



CONSERVATION COMMISSION/
INLAND WETLANDS AND
WATERCOURSES AGENCY

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME CONSERVATION COMMISSION
INLAND WETLANDS AND WATERCOURSES AGENCY
January 20, 2021 at 7:00 p.m.

The Lyme Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a virtual regular meeting on January 20, 2021 at 7:00 p.m.

MEMBERS PRESENT: Roger Dill (acting chair), Susan Hessel, Tom Reynolds, Patrick Crowley, Ben Kegley, Beverly Crowther, Christine Darnell (seated alternate), Ross Byrne ZEO, and Jennifer Thomas Secretary.

Absent Members: Paul Armond

Dill called the meeting to order at 7:01 p.m.

Seat Alternate Member

Alternate member Christine Darnell was seated for absent regular member Paul Armond.

REGULAR MEETING

Marie-Pierre and Robert Brady, 183-3 Joshuatown Rd, Tax Map 19 Lot 15; a jurisdictional ruling on as-of-right use pertaining to a farm. Fencing and grazing of animals within the wetland and Upper Regulated Area.

Present: Marie-Pierre and Robert Brady

Byrne stated that the Brady's have come before the commission to receive a jurisdictional ruling on as-of-right use related to a farm. A site walk was not scheduled because it is not relevant when determining if the activity is considered farming.

R. Brady stated that the proposed plan includes two fenced areas for horses, donkeys, and hens. The animals will be rotated between the areas to prevent overgrazing. While there is potential for the animals to go into the wetland area, they have found animals will stay in the open area most of the time.

Dill questioned what the manure storage system will be and R. Brady stated that they keep it in a pile, turning it over, and using it as topsoil on the land. It will not be in a position to drain into the wetlands.

With no further comment, Dill stated that the commission will make a jurisdictional ruling on this matter during the next meeting.

Alexandra Bageris Shor, 268 Joshuatown Rd, Tax Map 10 Lot 10; application to construct tennis court partially within the 100-foot Upper Regulated Area.

Present: John Cunningham, architect

Site Walk performed by Reynolds, Crowther, Darnell, and Kegley

Cunningham presented the plan to the commission. The goal of the plan was to keep the court in the lower elevation of the property and shield it from the view from the house and the road. The proposed location would provide an optimal orientation for the court and the southwestern corner of the court would measure about 70 feet from the wetlands.

Dill questioned why the court could not be moved outside the regulated area as the property has other locations to choose from. He voiced concern over the slope in the southwest corner. Reynolds pointed out that there is an existing field to the north of the proposed location where the court could be constructed and Cunningham stated that people would not want to see the field be replaced.

Darnell questioned if the project could be pushed back another 25 feet or so to keep it out of the regulated area and stated that there is a drop off that would require a substantial wall. Reynolds would like to see the project pushed towards the setback line as much as possible to reduce the impact on the wetlands.

Byrne stated that the setback could be 30 feet on that side, which would allow the court to shift out of the regulated area.

Dill pointed out that the proposed planting plan gets even closer to the wetland area.

Cunningham described the location of the proposed tennis hut, and explained the planting plan, the surrounding crushed stone, the proposed wall and that the planting area will act as a filter. The plan also includes the removal of invasive plant materials.

Cunningham agreed to rework the plan before the next meeting to shift the court toward the setback line and away from the regulated area.

Crowley asked for details at that time regarding the height of the wall and sequence of events, as well as drainage details.

Darnell also asked for a proposed timeframe for the project, stone details, placement details, phasing, and accurate staking.

Kegley pointed out that a site walk should be scheduled as soon as possible in case of potential snow cover.

Cunningham agreed to address the commission's concerns and have the property staked with the altered plan. He will return to the commission at the next meeting.

Old Business-None

New Business-None

Approval of minutes from the November 18, 2020 meeting

Dill called for a motion to approve the minutes from the November 18, 2020 meeting. Hessel made the motion, seconded by Crowther, and the motion carried with one abstention by Dill.

Adjournment

Dill called for a motion to adjourn. Darnell made the motion, seconded by Hessel, and the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary