

**MINUTES  
REGULAR MEETING  
OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION  
TUESDAY, APRIL 25, 2023  
6:00 P.M.  
52 Lyme Street  
Old Lyme, CT**

**CALL TO ORDER:** Tom Machnik called the meeting to order at 6:00 p.m.  
Rachael Gaudio joined the meeting at 6:04 p.m.

**ATTENDANCE:**

**PRESENT BOARD MEMBERS:** Rachael Gaudio, Tom Machnik, Peter Friel, Mike Miller, Chris Marchant, Todd Crolius, Jared Bombaci, John Mesham and Scott Basham.

**ABSENT BOARD MEMBERS:**

**NEW BUSINESS**

Preliminary Discussion – Proposed Subdivision – 13 Lots – 11 Buttonball Road – K & S Development, LLC.

Aaron Schumacher, P.E with Doane Collins Engineering was present to discuss The preliminary plans for the 13 lot subdivision located on Buttonball Road. He indicated it would include 1,000 feet of roadway ending in a cul-de-sac. He noted that Richard Snarski flagged the wetlands in 2017 and verified them again this year. He also noted there were two areas of wetlands on the property. He said one of the locations in the front corner could be a potential vernal pool which he is currently monitoring. Snarski did not think it was super productive but he is still monitoring. There is a major watershed running through the center of the property and the intention is to design a stormwater management area.

Eric Knapp stated at the Planning Commission Meeting Bob Doane mentioned a gate at the southwest corner of the property which he was planning to use to bring equipment in on and it appears close to the wetlands. Mr. Schumacher stated there is a substantial driveway that is used by the Water Company and believes they drilled some wells on the site prior to his involvement.

Schumacher stated they would use a different access. He noted they have done approximately 60 test holes on the property working towards their Ledge Light Health approval. He stated it is their intention to submit a formal application in the next month or so.

Mr. Schumacher explained the 400 ft. from a vernal pool does come through back of several properties so he asked the commission for clarification on the disturbance in that area.

John Mesham stated he would like to walk the site and see the access road.

The commission agreed to set a Site Walk for Wednesday, May 10<sup>th</sup> at 6:00 p.m.

**23-10** - Shannon Gaccione – 53 Grassy Hill Road – Installation of an above ground 15 ft. round pool.

Ms. Gaccione was present to discuss the inground pool that she would like to install for her 5 grandchildren that was given to her. She noted the area was flat and the installation would require minimal disturbance other than leveling the area with sand.

The commission reviewed the GIS mapping of the area. Gaudio discussed the concerns the commission has raised in the past with regard to draining of the pool water with chemicals. She requested that the applicant not drain the water directly into the lake.

Rachael Gaudio made a motion to authorize Eric Knapp to issue an Administrative Permit. John Mesham seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

**23-5 Gerry Karpuska** – 23 Rogers Lake Trail – Demolish existing residence and build new single-family residence.

Mr. Karpuska presented the commission with a drawing of the site as well as photographs since he was not present at the site walk. The drawing depicted the locations of the proposed and removed dwellings as well as the locations of the proposed patio and the existing deck and stairs to be removed.

John Mesham asked what materials would be used on the patio. Karpuska stated it would be pavers. John Mesham asked what the overall coverage calculations would be between the existing and the proposed. Karpuska stated he did not have the exact figures. Mesham stated it is a larger footprint. Karpuska stated that was correct but it complied with zoning. Mesham stated his concern was that it was more roof and less ground which provides for more untreated water to enter the like rather than be saturated into the ground. Karpuska stated some of the waters would go into the ground through the pavers and further noted the septic system was located in the front yard.

John Mesham made a motion to approve the application as submitted. Rachael Gaudio seconded the motion. The motion passed. Mike Miller abstained.

**23-6 – Old Lyme Country Club** – 35 McCurdy Road – Installation of two pickleball courts.

Attorney Michael Cronin and Stuart Fairbanks, PE with Angus McDonald was present to discuss the application. Attorney Cronin reviewed the plan with the commission. Cronin stated the proposal is to place the courts in the area that is currently a parking lot. He stated the only sitework required is to level the existing ground. He also noted that drainage will be added around the site. He noted there will also be cutback in the sides to the rear. He also noted that some of the wetlands in that area has been mowed as lawn.

Cronin stated they would appreciate a decision prior to the Zoning Commission meeting on Monday, May 8, 2023.

Eric Knapp asked what the slope was where the bank was being cut. Fairbanks stated it was 2 to 1. He noted it's really steep and they have proposed a swale around the back.

Jared Bombaci asked if the courts would be on a slab or would they be elevated. Fairbanks stated they would be on the ground with a slight crown and gravel underneath.

Tom Machnik suggested that the wetlands currently being mowed be minimized. Fairbanks stated it was originally proposed as a detention basis.

Machnik suggested it be mowed once or twice or year. Fairbanks and Cronin agreed to speak with the members. Fairbanks stated the soggy spots started at approximately 56' and he felt the mosquitoes would become a problem if vegetation was allowed to proliferate in this area.

Tom Machnik made a motion to approve the application. Rachael Gaudio seconded the motion. The motion passed. Mike Miller abstained.

**23-7 – CT. Audubon Society** – 100 Lyme Street – Construction of a leaching field component of a subsurface sewage disposal system.

Mike Ott, Summer Hill Engineering in Madison reviewed the proposed work with the commission and its proximity to the wetland boundaries. He stated there will be no change in grade or existing vegetation removed. He noted when the work is done the lawn will be reestablished.

John Mesham made a motion to approve the application as submitted. Tom Machnik seconded the motion. The motion passed. Mike Miller abstained.

### **Reading and Approval of the Minutes.**

Regular Meeting Minutes- March 28, 2023  
Site Walk Meeting Minutes – April 3, 2023.

Tom Machnik made a motion to approve the minutes as submitted. Jared Bombaci seconded the motion. The motion passed. Mike Miller abstained

Respectfully submitted,

Kim Groves