TOWN OF OLD SAYBROOK
Inland Wetlands & Watercourses Commission

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Marcia Wilcox
Jay Kulowiec

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REGULAR MEETING AGENDA
HYBRID METING

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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