



CONSERVATION COMMISSION/  
INLAND WETLANDS AND  
WATERCOURSES AGENCY

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

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October 17, 2018, 7:00 p.m.

The Lyme Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a regular meeting on Wednesday October 17, 2018 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

**MEMBERS PRESENT** Paul Armond, Chairman, Tom Reynolds, Beverly Crowther, Priscilla Hammond, Ben Kegley, Patrick Crowley, Roger Dill, Sue Hessel present but not seated, Bernie Gigliotti ZEO, and Jennifer Thomas, Secretary.

Absent Members: S. Kurlansky (alternate)

Site Walk: N/A

**REGULAR MEETING**

**Legacy I, LLC (Robert and Anne Scheel), 280 Grassy Hill Road Tax Map 42 Lot 14; an application to demolish an existing cabin and reconstruct a replacement cabin within the original footprint which is within 28 feet of Norwich Pond. In addition, a septic holding tank is proposed within 30 feet of Norwich Pond.**

Present at the meeting was Robert Scheel.

Scheel took a few moments to explain the nature of his property and Norwich Pond. There are six cabins on the pond, none with electricity. No motors are allowed on the lake. The Scheel cabin has one bath, unsure of septic system that is currently in place. The well is a driven well. The current water management system is to use a gas-powered pump to bring water to a cistern, which is fed to the water closet and the sink. He would like to have fresh water there in the future. The building needs to be replaced, and some dead and diseased trees overhanging the building would be taken down before the rebuild.

The town sanitarian and representative from the DEEP (Bob Scully) have been on site and have agreed that a holding tank would best suit the site. A septic system could be installed in the future if needed, and the holding tank would act as an overflow.

Access to the site is difficult, but there are several possible routes. Some tree trimming and bridge reinforcement may be necessary along the access depending on which road is taken.

The proposed building is a post and beam building, prefabricated off site with a poured concrete foundation. Erosion control measures and a wash out pit would be used.

Armond questioned whether the building may be moved out of the setback area since the plan does not indicate salvaging any part of the current building.

Scheel stated that there is a hill that prohibits moving the building away from the setback.

Dill questioned whether this was a preliminary meeting, and is looking for more detail.

Armond: The Commission needs more detailed plans. Sedimentation and erosion control, placement of the holding tank, process to remove demolition material, and the construction sequence all need to be presented in a written plan.

Dill: By that point a preferred access can be identified.

Armond called for any additional questions regarding the plans as currently presented.

Crowther questioned where the workable area is, where is the hill, where are the trucks going to be.

Reynolds: We need a plan with contour lines, access roads.

Crowther questioned whether the proposed well as seen on the plans was part of the project, and what equipment might be used.

Armond: We will need documentation from the town sanitarian as well as the DEEP.

Crowther questioned whether the trees that may need to be trimmed are on the Scheel's property.

Gigliotti: Those trees would be within the right of way.

Reynolds: We will need the trees to be removed marked.

A discussion was had regarding the access roads and the impact the trucks may have on them, and whether the roads had any wetlands crossings.

Gigliotti: What does the Commission need to see beyond what is in the current package?

Reynolds: We need a plan showing contour lines, trees marked for removal, sedimentation and erosion control measures.

Armond: Plan with a scale of 1:40, plan showing possible future expansion of septic system would be nice. We will set a site walk before the next scheduled meeting.

Scheel asked that the Commission schedule site visits at their earliest convenience in order to give him time to address all of the concerns adequately before the next meeting and the Commission agreed.

### **Richard Snarski, 0 Ely Meadows Tax Map 15 Lot 12; Update on the completion of the sod hut at Ely Meadow.**

Present at the meeting was Richard Snarski.

Snarski gave a presentation to the Commission regarding the process of constructing and completing the sod hut at Ely Meadow.

The Commission asked several questions about the construction, and thanked Mr. Snarski for his presentation.

Snarski also gave a brief presentation updating the Commission on his work to eradicate the phragmites at Ely Meadow. He is expanding the project to eradicate other invasive species in the area, including barberry, stilt grass, honeysuckle, etc.

### **OLD BUSINESS N/A**

### **NEW BUSINESS**

### **Claire Barney, 11 Sterling City Road Tax Map 27 Lot 104; Preliminary discussion to construct a pond in a regulated area.**

Present at the meeting was David Deveaux and Geri Deveaux of Deveaux Architects.

G. Deveaux: Our client is looking to put a 40x80 foot pond in a regulated area. There will be no fish, no waterfall. There will be a liner and be a standalone unit.

D. Deveaux presented the site map to the Commission and briefly explained the project. The pond will be constructed in an area where there was previously a swimming pool.

G Deveaux: We are working with Rob Townsend of Aquascapes and he will be present at the next meeting. The pond will be fairly shallow, tapering down to a maximum depth of 3 feet, but an average of 18 inches. There will be some plantings in the shallow sections.

D. Deveaux: There is a drilled well on site that will be used to maintain the pond.

Armond stated that the Commission will put this on the agenda for the next meeting and thanked the Deveaux's for their time.

#### **APPROVAL OF OUTSTANDING MINUTES**

A motion was made by Armond to approve the minutes of the July 2018 meeting. Hammond moved the motion, seconded by Crowther, and the minutes were unanimously approved.

#### **ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary