



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

*J. Colin Heffernan, Chairman
Chuck Savage
Peter DeLisa (Conservation)
John Henry (Zoning)
Paula S. Kay (Planning)
Vacancy (Economic Development)*

www.oldsaybrookct.gov

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

MINUTES
REGULAR MEETING
Thursday, November 18, 2021
Via Hybrid Meeting
Town Hall 1st floor conference room
302 Main Street

I. CALL TO ORDER

Acting Chairman E. Steffen called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: E. Steffen; C. Savage; P. DeLisa; P. Kay; J. Esty

Members Absent: C. Heffernan; J. Henry

Staff Present: L. Wacker, Assistant Town Planner; C. Maharbiz, Recording Clerk

Audience Present: Robert L. Doane, Jr.; Sandra Roberts

III. OLD BUSINESS

21-011 “Martin” Application for Resubdivision

Resubdivision of a 5.93 acre parcel into 2 lots to create a new 3.83 acre residential building lot, and the construction of a new driveway and installation of underground utilities within the 100’ upland review area.

129 Bokum Road (Map 61/Lot 4)

Owner: Theresa L. Martin and Wayne L Martin, Jr. Agent: Robert L. Doane, Jr. P.E., L.S.

ACTION: Consider proposed activity, Deliberate, and Act (N.L.T. 12/25/21)

Agent Robert Doane stated that the division of the 5.93-acre parcel will result in Lot 1 being 2.09 acres and Lot 2 being 3.83 acres. The rear lot, Lot 2, is accessed through a gravel driveway. Approximately three hundred feet of the driveway are within the review area. The driveway will be as closely wrapped as possible around an existing steep ledge so that it is further from the wetlands. Agent Doane then responded to questions that had previously been posed. First, with respect to limit of disturbance question, he stated that the silt fence is coincident with the limit of disturbance. Second, with respect to the question about the natural diversity data base

(“NDDB”) review, Agent Doane stated that there is a portion of the property in a natural diversity data base area, so an application was submitted pursuant to state regulations and is included in the packet. A preliminary response was received and the animals listed include the northern bat, red bat, eastern box turtle, and eastern ribbon snake, and one of the plants listed is a cactus whose habitat is power lines. Agent Doane explained that just because these animals are listed does not mean that they are on the property; the property is on the fringe of the NDDB area. As far as the bats, the driveway should not interfere with them, and the turtles and snakes will be dealt with via a silt fence, which creates a barrier that is later removed once the site is stabilized. Agent Doane stated that when the Martins get ready for construction they will submit a detailed site plan, and they will have to demonstrate to the Planning Commission that the lots are buildable. A detailed site plan will be done for Lot 2 when the Martins know the exact dimensions of the house.

E. Steffen asked whether the silt fence will remain until the house is built or taken down when the ground is stabilized and then put back up when the house is built. Agent Doane responded that it will be taken down when the ground is stabilized.

P. Kay asked whether the property line of Lot 2 is exactly the same as what Lot 2 had originally been. Agent Doane stated that they are not exactly the same, that Lot 2 was previously a little bigger.

P. Kay also asked for clarification about a section of the map that Agent Doane had previously pointed to. Agent Doane stated that he was pointing out that the adjoining property comes into Lots 1 and 2 and that there is a ledge area that drops off into Lot 1. He is wrapping the driveway around that ledge and he cannot move the driveway any further east away from the wetlands because of the topography.

L. Wacker asked for clarification regarding what the project would come back before the IWWC for if the driveway is approved and built. Agent Doane stated that it would likely be for the proximity of the home construction to the wetlands review area and to make sure the wetlands review area is sufficiently addressed. In addition, any building permit would need IWWC sign-off.

C. Savage asked if Mr. Doane had any sense of how imminent construction will be on the home. Agent Doane stated that the driveway was going to be constructed in the spring. The Martins are not yet sure if they will be building a home on Lot 2.

<p>MOTION to approve the resubdivision of a 5.93 acre parcel into 2 lots to create a new 3.83 acre residential building lot, and the construction of a new driveway, which will be permeable, and installation of underground utilities within the 100' upland review area, 129 Bokum Road (Map 61/Lot 4); MADE: by E. Steffen; SECONDED: by C. Savage; VOTING IN FAVOR: E. Steffen, C. Savage, P. DeLisa, P. Kay, J. Esty; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0.</p>
--

IV. REGULAR BUSINESS

A. Meeting Minutes – 10/21/21

C. Maharbiz stated that the October 21, 2021 minutes should be amended as follows: (1) the motion approving the September 30, 2021 minutes should be amended to list J. Esty as voting in favor and the count should be changed to 6-0-0 rather than 5-0-0; and (2) the motion adjourning the meeting should be changed to a count of 6-0-0 rather than 5-0-0.

MOTION to accept the regular meeting minutes of October 21, 2021, as corrected; **MADE:** by E. Steffen; **SECONDED:** by P. Kay; **VOTING IN FAVOR:** E. Steffen, C. Savage, P. DeLisa, P. Kay, J. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

B. Correspondence & Announcements – None

C. Committee, Representative & Staff Reports – None

D. 2022 Meeting Calendar

P. Kay raised the possibility of having the meeting at a different time.

MOTION to accept the schedule of meeting dates for 2022 as presented; **MADE:** by E. Steffen; **SECONDED:** by C. Savage; **VOTING IN FAVOR:** E. Steffen, C. Savage, P. DeLisa, P. Kay, J. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

V. ADJOURNMENT

The acting Chairman adjourned the meeting at 7:26 p.m. to the next regular meeting on December 16, 2021, Old Saybrook Town Hall, 1st Floor Conference Room and via zoom.

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk