



TOWN OF OLD SAYBROOK  
**Inland Wetlands & Watercourses  
Commission**

*J. Colin Heffernan, Chairman  
Charles W. Savage, Vice Chairman  
Laura Parker Gray*

[www.oldsaybrookct.gov](http://www.oldsaybrookct.gov)

**REGULAR MEETING AGENDA  
HYBRID MEETING**

*Peter DeLisa (Conservation)  
Mark Caldarella (Zoning)  
Paula S. Kay (Planning)  
Sandra Roberts (Economic Development)  
Alternate Members  
Elizabeth D. Steffen, Secretary  
Janis L. Esty  
Jay Kulowiec*

**September 21, 2023 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96245230032?pwd=OFQzSi9aOExZN0VUDUjFQWlFySHhjUT09>

Meeting ID: 962 4523 0032 Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,96245230032#>

*For assistance with virtual meetings, please see "Zoom Meetings" on the Town web site.*

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. OLD BUSINESS**

**A. 23-007 "Atlas Construction" Application to Conduct a Regulated Activity**

0 Middlesex Tpke., Maps 41 & 42/Lots 12 & 13-3

Construction of a commercial business storage facility including a 2,400 square foot storage building, 13,500 square foot outdoor storage area, driveway, utility services, signage, and landscaping.

*Applicant: Atlas Construction Services LLC Agent: Michael J. Ott, P.E., L.S.*

*ACTION: Consider proposed activities, Deliberate and Act (NLT 9/22/23).*

**IV. CONTINUED PUBLIC HEARING**

**A. 23-006 "CGCT Old Saybrook, LLC" Application to Conduct a Regulated Activity**

1654 Boston Post Road, Map 26/Lot 39

Construction of a 40,000 s.f. Whole Foods grocery store and renovation of 25,365 s.f. of additional retail space and potential medical office within inland wetlands and 100' upland review area.

*Applicant: Carpiionato Group, LLC Agent: Attorney Edward M. Cassella*

*ACTION: Close pb by 9/21/2023 (1 of 65 day extension granted)*

**V. NEW BUSINESS**

**A. 23-009 "HollyHead, LLC" Application to Conduct a Regulated Activity**

1379 Boston Post Road, Map 26/Lot 14

Construction of a 504 s.f. lean to shed roof within 100' upland review area.

*Applicant/Agent: Samuel B. Jones Owner: HollyHead, LLC*

*ACTION: Receive, review for completeness, accept application and determine if regulated activities are significant.*

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**B. Permit Extension Request**

**21-006 “Route 1 Sidewalks” Application to Conduct a Regulated Activity for Municipal Improvement**

Construction of sidewalks along the south side of Route 1 between Old Post Road & Westbrook Town Line

Boston Post Road (Old Post Rd. to Westbrook Town Line) (Maps 17, 25, 26 & 27)

Applicant: Town of Old Saybrook                      Owner: State of CT Dept. of Transportation

*ACTION: Requests an extension of the permit to complete regulated activities. Permit expiration 7/15/2023. Extend to 7/15/2028.*

**VI. REGULAR BUSINESS**

- A. **Minutes** – August 17, 2023 Regular Meeting and Special Meeting
- B. **Committee, Representative & Staff Reports**
- C. **Correspondence & Announcements**

**VII. ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Thursday, October 19, 2023 at 7:00 P.M.**  
**Town Hall, 1<sup>st</sup> 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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