

Inland Wetlands Agency to begin review of Landmark's application

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East Lyme — The Inland Wetlands Agency will begin its review of Landmark Development's plan for the Oswegatchie Hills, after receiving documents Wednesday related to the application.

The Zoning Commission has asked the agency to report back with its findings.

Last Thursday, the commission closed its public hearing on [Landmark's application](#) to rezone 123 acres in the hills as an affordable housing district and its preliminary site plan to build an 840-unit housing complex there.

The plan calls for 87 acres of open space and 36 acres of development.

On Wednesday, town attorneys outlined a standard of review for the Inland Wetlands Agency to prepare its report.

The Inland Wetlands Agency is tasked with deciding whether or not Landmark's preliminary site plan involves a "regulated activity" under the agency's regulations, said Attorney Mark Zamarka.

If so, the Inland Wetlands Agency should then consider environmental impacts, feasible alternatives, long-term and short-term impacts, and any impact on wetlands outside of the area of regulated activity, among other criteria.

The agency should note in its report if it finds there isn't sufficient evidence to make a determination, he said.

[The Zoning Commission had referred the matter to the Inland Wetlands Agency](#), after intervenors in the application claimed Landmark's application would adversely affect wetlands.

The Inland Wetlands Agency should prepare a report, and the process does not involve a public hearing or formal application to the agency, Attorney Ed O'Connell told the agency.

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