



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, MAY 27, 2025

6:00 PM

OLD LYME, CT

The Old Lyme Inland Wetland and Watercourses Commission held a Regular Meeting on Tuesday, May 27, 2025.

T. Machnik called the meeting to order at 6:00PM.

J. Mesham made a motion to amend the agenda to move item #3, Request for Extension for Permit 21-19. Grassy Hill Replacement of Bridge to be moved to the first item on the agenda. T. Machnik seconded the motion. The motion passed unanimously.

1. Request for Extension on Permit 21-19. Grassy Hill Replacement of Bridge No. 10405.

First Selectwoman Martha Shoemaker appeared in front of the Commission and explained that the current permit is set to expire in 2026, and construction is beginning in June of 2026. The town engineers, Nathan L. Jacobson & Associates, would like to extend the permit now rather than have to do so when in the middle of construction. T. Machnik made a motion to approve the extension; J. Mesham seconded the motion. The motion passed unanimously.

NEW BUSINESS

1. 25-15. 240 Whippoorwill Rd. Al and Christine Bond, Applicant. Application to replace existing pavilion.

E. Knapp recommended the Commission to set up a site walk. A site walk was set for Tuesday, June 3rd, 2025, at 5PM.

OLD BUSINESS

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

Carey Meltzer was present to explain the application for pond restoration and removing excess vegetation to the Commission. Member M. Aurelia asked a few questions about how much material will be removed, and where



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it will be deposited, as well as how the applicant would control water flow and downstream erosion. The applicant explained that they would only be making the water level at three feet. M. Aurelia requested a more accurate map with information regarding how many yards of material will be coming out of the pond, where the material will be stored and erosion controls to protect downstream properties. J. Mesham asked if they had a start date in mind. The applicants stated they were looking to do this project within the next six months. J. Mesham made a motion to table this application until next month for the applicant to come back with more information. T. Machnik seconded the motion. The motion passed unanimously.

3. 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 includes a loft and bathroom.

E. Knapp explained that at the site walk that happened on May 19, 2025, the applicant had indicated the wetlands were farther away and out of jurisdiction. After reviewing the wetlands map, the wetlands appear to be only about 30 feet away from proposed activity, giving the Commission jurisdiction. J. Mesham made a motion to approve the application with the condition that erosion and sediment controls be approved by the Wetlands Officer. R. Janes seconded the motion. M. Aurelia abstained. The motion passed.

4. 308-1 & 304 Mile Creek Road, Mitigation Plan submission.

The Applicant's soil scientist, Joseph Theroux was present at the meeting to explain the Mitigation Plan to the Commission. Commission members discussed that the letter from the Applicant's attorney states they are looking to change the conditions of approval. M. Aurelia requested more time to review the plans and walk the site again. E. Knapp recommended that rather than every member of the Commission go out on their own schedule to inspect the site, the Commission find a time to schedule a site walk together. Mr. Theroux explained that he feels some of the conditions of the permit approval are cause for concern. He explained that the mitigation plan they have turned in finds a meeting ground for the Commission and the applicant. Mr. Theroux stated he believes removing the boulders would jeopardize the stabilized area, especially with vehicles coming in and out of the area. Mr. Theroux explained that the berm as is, is currently protecting the river, his recommendation was moving the berm to the edge of the road, remediate it and create more of a habitat that is not currently there. The Commission agreed to set a site walk on June 10th, 2025 at 5:30PM. T. Machnik made



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a motion to table the application until the next meeting after they were able to schedule a site walk. M. Aurelia seconded the motion. The motion passed unanimously.

5. 16 Neck Road & 2 Sharon Drive, Mitigation Plan submission.

Mr. Nocito appeared in front of the Commission and discussed the proposed mitigation plan. There was discussion about the 20 foot buffer for the wetlands. E. Knapp stated that the site plans do not reflect the current state of the site. Mr. Nocito explained that the silting in the wetlands happened during flood events in 2024. Mr. Nocito had questions about how he is to continue working on the sites when the bonded work needs to be done on the road. T. Machnik recommended that the town engineer walk the site with Mr. Nocito's engineer. M. Aurelia made a motion that a bond of \$50,000 be posted in one month from May 27, 2025, and if there is no substantial compliance with implementation of erosion controls, the other half of the \$100,000 bond be posted. J. Mesham restated that the Commission agreed to postpone taking any bonds until after the June Regular Meeting. J. Mesham seconded the motion. The motion passed unanimously.

6. Reading & Approval of Minutes

Regular Meeting April 22, 2025

M. Aurelia made a motion to approve the minutes. J. Mesham seconded. The motion passed unanimously.

Special Site Meeting Walk April 29, 2025

M. Aurelia made a motion to approve the minutes. R. Janes seconded the motion. The motion passed unanimously.

Special Meeting Public Hearing April 29, 2025

M. Aurelia made a motion to approve the minutes. R. Janes seconded the motion. The motion passed unanimously.

Special Meeting Site Walk May 19, 2025

J. Mesham made a motion to approve the minutes. R. Janes seconded the motion. The motion passed unanimously.

T. Machnik made a motion to adjourn the meeting at 7:07PM.



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Respectfully submitted,

Falyn McQuarrie (Land Use Technician)