



CONSERVATION COMMISSION/
INLAND WETLANDS AND
WATERCOURSES AGENCY

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME CONSERVATION COMMISSION
INLAND WETLANDS AND WATERCOURSES AGENCY
August 18, 2021 at 7:00 p.m.

The Conservation Commission, acting as Inland Wetlands and Watercourses Agency, held a regular meeting on August 18, 2021 at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

MEMBERS PRESENT: Roger Dill acting chair, Patrick Crowley, Tom Reynolds, Ben Kegley, Christine Darnell, Sue Cope (seated alternate), Ross Byrne ZEO, and Jennifer Thomas Secretary
Absent Members: Paul Armond, Susan Hessel, and alternate Jake Tiffany

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

Seat Alternate Member

Alternate member Sue Cope was seated for absent regular member Paul Armond.

Regular Meeting

Sousan Arafah and Andrew Hudson, 47 Hickory Street, Tax Map 40.4 Lot 9; an application to install a removable stanchion dock. The 'L' shaped dock will extend 24 ft. from shore and be 20 ft. long from the corner.

Dill stated that the application was reviewed last month and called for any additional questions or comments from the commission.

Dill called for a motion to approve the application as presented. Crowley made the motion, seconded by Darnell, and the motion carried with one abstention by Reynolds.

Trevor and Melissa Fetter, 0 Joshua Lane, Tax Map 18 Lot 6; an application to construct a detached accessory apartment/personal office with septic. The structure encroaches into the 100 foot upland review area and the septic is within the 150 foot setback.

Present: Fern Tremblay PE (McDonald Sharpe & Associates), Attorney Edward Cassella (Cloutier & Cassella) and Chris Caulfield (Caulfield & Ridgway)

Site walk attended by Dill, Cope, Darnell, and Kegley

Tremblay reviewed the proposed project for a single-story office with accessory apartment.

This proposal includes a lot line change which will allow for the accessory apartment to be located on the same parcel as the primary residence. The second lot will become a conforming vacant building lot. The location was chosen because of the relative flat terrain and is close to the existing driveway and utilities. The proposal includes a new septic and new well.

Two letters were received from Ledge Light Health District regarding the suitability of the septic location.

Reynolds questioned why the structure could not be moved outside of the 100 foot review area and away from the steep slope.

Tremblay said that the applicants prefer this location and its proximity to the primary residence. A prior approval for a structure was given that was farther away from the wetlands but the homeowners would like this building to be closer to the house.

A discussion about net buildable area was had, including if moving the property line could push the structure farther away from the slope. Tremblay pointed out that in order to keep the vacant lot a conforming lot, the property lines could not be moved. The proposed structure is situated just beyond the setback so it cannot be moved closer to the proposed new property line.

Tremblay stated that he is trying to strike a balance to appease both this commission as well as the planning and zoning commission.

Cassella said that very little sitework will need to be done and the question is whether the commission believes the project will negatively impact the wetlands.

Darnell expressed that she is comfortable with the proposed septic location but would like additional information regarding the plans to address runoff from the roof.

Tremblay said that the patio is about 10 feet from the slope and the location works with the land to minimize the need for excavating. There will be gutters on the structure and two StormTech Chambers buried which will handle the first inch of runoff. The remaining runoff will drain away from the building.

Crowley said that the applicants could use the previously approved location rather than building within the wetlands review area.

Byrne stated that his understanding is that the lot line change will allow for the applicants to build an additional structure on the second lot in the future.

Darnell and Cope expressed that they would like to see specific plans addressing the runoff and drainage and Tremblay agreed to supply that information to the commission.

Cope also expressed that she would like to see more information about the specifics of the easement on the property, while understanding that the town and commission do not have any enforcement capabilities over the easement because it is between two private parties.

Cassella asked for guidance on what the commission would like to see and options of how to proceed.

Reynolds stated that some options would be to not build, build the structure on the vacant lot, or move the structure to an area outside of the upland review area or at least farther away from the steep slope.

Cassella stated that the applicants would not be amenable to moving the structure to the vacant lot.

Reynolds stated that he believes that if both lots are currently nonconforming, keeping the structure away from the wetlands should take priority over making one of the lots conforming. He said that the commission could write a letter to the planning and zoning commission stating their concerns.

Tremblay and Cassella agreed to return to the commission with a detailed runoff and drainage plan, easement information, and to work on the proposal to address the commission's concerns.

Old Business-None

New Business

Informal discussion of proposed new driveway at 551 Hamburg Road, Tax Map 38 Lot 2.

Present: Joe Wren PE, Indigo Land Design

Wren stated that he is coming to the commission to review the proposed plan to install a driveway and ask the commission if they will allow Byrne to approve the application as Agent, or if the commission would like him to return with a formal application. He briefly explained the project, noting that it includes two options for the driveway layout. The driveway that is currently used to access the house runs over the abutting landowner's property and crosses the stream. The new driveway would be installed on the applicant's property and part of the driveway would be within the 100 foot upland review area of the wetlands. Wren stated that no trees would be removed and the driveway would be gravel.

Dill stated that he would like to see Wren return with a formal application, and the commission agreed.

Wren thanked the commission for their time and agreed to submit a formal application.

Approval of the minutes from the July 21, 2021 meeting

Dill called for a motion to approve the minutes from the July 21, 2021 meeting. Crowley made the motion, seconded by Darnell, and the motion carried with one abstention by Reynolds.

Adjournment

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary