



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

*J. Colin Heffernan, Chairman
Chuck Savage, Vice Chairman
Laura Parker Gray
Peter DeLisa (Conservation)
Mark Caldarella (Zoning)
Paula Kay (Planning)
Sandra Roberts (Economic Development)*

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

MINUTES
REGULAR MEETING
Thursday, March 17, 2022
Via Hybrid Meeting
Town Hall 1st floor conference room
302 Main Street

I. CALL TO ORDER

The Acting Chairman C. Savage called the meeting to order at 7:00 p.m. C. Heffernan took over as Chairman after his arrival at 7:19 p.m.

II. ROLL CALL

Members Present: C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts, E. Steffen (seated until 7:19), J. Esty (not seated), C. Heffernan (arrived at 7:19 p.m.)

Members Absent: None

Staff Present: L. Wacker, Assistant Town Planner

Audience Present: two audience members

III. NEW BUSINESS

MOTION to amend the agenda to hear “Town Park Disc Golf” third under new business **MADE:** by E. Steffen; **SECONDED:** by M. Caldarella; **VOTING IN FAVOR:** C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts, E. Steffen; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

22-002 “Slane” Application to Conduct a Regulated Activity

Construction of a 2-bedroom addition, attached garage, paver patio, partial removal of paved driveway, regrading and paving of remaining portion, and placement of an approximately 8’ x 9.8’ shed within the 100’ upland review area.

40 Otter Cove Drive (Map 64/Lot 27)

Applicant/Owner: Cindy & Mark Slane Agent: Joe Wren, P.E. L.S.

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

Agent Joe Wren and owner Cindy Slane were present remotely. Agent Joe Wren presented the site plan. He explained that the front area by the road is wooded. The driveway comes up to the front of the house and also to a garage on the right. The inland wetlands area is located to the right of the existing house. The majority of the proposed addition is outside of the 100' upland review area. The work being done inside the review area is the removal of a section of paved driveway, which will be grassed and/or landscaped. One section of asphalt will be kept for a turn-around and a section by the house will be kept as a paver patio. There will be a silt fence surrounding the work area and a temporary stock pile area shown on the plan that will also be surrounded by a silt fence. The soils on site are well drained so there are no concerns with runoff. The amount of asphalt being removed is more than what is being added, and the asphalt being reduced is within the 100' upland review area.

P. Kay asked if there will be a driveway to the garage. Owner Cindy Slane explained that the area will not be used as a garage. It will be used as living space. Currently, the garage is in the basement and is not code-compliant; the current owners have never parked a car there. The owners will be planting native plants in the wood lawn area and on the slope to the wetlands.

MOTION to accept the application (22-002) "Slane" as complete, that the regulated activities are not significant and that no Ordinance 71 fees are required; **MADE:** by C. Savage; **SECONDED:** by P. Kay; **VOTING IN FAVOR:** C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts, E. Steffen; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

22-003 "OKI, LLC" Application to Conduct a Regulated Activity

Conversion of existing office space into residential apartments with minor site improvements including sidewalk, landscaping, curb stops and dumpster with the 100' upland review area.

1550 Boston Post Road (Map 26/Lot 29)

Applicant/Owner: OKI, LLC

Agent: Edward M. Cassella, Esq.

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

Architect Craig Laliberte and owners Oki and Amina Cecunjanin were present. Mr. Laliberte, on behalf of OKI, LLC, explained that the work being done in the upland review area is to eliminate a parking space toward the front of the lot in the eastern entrance and provide a grassed area to mount seven mailboxes. There will be six tenants in the building. A continuous sidewalk will be added to Boston Post Road, which will connect to the existing sidewalk. There is a bituminous curve on the eastern portion of the building that sheet drains to the southern-most portion of the boundary. The dumpsters in the review area will be relocated to the western portion of the rear parking area. There will be designated parking in the back for the tenants and the front parking will be for the existing pizza restaurant. Landscaping will be added around the sign on the north portion of the property, including a tree, as well as adding tables to the current outdoor dining area.

C. Savage asked about the current location of the dumpsters. Mr. Laliberte explained that they currently exist on the southeast portion of the parking area and will be moved to a grassy area upland outside of the review area.

L. Gray asked about the placement of the mailboxes. Mr. Laliberte explained that the mailboxes will be moved off the street to give room for the sidewalk and make it easier for the mailman.

M. Caldarella asked whether a portion of the dumpsters as reflected at the new location on the site plan are still within the 100' review area, which Mr. Laliberte confirmed. He explained that two dumpsters, approximately 75 percent of the area currently designated for dumpsters, will be removed from the 100' setback. M. Caldarella then asked if it was possible to shift the dumpsters further south. Mr. Laliberte responded that moving them further south would result in losing two parking spaces in order to give access to the trucks picking up the dumpsters.

P. Kay asked about the location of the street tree. Mr. Laliberte stated that the tree can be seen behind the signage. L. Gray asked what type of tree it would be, and Mr. Laliberte stated that the landscape architect would determine that.

MOTION to accept the application (22-003) "OKI, LLC" as complete, that the regulated activities are not significant and that no Ordinance 71 fees are required; **MADE:** by C. Heffernan; **SECONDED:** by P. Kay; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

"Town Park Disc Golf" As-of-Right Determination

Installation of structures and minor removal of vegetation to establish a disc golf course in Town Park within the 100' upland review area

170 Schoolhouse Road (Map 47/Lot 6)

Applicant: Old Saybrook Parks and Recreation

Owner: Town of Old Saybrook

ACTION: Determine if activity is a non-regulated use.

Robert Lemire was present representing the Town of Old Saybrook. Mr. Lemire stated that there was a change since the previous presentation. Specifically, the map was changed to eliminate a hole in the affected area and to make the holes further away from the vernal pool (now 100-foot radius from the vernal pool).

Commission members then each expressed their views on whether the disc golf course is a nonregulated activity.

MOTION to determine that the proposed activity is a nonregulated use per section 4.2b of the regulations. **MADE:** by C. Heffernan; **SECONDED:** by M. Caldarella; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

IV. REGULAR BUSINESS

A. Meeting Minutes – 2/17/22

MOTION to accept the regular meeting minutes of February 17, 2022, as presented; **MADE:** by C. Heffernan; **SECONDED:** by L. Gray; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

B. Correspondence & