



# 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

### REGULAR MEETING

#### OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION

TUESDAY, NOVEMBER 25TH, 2025

6:00 PM

MEMORIAL MEETING HALL ROOM, 52 LYME STREET

OLD LYME, CT

**PRESENT WERE:** Michael Aureila, Peter Friel, Rob Janes, Todd Crolius, John Mesham, Jared Bombaci

**ABSENT:** Tom Machnik, Scott Basham, Rachel Gaudio

**ALSO IN ATTENDANCE:** Eric Knapp (Land Use Coordinator), Julie Carlos (Land Use Technician), and three townspeople

Commissioner J. Mesham called the meeting to order at 6:00PM

#### New Business

**1. 40 Flat Rock Hill RD – Request for Jurisdictional Determination, Michael & Elizabeth Lamarre, Applicant**  
Land Use Coordinator, E. Knapp stated that the application submitted indicated a selective timber harvest and noted it as exempt from the wetland's jurisdiction. Questions were raised by Commissioner J. Mesham and Alternate P. Friel if there was anything further to the submission outside of the timber harvest, to which Land Use Coordinator E. Knapp had no further comment and that he will be reaching out to the applicant if any further work needs to be submitted.

J Mesham commented that if the application was submitted as is, then it is not quantified as defective, and motioned the commission should move forward as the Commission does not have jurisdiction over these activities. P. Friel seconded alongside Commissioner J. Bombaci. The motion was unanimous and approved.

**2. 25-29; 3 Jadon Dr – Extension of Existing Permit, Diana Martinez, Applicant**

E. Knapp recommended a site walk to the area for more information to be concluded and commented that there is no soil scientist report or survey of the area. J. Mesham commented on why the application was submitted, and E. Knapp mentioned that the permit submitted was for a wetlands permit as the existing property is within the 100 ft parameter of wetlands and the extension of the 5" x 26" is within the declared area.

M Aurelia asked if the site was viewed in person, and E Knapp mentioned that the ground water table is high and the lawn is low with the adjacent neighborhood being noted as fairly wet. M Aurelia suggested a site walk this upcoming month. J. Mesham and the Commission scheduled a site walk for Sunday at 2:30PM on November 30<sup>th</sup>



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### 3. Adoption of 2026 Regular Meeting Calendar Dates

J. Mesham commented on the regular meeting dates and what has transpired in the past with no Regular Meetings scheduled in February and December. J. Mesham asked to pass the motion of the calendar. This was approved unanimously.

## Old Business

### 1. None

## Regular Business

### 1. WEO updates

#### ▪ 308 –1 Mile Creek

E. Knapp reported that he had spoken with the Town Attorney, E. Cassella, who has been in communication with the Applicants counsel, Attorney McCoy regarding the ongoing settlement litigation. He stated that the commission is awaiting further information concerning those discussions.

Applicant R. Swaney stated that they have been asked to submit an offer related to the proposed \$4000 in attorneys' fees and informed the commission that they will be declining. The applicant further noted that, in their view, excessive costs have already been incurred to comply with the Commissions prior directive concerning removal and cleanup of the lot. R. Swaney referenced a previous application submitted to the board, which was denied and resulted in a halt to additional work. He remarked that natural conditions would eventually reclaim the property. J. Mesham concluded the discussion by stating that the Commission will await further information from the legal counsel.

#### ▪ 16 Neck Rd/2 Sharon Dr

E. Knapp reported that there have been no consistent update regarding the applicant.

J. Mesham mentioned an issue with a citing of the house, however E. Knapp indicated that was in regard to 2 Sharon Drive and the Commission is waiting for an accurate survey of the location alongside a planting plan for the 20 foot buffer. Additionally, there was mention of materials being pulled out of the wetlands within the area from what was filled in, but no proper documentation was reported, which deviated from the original plan. Most concerning factor is the pipe under the road not being repaired, causing a possible shift.

Commissioner M. Aureila had asked if the Commission had formerly notified future property owners of record violations to the public. E. Knapp commented that he would check with the Town attorney. M. Aurelia commented that we should take special action due to the litigation as this is not in compliance with the conditions of the original permit submitted and suggested if the Planning commission should be involved. E. Knapp agreed that the applicant should not move forward with selling lots, however involving the Planning Commission for an enforcement action would be counter intuitive as the maximum fine would be \$500. A revoking of a subdivision would be more substantial, however it would involve a more involved process. The Land Use Coordinator has commented that there has been no update about maintenance, soil erosion control, and scheduled notice about work being done on the property.



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### **Additional comments:**

E. Knapp spoke of 16 Meeting house, and his contact with Attorney, F. Sablone about an upcoming application to which F. Sablone received a wetlands application. If an application is not submitted soon, then there will be a, "show cause"

E. Knapp spoke of the IWWC budget for the 2026 calendar year mentioned previously from M. Aureila. He asked if the Commission would like to adjust the budget before finalizing, then to please submit prior to December 16, 2025.

Furthermore, M. Aurelia suggested digitizing past minutes prior to 2018 with the Town Clerk to which E. Knapp mentioned that he will speak with the Town clerk further.

M. Aureila commented on the DEEP and the revisions of the training and to possibly hold off on the training until revisions are completed. E. Knapp will discuss with the DEEP team regarding the revisions.

### **Reading and Approval of Minutes**

#### **October 28th - Regular Meeting**

The previous minutes mentioned Alternate S. Basham being both present and absent at the previous meeting. S. Basham was confirmed as present at the last meeting. J. Mesham made a motion to approve the minutes with the amendment regarding Mr. Basham's presence. J. Bombaci abstained. The motion was seconded by P. Friel and passed.

J. Mesham motioned the meeting to be adjourned at approximately 6:33PM

Respectfully submitted,  
Julie Carlos (Land Use Technician)