

**MINUTES
INLAND WETLANDS COMMISSION
SPECIAL MEETING
SITE WALK
MONDAY, APRIL 3, 2023**

1. Call to order:

2. Attendance

Present Board Members: Tom Machnik, John Mesham, Jared Bombaci, Chris Marchant, Todd Crolius, Peter Friel, and Scott Basham.

Absent Members: Mike Miller

3. 5:00 PM - 23-5 – Gerry Karpuska – 23 Rogers Lake Trail – Demolish existing residence and build new single-family residence.

The commission walked the site. Neither the applicant nor property owner were present at the site. There were no stakes outlining the proposed location of the new dwelling. The commission reviewed the plan provided by Gerry Karpuska and could not determine the exact distance of the proposed new structure from the lake. No action was taken.

4. 5:15 PM – 23-9 – David & Inna Masco – 178-5 Boston Post Road – 19 x 14 addition on left side of house

The commission viewed the site and the location of the proposed addition to the structure. The commission noted the area was flat. Tom Machnik made a motion to issue an Administrative Permit with the condition that silt fencing be placed on the lake side and all lumber be stored in the front yard. Jared Bombaci seconded the motion. The motion passed unanimously.

5. **5:30 PM** – 23-8 – Crystal Clear Pools – 1 Hillwood East – Construction of 18 x 36 inground swimming pool.

Chris Slattery, of Crystal Clear Pools walked the site with the commission.

The members observed the location of the proposed pool and walked to the vernal pool. The location of the vernal pool was dry. There were no discolored leaves and no sign of activity. John Mesham made a motion to issue an Administrative Permit. Tom Machnik seconded the motion. The motion passed unanimously.

Rachael Gaudio joined the remaining site walks.

6. **5:45 PM** – 23-7 CT. Audobon Society – 100 Lyme Street – Construction of a leaching field component of a subsurface sewage disposal system.

The commission walked the site and reviewed the site plan provided by Michael Ott, PE of Summer Hill Civil Engineering. Mr. Ott was not present. No action was taken.

7. **6:00 PM** – 23-6 – Old Lyme Country Club – 35 McCurdy Road – Installation of two pickle ball courts.

Stuart Fairbanks, PE with Angus McDonald & Associates walked the commission through the site. The commission reviewed the proposal. The proposed pickle ball courts were staked out in the existing parking area. The area flagged by Richard Snarski started just at the edge of the parking area that was to be converted to ball courts. However, much of this area was grassed and not functioning as a wetland. It was determined it was 56' to the area where the water collects on the grassed area and 88' feet to the stream.

Attorney Cronin once again brought up the issue of a Public Hearing. Gaudio stated she had indicated at the Regular Meeting this Application would not require a Public Hearing.

Page 3 – Site Walk Minutes
April 3, 2023

One of the members of the club was also present and stated the Club owned additional land if the commission determined they would like the proposed courts to be pushed further away from the upland review area.

No action was taken.

Respectfully submitted,

Kim Groves