



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

SPECIAL MEETING SITE WALK

INLAND WETLAND AND WATERCOURSES COMMISSION

MONDAY, JULY 7, 2025

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

ABSENT: Rachael Gaudio

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

NEW BUSINESS

1. **25-17. 64 Grassy Hill Road, Fedus Engineering LLC, Applicant.** Application for proposed 12'x45' first floor addition, a 370 sq. ft. second story addition, plus a 398 sq. ft. loft, and a new septic system.

T. Machnik called the meeting to order at 5:04PM. The Commission walked the site and viewed the location of the proposed activity. The Commission did not speak with the homeowner, nor their engineer, Greg Fedus, who was not present. No action was taken.

2. **25-19. 15 Whippoorwill Road, Jonathan B. Wilder and Laurie J. Smith, Applicant.** Application to install a 10x20 foot shed west of the garage.

The Commission walked the site with the homeowners. The applicant explained that the shed would be brought in and placed next to the existing garage and that there was a significant distance to the vernal pool, the Commission viewed the vernal pool in the distance. T. Machnik made a motion to approve an administrative permit with S&E Controls to be approved by Eric Knapp. J. Bombaci seconded the motion. The motion passed unanimously.

3. **25-16. 234 Whippoorwill Road, Timothy Seckla, Applicant.** Application to replace existing outbuilding (shed) with a larger structure, approx. 16'x36'.

The Commission walked the site with the applicant's general contractor, Greg Neely. T. Machnik asked if the shed would be going in the same location as it exists. Mr. Neely indicated that it would, and vegetation would be removed to the layer of topsoil. No action was taken.

4. **25-18. 49 Biscayne Boulevard, Jilliane Borrelli, Applicant.** Application to replace stairs and build a small deck.

The Commission walked the site with the property owner, Al Borrelli. Mr. Borrelli pointed out to the Commission that the stairs were no longer usable as they are rotten and falling apart, the new stairs would go in the same footprint and the small deck would be located in the small alcove of the home. T. Machnik made a motion to approve the permit administratively, J. Mesham seconded the motion. The motion passed unanimously.

Respectfully submitted, Falyn McQuarrie, Land Use Technician