



CONSERVATION COMMISSION/
INLAND WETLANDS AND
WATERCOURSES AGENCY

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

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INLAND WETLANDS AND WATERCOURSES AGENCY

December 18, 2019 at 7:00 p.m.

The Lyme Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a regular meeting on Wednesday December 18, 2019 at 7:00 p.m., Lyme Town Hall, 480 Hamburg Road, Lyme, CT.

MEMBERS PRESENT: Paul Armond, Chairman, Roger Dill, Beverly Crowther, Ben Kegley, Sue Hessel, Tom Reynolds, Christine Darnell alternate, Ross Byrne ZEO, and Jennifer Thomas Secretary.

Absent Members: Patrick Crowley and Steven Kurlansky alternate

Seat Alternate Member

Armond: Alternate member Christine Darnell was seated for absent regular member Patrick Crowley.

REGULAR MEETING

John and Mary Salvatore, 181 Blood Street, Tax Map 40.1 Lot 12; an application to demolish, alter and construct new structures associated with primary residence both entirely and partially within the 100' regulated wetlands area. The application also includes construction of a new septic system partially within the 150' regulated area.

Present: John and Mary Salvatore and Joe Wren, engineer

Site walks performed by Kegley and Hessel

Armond asked the dimensions of the lot and Wren stated it is about 302 feet long and 95 feet wide with a total lot area of around 29,000 square feet.

Wren presented the commission with the proposed plan, pointing out the nonconforming areas of the structure that will be removed, including the current garage and a shed. The demolished areas will be graded and landscaped. The septic will be relocated, and the leaching fields will be well beyond the 150' regulated area. The majority of the proposed new addition will be located outside of the 100' regulated area. None of the large trees on the property will be removed. Overall, the plan is more conforming to zoning and wetlands than the current configuration.

Dill questioned what the square footage of the new structure would be and M. Salvatore stated that the overall square footage is being reduced with the proposed plan.

Crowther asked if a letter was received from Ledge Light Health District. Byrne stated that a letter had been received, and a copy was passed around for the members to review.

Armond noted that the letter states the plan is not suitable for approval at this time and there are 8 conditions and 2 strongly encouraged changes that need to be addressed in the letter.

Wren stated that the issues in the letter will be addressed and he expects resolution before next month's meeting.

Dill asked if the abutters' certified mail receipts were submitted and Byrne stated that he has received the receipts.

Reynolds stated that the plan overall looks good but feels the commission would like to see a more detailed landscaping plan with regards to the demolished areas of the structure.

Armond stated that because the area is so close to the lake, in addition to the silt fencing and hay bales, debris fencing should also be used to keep materials out of the lake and Wren agreed to add that to the plan.

Hessel commented that if the landscape plan is to use grass in the demolished area, she reminds the applicant there should be no use of pesticides or fertilizer.

Wren stated that he will work with the applicants to come up with a more detailed landscape plan to present at the next meeting.

Kegley stated that he has several questions based on his site walk. He urged the commission to look at the topographic lines on the site plan and notice how it appears to be a shoot right down to the lake. He is concerned about surface runoff from the street.

Present abutting neighbors, R. and J. Slezycki, stated that there is a culvert on the opposite side of the street, and did not think runoff would be much of an issue.

Kegley stated he did not find anything in the proposed plan dealing with the surface runoff.

Wren said that usually if a plan is reducing the impervious surface on a property then they do not include a specific runoff plan. If the runoff is a concern a lip can be added at the street. The driveway does contour away from the house and then there is a swale at the edge of the driveway.

Kegley expressed concern about the silt fencing filling up and bursting. Wren stated that they have backed up the silt fence with staked hay bales for extra support. He can also add some perpendicular fencing or hay bales to trap the water in each section in order to keep it from pooling in one location.

Kegley wondered if a drywell could be placed where the current garage sits in order to help with gutter and surface water. Wren stated that this would be difficult because of the location of the well.

Armond stated that the stone used for the stone apron should be larger than 1 ½, perhaps 3 or 4 inch in size.

With no further questions from the commission, Armond thanked the applicants and will see them next month.

OLD BUSINESS

Report by ZEO on silt fence inspection at 117 Beaver Brook Rd Tax Map 37 Lot 25.

Byrne stated that he inspected the silt fence and hay bales on November 20, 2019 and again on December 17, 2019. The silt fence was installed correctly. One section was sagging on the second inspection and Byrne spoke with Evans who agreed to address the issue.

Report by ZEO on planting inspection at 10 Ely Ferry Rd Tax Map 25 Lot 8.

Byrne went to the site on Monday, December 16th to inspect the plantings and looks for any evidence of erosion. The mulch appears to have stayed in place, with the exception of one small section that deposited about a quart of mulch on the edge of the pond.

NEW BUSINESS-None

APPROVAL OF OUTSTANDING MINUTES

Armond entertained a motion to approve the minutes from the November 2019 meeting. Crowther made the motion, seconded by Hessel, and the motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary