 89 two bedrooms and 9 three bedroom units. He noted there is also a proposed club house in one of the buildings.

Moran stated they have completed a lot of soil testing in addition to the testing that was already done at the site. He stated the buildings will be located up front and the septic systems will be in the rear. He stated the access road may be in the 100 ft. review area. He further stated the plan is in a very preliminary phase.

John Harding, Point One Companies asked the commission for any feedback that they would like to have incorporated into the process. He shared renderings of the proposed buildings as well as aerials of the site. He noted the location is removed from the downtown area and has great access to the highway and is located off the road.

John Mesham asked if the access roadway could be relocated. Moran explained that due to the ledge and topography of the site it was very difficult. He further stated it would be a temporary gravel drive.

Mike Miller asked whether it would be possible to locate the parking behind the buildings, rather than in front. Moran stated due to the steep slope it would be very challenging and limit access for emergency vehicles to access all the buildings quickly.

Mike Miller asked how the applicant would ensure the watercourses remain in their existing state with the proximity to the leaching field. Moran stated that there are public health code standards that are required through the various agencies who will review the plan.

Reading and Approval of the Minutes.

Site Walk Meeting Minutes – September 18, 2023

Rachael Gaudio made a motion to approve the Site Walk Meeting Minutes. Tom Machnik seconded the motion. The motion passed. Mike Miller and Jared Bombaci abstained.

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Regular Meeting Minutes- August 22, 2023

Rachael Gaudio made a motion to approve the Regular Meeting Minutes. Tom Machnik seconded the motion. The motion passed. Mike Miller and Jared Bombaci abstained.

Respectfully submitted,

Kim Groves