

LYME CONSERVATION COMMISSION
INLAND WETLANDS and WATERCOURSE AGENCY
August 23, 2017, 7:00 p.m.

The Lyme Inland Wetlands Agency held a regular meeting on Wednesday August 23, 2017 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

MEMBERS PRESENT Paul Armond Chairman, Beverly Crowther, Ben Kegley, Pat Crowley, Priscilla Hammond, Bernie Gigliotti ZEO, and Patsy Turner Secretary.

Absent Members: S. Kurlansky (alternate), S. Hessel (alternate), T. Reynolds,

REGULAR MEETING

Maureen and Gil Johnson, 150 Ferry Road, Tax Map4 Lot 5; an application for removal of invasive plant species along Whalebone Cove.

Present at the meeting was Gil Johnson (a map of the property was handed to the commission).

Armond: This was seen by the commission last month and the request from that meeting was to have a map showing specifics of proposed wetlands disturbance to remove the invasive plant species and for a list to be created of the species of plant to be add to the area.

Johnson: The plan is to remove the invasives and then assess the area as to what could be planted. The map shows the removal area which is 100 feet by 50 feet deep.

Crowther: There is usually a 100 foot setback from a wetlands area; trash is being cleaned out of the wetlands areas. The invasive plant removal will start at the edge marked on the map until the area is cleared of the invasives. Our Landscaper then will inform us as to what plants are best for the area.

Armond: The Bittersweet is some of the largest viewed; the plants should be cut and painted with herbicide, the plants should not be uprooted.

Crowther: What soil types are in the area of the invasives?

Johnson: The area is overgrown then at the edge the soil turns to white sand and gravel. There is a random assortment of plants listed on the map (Viburnum-12, Mountain Laurel-2, and Paw Paw-5). The area of disturbance will be approximately 100 feet by 50 feet, a 1/4 acre. The removal will be a long process in a concentrated area.

Armond: The permission can be granted to remove the invasives with a required return before the commission with a replanting plan.

Hammond entertained a motion to approve the removal of the invasives plant species along Whalebone Cove as outlined in the removal plan and a planting plan will be required after the disturbed area is assessed.

The motion was seconded by Crowley and was passed unanimously by all members present.

Preliminary discussion with Tom Metcalf of a split of the Heffernan property on Ely Ferry Road.

Present at the meeting were Tom Metcalf, representing the applicants, and Cheryl & Mitch Heffernan.

Metcalf: The property on Ely Ferry Road will be a re-subdivision. The Planning and Zoning Commission has also seen this information on a preliminary basis. The original subdivision was over 20 years ago (Ballard and Heffernan); an agreement was attached to the subdivision that there would be only one more division and the agreement was filed in the land records. There is a common driveway which accesses both parcels. The proposal is to divide the Heffernan parcel into two lots; one lot is outlined in green on the map and the remaining land will be held by the Heffernan family. The intent is to incorporate restriction language to the divided parcel; the square will remain as a field without a residence. The wetlands were flagged by Rich Snarski and are shown on the map.

Hammond: The proposed development would be within a wetlands area?

Metcalf: If the regulated area is developed the application will need to come before this commission.

Armond: Why would a lot be created that is within a regulated area, it would have to come back before this commission?

C. Heffernan: The intent is to prohibit development on the front pasture.

Metcalf: The area is not setbacks, it is a regulated area.

Hammond: The land owners' priority is to protect the farm/field of the property and this commission's priority is to protect the wetlands area.

Metcalf: Creating this parcel would be a situation that will be dealt with at a later date. The shape of the lot being created is different but it is a complying lot from a zoning stand point.

Armond: Why would this commission agree to a subdivision that would require the future building to be in a regulated area?

Metcalf: The commission regulates 100 feet from the wetlands for any activity; a house could be placed outside the 150 foot line. There is an area that could be developed which would not need to come before this commission. The owner of the parcel has the right to build within a regulated area. At the time of the original subdivision there was open space dedicated to the Nature Conservancy.

OLD BUSINESS

Joseph Fouquette 509-1 Hamburg Road Tax Map 38 Lot 6; cease and desist order for clearing and filling of wetlands.

Gigliotti: Mr. Fouquette is not present; have been unable to contact the property owner. A letter will be sent to Mr. Fouquette.

NEW BUSINESS

Discussion of the changes proposed for the wetlands regulations.

Turner: The information that was collected from the commission members was reviewed and I am still expecting input from some members. Gigliotti and I will get together and review the edited document.

Crowther: All the commission members need to have the opportunity for input on the revisions.

APPROVAL OF OUTSTANDING MINUTES

A motion was made by Armond to approve the minutes of the July 2017 Crowley moved the motion, seconded by Crowther, and the minutes were accepted with 1 abstention (P. Hammond).

Adjournment

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Patsy Turner, Secretary