

LYME CONSERVATION COMMISSION  
INLAND WETLANDS and WATERCOURSE AGENCY  
February 21, 2018, 7:00 p.m.

The Lyme Inland Wetlands Agency held a regular meeting on Wednesday, February 21, 2018 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

**MEMBERS PRESENT** Paul Armond Chairman, Sue Hessel seated for Ben Kegley, Beverly Crowther (entered the meeting at 7:05 p.m.), Priscilla Hammond, Tom Reynolds, Pat Crowley, Roger Dill, Ben Kegley (entered the meeting at 7:20 p.m., but was not seated), Bernie Gigliotti ZEO, and Patsy Turner Secretary.

Absent Members: S. Kurlansky (alternate)

Site walk: N/A

**Seat Alternate Member**

Armond: Alternate member Sue Hessel was seated for absent regular member B. Crowther and then for B. Kegley.

**REGULAR MEETING**

**Off Road Enterprises LLC (Mitch and Cheryl Heffernan), 86-1 Ely Ferry Road, Tax Map 16 Lot 36; referral to the Planning and Zoning Commission regarding re-subdivision of property.**

Present at the meeting was Tom Metcalf representing the applicants.

Metcalf: This information was reviewed on a preliminary basis a few months back. Twenty years ago the property was divided into two lots with the agreement that the parcel could have one more division; one lot was sold to the Ballards and the second lot was retained by the Heffernans. The remaining parcel is 10+ acres; Lot #1 will be 5.7 acres and Lot#2 will be the remainder with an agricultural restriction attached( retained by the Heffernans) with the potential for a house site outside the restricted area towards the front of the lot. The Lyme Planning and Zoning Commission has an application before them and that commission is awaiting comment/referral from this commission per their regulations. The two new lots being created cannot be further divided in the future.

Dill: Does the P&Z Commission have comments on this plan?

Gigliotti: The open space requirement was met during the first subdivision.

Metcalf: A portion of the property was dedicated to the Nature Conservancy.

Gigliotti: The original subdivision agreement can be reviewed. The new division does not concern this commission the P&Z commission is just looking for a referral letter.

Armond suggested the letter state: The Inland/Wetlands and Watercourse Agency has reviewed this plan and finds that there are no activities anticipated in a regulated area.

Armond entertained and moved a motion to create a referral letter to the Lyme Planning and Zoning Commission. The motion was seconded by Hessel and passed unanimously by all members present.

**Richard Snarski, Ely Ferry Road, Tax Map 15 Lot 12; discussion of expansion of dug pond to acquire material for the sod hut construction.**

Present at the meeting was Richard Snarski.

Snarski: The project for the sod hut will require (approx. 20 yds.) material for fill before the top soil and plants are added; the existing pond will be expanded to provide the material for the fill. The plants being added to the roof of the hut are being grown on-site.

Armond: To recap what has happened with this project over the last few months; the sod hut project was approved, the approval was modified the next month for a full foundation for the hut, and the application is being modified again for the dredging of the pond for roof material of the sod hut.

Crowther: Do the ponds get flooded when the water of the river rises?

Snarski: It will happen someday, as well as the hut will flood. The pond is currently 5 feet deep; the plan is to move outward with the expansion not go much deeper.

Armond entertained a motion for the amendment of the approval of January to include the expansion of the pond of approximately 20 yards of excavation. The motion was moved by Hammond, seconded by Crowley, and passed by all members voting.

Snarski: The U.S. Fish and Wildlife will be visiting the property to mow the area to prepare for the second spraying of the phragmites.

**Malvin and Gail Karwoski, 43-3 Gungy Road, Tax Map 53 Lot 1; preliminary discussion of construction of a boat dock on Whitford Pond.**

Present at the meeting was Malvin Karwoski.

Karwoski: (Copies of a site plan with the proposed location of the dock were handed to the commission members) Our home is located off of Gungy Road and was part of the Ingersoll subdivision. The dock will be 4'X12' made of pressure treated wood; the dock has been reclaimed from an old dock on the pond. The dock is resting in place currently, pending approval.

Dill: Part the original approval for this lot there was a provision to allow a dock.

Karwoski: The easements provided for a dock and a footpath.

Hessel: What type of path will be created to access the dock?

Karwoski: The footpath will be natural. The dock will be attached to the bank with galvanized piping driven into the soil.

Crowther: Will the dock be removed in the winter when the pond freezes?

Karwoski: The water does not lower and/or rise significantly during season changes; the pond freezes over in the winter.

Armond called for questions or comments from the commission members, with there being none the commission will be awaiting a formal application with a more detailed plan of the dock and pathway.

**OLD BUSINESS**

**Regulations update**

Armond: All commission members have a copy letter for the DEEP with the suggested changes which need to be added to the current regulation draft. Tidal Wetlands will no longer be regulated by this commission.

Turner: Gigliotti and I will incorporate the suggested changes.

**NEW BUSINESS**

**APPROVAL OF OUTSTANDING MINUTES**

A motion was made by Armond to approve the minutes of the January 2018 meeting.

Crowther moved the motion, seconded by Hessel, and the minutes were accepted with 1 abstention P. Hammond.

**Adjournment**

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Patsy Turner, Secretary