



# 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  
SPECIAL MEETING – SITE WALK  
OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION  
MONDAY, MAY 19, 2025  
5:00 PM  
OLD LYME, CT**

The Old Lyme Inland Wetland and Watercourses Commission held a Special Meeting Site Walk on Monday, May 19, 2025.

**PRESENT WERE:** John Mesham, Todd Crolius, Rob Janes, Peter Friel and Scott Basham

**ABSENT:** Michael Aurelia, Tom Machnik, Jared Bombaci, Rachel Gaudio

**ALSO IN ATTENDANCE:** Eric Knapp (Wetlands Officer), Falyn McQuarrie (Land Use Technician)

**The site walk commenced at 5:06PM.**

## **SITE WALK**

**5:00PM – 25-10. 75 Shore Drive, Jim Powers, Applicant.** Application to replace rotten deck with new deck.

The Commission walked the site and viewed the location of the deck. Jim Powers was present to explain to the Commission the construction of the new deck to replace rotting one. J. Mesham asked about any excavation that would be happening, the applicant stated all digging would be done by hand. J. Mesham made a motion to approve the application administratively with the condition that sediment and erosion controls be approved by Eric Knapp. R. Janes seconded the motion. The motion passed unanimously.

**5:15PM – 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.

Gerry Karpuska was present at the site walk to explain the application to the Commission. He stated they are removing the existing dwelling to construct a new conforming structure. J. Mesham asked about the existing retaining wall. Karpuska indicated that it would likely have to be replaced. J. Mesham made a motion to approve the application administratively with the condition that sediment and erosion controls be approved by Eric Knapp. S. Basham seconded the motion. The motion passed unanimously.



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**5:30PM – 25-11. 9 Tantummaheag Road, Carey Meltzer, Applicant.** Application for pond maintenance/restoration.

The Commission walked the site with applicant, Carey Meltzer. She explained the pond maintenance/restoration project and stated any soils removed would be stored on property to the side of the pond. She pointed out the wetlands flags that had been placed by Richard Snarski, her soil scientist. She reviewed the status of the bridge over the river. As its far side has sunk into the pond/wetlands, it is presently impassible. R. Janes asked about the depth of the pond, about four feet at the deepest point. No further action was taken. WEO Knapp informed the applicant that if he received any additional questions from Commission members prior to the meeting, he would pass them along to her.

**5:45PM –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 Commission walked the site of the proposed new garage. J. Mesham asked about the proximity of the wetlands to the proposed activity, the applicant represented that the activity was more than 100 feet away from the wetlands, the Commission made the decision to confirm these representations at a later time.

**The site walks adjourned at 5:45PM.**

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