



CONSERVATION COMMISSION/  
INLAND WETLANDS AND  
WATERCOURSES AGENCY

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

LYME CONSERVATION COMMISSION  
INLAND WETLANDS AND WATERCOURSES AGENCY  
April 17, 2019 at 7:00 p.m.

The Lyme Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a regular meeting on Wednesday, April 17, 2019 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

**MEMBERS PRESENT:** Paul Armond, Chairman, Roger Dill, Patrick Crowley, Sue Hessel (alternate), Bernie Gigliotti, ZEO, and Jennifer Thomas, Secretary  
Absent Members: B. Crowther, P. Hammond, T. Reynolds, B. Kegley, S. Kurlansky (alternate)  
Site Walk performed by R. Dill, B. Kegley, B. Crowther, and B. Gigliotti

**Seat Alternate Member**

Armond: Alternate member Sue Hessel was seated for absent regular member Tom Reynolds.

**REGULAR MEETING**

**Lee and Olivia Scaros, 137 Beaver Brook Road, Tax Map 37 Lot 21; an application to construct an addition to an existing dwelling within a regulated area**

Present at the meeting: Lee and Olivia Scaros and Jason Miconi of Miconi Construction

The members were given plans for the project.

Miconi stated that the addition would be an 18x18 foot screened porch with a gable roof on the brook side of the house.

Armond questioned why the proposed addition is positioned on the brook side of the house, and not moved to another location farther away from the wetlands.

O. Scaros stated that the propane and air-conditioning condensers are on one side of the house, and the other available location is off of the master bedroom, which is not desirable.

Armond called for Dill to explain what he saw on the site walk.

Dill explained that the site map showing 47 feet was from the brook, not the edge of the wetlands. The distance to the wetlands is less than the 47 feet listed. Dill would propose moving the addition to the south side of the house.

Hessel agreed that another location would be better.

Armond stated that the commission does not look favorably on this proposal because it makes an already undesirable situation worse. The commission would be happy to entertain a different design that does not include construction closer to the wetlands.

**OLD BUSINESS-** None

### **NEW BUSINESS**

#### **Preliminary discussion of Johnston Preserve, 0 Norwich Salem Road, Tax Map 22 Lot 29, construction of a parking area.**

Present at the meeting: Don Gerber representing the Lyme Board of Selectmen

Gerber stated that the town would like to create a parking area to support the development of the Johnston Preserve. There would be a total of six parking spaces. The parking will be off of Norwich Salem Road positioned on the western side of the property.

Armond questioned why this location has been chosen.

Gerber stated this is due to sight line requirements. There will be no wetlands crossings but will be within a regulated area.

Armond called for any other comments, and with there being none, he thanked Gerber for his presentation.

### **APPROVAL OF OUTSTANDING MINUTES**

Armond entertained a motion to approve the minutes from the February 2019 meeting.

Crowley moved the motion, seconded by Hessel, and the minutes were approved unanimously.

### **ADJOURNMENT**

The meeting was adjourned at 7:21 p.m.