



CONSERVATION COMMISSION/
INLAND WETLANDS AND
WATERCOURSES AGENCY

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME CONSERVATION COMMISSION
INLAND WETLANDS AND WATERCOURSES AGENCY

November 14, 2018, 7:00 p.m.

The Lyme Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a regular meeting on Wednesday November 14, 2018 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

MEMBERS PRESENT: Paul Armond, Chairman, Beverly Crowther, Ben Kegley, Roger Dill, Priscilla Hammond, Patrick Crowley, Bernie Gigliotti, ZEO, and Jennifer Thomas, Secretary
Absent Members: T. Reynolds, S. Hessel (alternate), S. Kurlansky (alternate)
Site Walk was canceled due to inclement weather.

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 an 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: Robert Scheel

Site Walks were completed separately by Dill, Kegley, and Crowther

Scheel presented some additional information to the Commission documenting the demolition plan, site plan with contour lines, verification of space for equipment storage and turnaround, plan of trees marked for removal, erosion control measures and excavation plan, and 1:40 scale plan.

Crowther pointed out that the roots will not be removed, and the removal of the marked trees would not affect the diversity of the property.

Armond questioned what will be planted after the trees are removed, and where the test pits were dug.

Crowther: There will be terracing.

Dill: Are you regrading to make the terracing?

Scheel explained where there is existing terracing, and where the terracing might be after excavating. Depending on the material excavated, the terraces will be either stone or concrete. Scheel stated that all test holes revealed sedimented soil, and explained where they were dug based on the tree removal map.

Dill: The intent is to have a walkout basement with retaining walls coming off the corners?

Kegley: There is probably enough stone in the existing foundation that was subsequently backfilled.

A discussion was had about the construction of the bridge.

Scheel: The sanitarian has been to the site multiple times and is in favor of a holding tank. Bob Scully with the DEEP has been out to the site also. Scully is recommending a 1,500 gallon

holding tank be put in. We have a letter of approval from the town sanitarian, but we are waiting on approval from the DEEP.

Armond: The Commission will need to see a plan for the terracing after the construction is complete. The terrace plan will be added to the current application.

Armond: The Commission cannot approve the application with a condition that is dependent upon a third party. A motion can be entertained that will address the demolition and tree removal phase of the project only.

Crowther pointed out that the plan addresses erosion control measures during the tree removal but not during the demolition.

Armond: A construction fence should be put up between the building and the pond during demolition to keep debris from the pond.

Armond entertained a motion to approve the demolition and tree removal phases of the application.

Hammond made a motion to approve pursuant to the 10-30-18 letter from the applicant the demolition phase, including construction fencing between the building and the pond, and the tree removal as described in the 10-30-18 letter. Dill seconded the motion and it was carried unanimously.

Claire Barney, 11 Sterling City Road, Tax Map 27 Lot 104; an application to dig a 40 foot by 80 foot pond. The pond will extend 35 feet into the regulated area and will be 65 feet from the flagged wetlands on the property.

Present at the meeting: David Deveaux and Geri Deveaux of Deveaux Architects and Rob Townsend of AquaScapes

Armond asked if there had been any changes to the plans since the October 17, 2018 meeting.

G. Deveaux stated that the plan is the same as presented at the previous meeting.

Abutting neighbors Paul and Barbara Hallwood asked a question regarding how the pond water was aerated and Townsend explained the aeration system that will be in place. The Hallwood's were concerned about how the proposed pond will impact the existing pond on their property and D. Deveaux and G. Deveaux explained the contour lines on the site plan and how water will flow on the property.

Armond called for any questions from the commission, and with there being none, Armond entertained a motion to approve the application as presented. The motion was moved by Crowley, seconded by Dill, and the motion passed with one abstention by Kegley.

OLD BUSINESS N/A

NEW BUSINESS

Assignment and transfer of a common driveway permit from Keeney Road, LLC to George E. Lombardino, Grassy Hill Road, Tax Map 52 Lot 22.

Present at the meeting: Fritz Gahagan representing George E. Lombardino

Crowley recused himself from this portion of the meeting.

Gahagan: George Lombardino is under contract to purchase four lots on Grassy Hill Road from Keeney Road, LLC, and would like the Commission to approve the transfer of the common driveway permit that was reissued to Keeney Road, LLC in April 2018.

Armond entertained a motion to approve the transfer of the permit from Keeney Road, LLC to George E. Lombardino. Hammond moved the motion, seconded by Dill, and the motion was carried with one recusal by Crowley.

Raymond Farms, LLC, Hamburg Road, Tax Map 38 Lot 1, preliminary discussion of a timber cut.

Present: Fritz Gahagan

Gahagan presented the Commission with a plan for a timber cut over a 4-6 year period. Harvesting will be outside the regulated area. There will be two wetland crossings on the way to the site that will be regulated activities. Keeping areas of diversity is important. Armond questioned whether the branches will be left and Gahagan confirmed that is the case. Gahagan thanked the Commission for their time. An application will be made at a future meeting.

APPROVAL OF OUTSTANDING MINUTES

Armond entertained a motion to approve the minutes from the October 2018 meeting. Crowley moved the motion, seconded by Crowther, and the minutes were unanimously approved.

ADJOURNMENT

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary