



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

OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION

TUESDAY, APRIL 22, 2025

6:00 PM

MEETING HALL – 52 LYME STREET
OLD LYME, CT

PRESENT WERE: Rachael Gaudio, Michael Aurelia, Scott Basham, Todd Crolius, Peter Friel, Rob Janes, Tom Machnik, and John Mesham

ABSENT: Jared Bombaci

ALSO IN ATTENDANCE: Eric Knapp (Land Use Coordinator), Falyn McQuarrie (Land Use Technician), Howard Pfrommer, Eric Davidson

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

NEW BUSINESS

1. **25-10. 75 Shore Drive, Jim Powers, Applicant.** Application to replace rotten deck with new deck.

Applicant was not present for the meeting. A site walk was set for May 19th, 2025, at 5PM.

2. **25-11. 9 Tantummaheag Road, Carey Meltzer, Applicant.** Application for pond maintenance/restoration.

Carey and Harland Meltzer were present to explain the application. They shared with the Commission that they have been working with Richard Snarski for this resubmission of an application for pond restoration. M. Aurelia discussed historical materials found on the record. A site walk was set for May 19th, 2025, at 5:30PM.

3. **25-12. 21 Shore Drive, Gerry Karpuska, Applicant.** Application to demolish existing non-conforming dwelling and deck to provide a new conforming deck and dwelling. The structures will be further away from Rogers Lake.

Applicant was not present for the meeting. A site walk was set for May 19th, 2025, at 5:15PM.



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4. **25-13. 12 Buttonball Road, Edmund C. Freeman & Sandra J. Downing, Applicant.** Build single story 12' x 14' sunroom addition to rear (west facing side) of existing house, in place of existing 8' x 5' deck.

The applicant was present and explained the application to the Commission. M. Aurelia mentioned that this site may not be within the Commission's jurisdiction because of the proximity to tidal wetlands. E. Knapp discussed researching the property/application to determine this. A site walk was set for May 19th, 2025, at 6:00PM.

5. **25-14. 15 Sill Lane, Bradley Cosgrove, Applicant.** Demolition of existing three car garage and multipurpose rooms and construction of a 32' x 32' post and beam garage built on property. New two car garage to include loft and bathroom.

The applicant appeared in front of the Commission to explain the application. The application is to remove an unusable two car garage and replace it with new structure. M. Aurelia asked for the wetlands to be staked. T. Machnik asked for the location of proposed construction to be staked. The applicant agreed to have those in place for site walk. A site walk was set for May 19th, 2025, at 5:45PM.

OLD BUSINESS

1. **25-5. 5 Elm Street, Old Lyme Cemetery Association, Applicant.** Application to create a secondary access to Duck River Cemetery to provide funerals while the historic bridge over Duck River undergoes partial replacement. All work will occur outside of the adjacent waterway.

Howard Pfrommer of Nathon L. Jacobson and Associates, and Eric Davidson of Davidson Environmental appeared for the Old Lyme Cemetery Association. Pfrommer explained the proposed temporary roadway and the access it will provide to the cemetery for services and visitation to continue during the eventual restoration of the bridge crossing Duck River.

The installation of the gravel roadway would include the breaking off of surface materials and placement of geotextile and processed aggregate base material. There would be no pavement and no fill. The material will be a few feet in height to create room for a storm pipe for water drainage. The total volume would be about 200 cubic yards for the road, about 150 cubic yards being in the wetland. Erosion controls would be set on the downstream side. There are a few trees that would need to come down, but the stumps would be left. The roadway will be snaked through the rest of the trees on the site.

M. Aurelia asked about the S&E Control measures. Pfrommer explained that they would be using silt fencing as well as hay bales and wings to try to capture any water. They would also install a pump discharge should there be a need to pump any water.

M. Aurelia asked for a description of what will be done to encourage the wetland to come back after the fill is removed. Pfrommer explained they would remove the gravel and geotextile and rake the previously removed surface material back onto the disturbed area. E. Davidson further explained that their hope is to let the seed bank express and let the wetland come back on its own. Davidson stated their preference is to let the native seed



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come back on its own but with monitoring a non-native seed mix could be introduced. Davidson explained the seed bank is viable for a few years and if they had any concerns they could implement an evaluation plan during growing seasons.

