



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

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

*J. Colin Heffernan, Chairman  
Charles A Wehrly, III, Vice Chairman  
Charles W. Savage*

*Richard J. Esty (Conservation)  
Madeleine B. Fish (Zoning)  
Paula S. Kay (Planning)  
Vacancy (Economic Development)*

**Alternate Members**  
*Elizabeth D. Steffen, Secretary  
Janis L. Esty  
Vacancy*

**MINUTES**

**REGULAR MEETING**

Thursday, November 15, 2018 at 7:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

The Vice Chairman called the meeting to order at 7:02 p.m.

**II. ROLL CALL**

Present: C. Wehrly, C. Savage, R. Esty, P. Kay

Absent: M. Fish, C. Heffernan, E. Steffen, J. Esty

Staff: C. Nelson, Town Planner; S. Migliaccio, Recording Secretary

**III. OLD BUSINESS**

**18-016 “Bradley” Application to Conduct a Regulated Activity**

Demolish existing house and construct a 4,507 s.f. house with 2,595 s.f. garage.

14 Dogwood Lane (Map 7/Lot 41)

Applicant: Richard & Marcia Bradley, owner Agent: Joseph P. Wren, P.E.

The Commission acted without further deliberation based on the detailed presentation received at the last meeting.

MOTION to approve the application #18-016; MADE by <b>R. Esty</b> ; SECONDED by <b>C. Savage</b> ; VOTING IN FAVOR: <b>C. Wehrly, C. Savage, R. Esty, P. Kay</b> ; OPPOSED: <b>None</b> ; ABSTAINING: <b>None</b> ; APPROVED: <b>4-0-0</b> .
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**18-017 “Pelczar” Application to Conduct a Regulated Activity**

Remove existing deck and four sheds and add a stair tower and 8 x 4 ft. deck.

140 Ingham Hill Road (Map 48/Lot 1)

Applicant: Pamela L. Pelczar, owner

The Commission revisited the presentation at the previous meeting and its discussion about the proposal to rearrange deck location and multiple shed removals to accommodate the stair tower, remaining shed and patio.

MOTION to approve the application #18-017; MADE by **P. Kay**; SECONDED by **R. Esty**; VOTING IN FAVOR: **C. Wehrly, C. Savage, R. Esty, P. Kay**; OPPOSED: **None**; ABSTAINING: **None**; APPROVED: **4-0-0**.

**Stipulated Judgment in Settlement of the Superior Court case**

*Christina M Costa, et al v. Legacy 4 Him, et al*

810 Middlesex Turnpike, (Map 63/Lot 8)

Plaintiff: Inland Wetlands & Watercourses Commission

Agent: Alan P. Curto, Esq.

The Commission reviewed Plan A and Plan B proposed for the property at 810 Middlesex Turnpike with Ms. Nelson, and invited Attorney Cassella to address concerns about possible fluid leakage from vehicles in the gravel lot proposed for those waiting to be serviced, as well as the direction of surface runoff from rain or melting snow. The Commission discussed the viability of several different stormwater management practices to prevent potential pollution, including a swale between the proposed split rail fence and the wetland.

MOTION to recommend approval of the Stipulated Judgment in the matter of Christina Costa ZEO et al v. Legacy 4 Him et al., substantially in the form discussed this evening, **with the addition of a contour swale to either Plan A or Plan B that would generally follow the 44 ft. elevation as a reasonable measure that would mitigate the impact of stormwater runoff between the rear parking area and the wetland**, and subject to the approval of the other Plaintiffs; MADE by **C. Wehrly**; SECONDED by **R. Esty**; VOTING IN FAVOR: **C. Wehrly, C. Savage, R. Esty, P. Kay**; OPPOSED: **None**; ABSTAINING: **None**; APPROVED: **4-0-0**.

**IV. NEW BUSINESS**

There was no new business.

**V. REGULAR BUSINESS****A. Minutes**

MOTION to approve the minutes of the **October 18, 2018 meeting as corrected for clarification by replacing “because of” with “to” resulting in “Mr. Pawlak found no soil erosion due to naturally occurring...”; MADE by **R. Esty**; SECONDED by **C. Savage**; VOTING IN FAVOR: **C. Wehrly, C. Savage, R. Esty, P. Kay**; OPPOSED: **None**; ABSTAINING: **None**; APPROVED: **4-0-0**.**

**B. Correspondence & Announcements**

The Town Planner reminded the Commission that the annual conference of the Connecticut Association of Conservation and Wetlands Commissions (CACIWC) on Saturday, November 17, 2018, would be a worthwhile event for the members.

**C. Committee, Representative & Staff Reports**

There were no committee reports. Ms. Nelson suggested variations and answered questions about the process for administering applications filed by an applicant.

**VI. ADJOURNMENT**

**MOTION to adjourn the meeting to December 20, 2018 at 8:07 p.m., Town Hall, 302 Main Street; MADE by C. Savage; SECONDED by R. Esty; VOTING IN FAVOR: C. Wehrly, C. Savage, R. Esty, P. Kay; OPPOSED: None; ABSTAINING: None; APPROVED: 4-0-0.**

Respectfully submitted,

Sharon Migliaccio