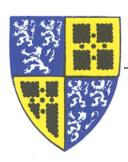
TOWN OF OLD SAYBROOK



Inland Wetlands & Watercourses Commission

www.oldsaybrookct.gov

REGULAR MEETING AGENDA HYBRID METING

J. Colin Heffernan, Chairman Charles W. Savage, Vice Chairman Alex Bertan

Peter DeLisa (Conservation) Mark Caldarella (Zoning) Paula S. Kay (Planning) Sandra Roberts (Economic Development)

Alternate Members
Elizabeth D. Steffen, Secretary
Marcia Wilcox

Iay Kulowiec

April 18, 2024 at 7:00 P.M.

Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook

Public Zoom Link: https://zoom.us/j/96245230032?pwd=OFQzSi9aOExZN0VDUjFQWlFySHhjUT09

Meeting ID: 962 4523 0032 Meeting Passcode: 302302 Teleconference Dial-In: (929) 436-2866 One Tap Mobile: tel://9294362866,96245230032#

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

A. 24-006 "McKenna" Application to Conduct a Regulated Activity

2 Trolley Crossing (Map 63/Lot 25)

Demo garage and rebuild 24' x 24' two-story residential addition with 24' x 5' overhang within 100' upland review area.

Applicant: Leland McKenna Owner: Leland & Victoria McKenna ACTION: Received 3/21/2024; Consider & Act (NLT 5/24/2024)

B. 24-005 "BluSky" Application to Conduct a Regulated Activity

35 Research Parkway (Map 39/Lot 5)

Construction of two cooling towers on concrete pad, construction of an exhaust cleansing room on existing loading dock, two propane tanks on concrete pads and a vaporizer within 100' upland review area.

Applicant: Will Hessert Owner: Jill Coan/Stark Properties, LLC ACTION: Received 3/21/2024; Determine if regulated activities are significant; Schedule public hearing or Consider & Act (NLT 5/24/2024)

C. 24-007 "Atlas Construction" Application to Conduct a Regulated Activity

0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3)

Removal of felled trees, material stockpile, in-place roadway materials and fencing, and placement of granular fill material and grading within inland wetland and 100' upland review area.

Owner: 0 Old Middlesex Turnpike, LLC Agent: Michael Ott, P.E., L.S. ACTION: Received 3/21/2024; Consider & Act (NLT 5/24/2024)

D. "Atlas Construction" Continued Show Cause Hearing

Cease & Desist Order issued on November 20, 2023 Unauthorized regulated activity within wetlands and 100' upland review area 0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3) Owner: 0 Old Middlesex Turnpike, LLC

E. "5 Jade Court, LLC" Continued Show Cause Hearing

Cease & Desist Order issued on March 20, 2024 Unauthorized regulated activity within 100' upland review area 5 Jade Court (Map 42/Lot 9-2) Owner: 5 Jade Court, LLC

IV. **NEW BUSINESS**

A. 24-009 "Epic Real Estate Group" Application to Conduct a Regulated Activity

806 Boston Post Road (Map 36/Lot 118)

Replace septic system, removal and replacement of paved parking lot, construction of two stone walls and landscaping within the 100' upland review area.

Applicant/Owner: Jack Pragosa, Epic Real Estate Group Agent: Joe Wren, P.E., L.S. ACTION: Receive application, review for completeness and determine if regulated activities are significant.

B. 24-011 "Ortho Saybrook, LLC" Application to Conduct a Regulated Activity

52 Spencer Plain Road (Map 25/Lot 27)

Construction of a 23,820 s.f. medical office building, driveway, parking, stormwater management and other associated improvements within wetlands and 100' upland review area.

Applicant: Provence Land Co., LLC Agent: Joe Wren, P.E., L.S. ACTION: Receive application, review for completeness and determine if regulated activities are significant.

V. REGULAR BUSINESS

- A. **Minutes** March 21, 2024 & March 28, 2024
- B. Committee, Representative & Staff Reports
- C. Correspondence & Announcements

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED HYBRID MEETING

Thursday, May 16, 2024 at 7:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

Inland Wetlands & Watercourses Commission web page
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