J. Mesham asked where the removed surface material would be stored. Pfrommer stated that it would be scraped to the side or stored in the cemetery. Davidson explained that there is not a lot of material so the pile would not be large.

T. Machnik recused himself from the application.

M. Aurelia made a motion to approve the permit with the implementation of the sedimentation and erosion controls as indicated on the plan and that the applicant monitor the wetland restoration for at least a year to evaluate the presence of invasives to decide regarding restoration using seed mixes. R. Janes seconded the motion.

The motion PASSED with seven in favor, no opposals and one recusal.

2. Hearing for Notice of Violation on Property Addresses:

16 Neck Road, Old Lyme, CT
2 Sharon Drive, Old Lyme, CT

E. Knapp gave a brief history pf the site that was approved for a subdivision in 2022 with the original erosion control. The present day site bears little resemblance to the S&E plan that was submitted. Catch basins along Sharon Drive are filled to overflowing, the discharge points have silt in then to a considerable degree. Hay bales have pipes running through them that run down the street and potentially into the wetland. E. Knapp never received notice prior to the commencement of work so periodic site inspections could be done. A buffer was a requirement of part two on Sharon Drive and no buffer seems to be in place.

Per the original subdivision, the certificate of S&E control compliance shall be issued when the application is approved. Failure to comply with the approved control plan may result in the revocation of the erosion and sedimentation control certification.

Olindo Nocito appeared in front of the Commission and explained that the catch basins that fun along Sharon Drive bright water down to the retention pond. E. Knapp stated the catch basins are filled with silt. Mr. Nocito explained that they have created a retention area and placed approximately 100 bales. He offered to have the engineer come out and make a report to be submitted to the Commission. E. Knapp stated he would like to see some sort of restoration plan.

E. Knapp recommended that the Commission have Mr. Nocito's engineer detail the work and compliance with erosion control plan.



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M. Aurelia made a motion to follow the recommendation to issue a cease and correction as the applicant has not complied with the conditions of approval as stated...

1. Pursuant to Section 14.4 (a) of the Wetlands Regulations, a cease and desist order be issued for this site, with a hearing to be set within 10 calendar days of the issuance of the order.
2. The applicant provides a plan submitted by a professional engineer to create and maintain new erosion controls consistent with the site's current conditions.
3. Pursuant to Section 14.4 (c) of the Wetlands Regulations, a bond in an amount determined by the Commission's consulting engineer, be submitted to the Wetlands Commission to ensure compliance with the necessary erosion controls for the site.
4. The Applicant submit a report prepared by a certified wetlands scientist on how the wetlands are to be suitable restored.
5. A schedule of future inspections be established to ensure that the site maintains compliance with all terms and conditions of the original wetlands permits and the new cease and desist order.

R. Gaudio seconded the motion. The motion passed unanimously.

A site inspection and hearing were set for April 29, 2025. The Commission will meet at 16 Neck Road for the site inspection at 5:30PM, followed by hearing at Town Hall, 52 Lyme Street Mezzanine Room at 6:00PM.

3. Reading and Approval of Minutes

Regular Meeting March 25, 2025

R. Gaudio made a motion to approve the minutes as submitted. T. Machnik seconded the motion. The motion passed unanimously.

Special Site Walk April 15, 2025

T. Machnik made a motion to approve the minutes as submitted. J. Mesham seconded the motion. The motion passed unanimously with one abstention.

Chair Gaudio made a motion to adjourn the meeting at 6:47PM; T. Machnik seconded the motion. The motion passed unanimously.

THE NEXT REGULAR MEETING OF THE INLAND WETLAND AND WATERCOURSES COMMISSION
IS TUESDAY, MAY 27, 2025, AT 6:00 P.M. IN THE MEETING HALL,
MEMORIAL TOWN HALL, 52 LYME STREET, OLD LYME, CT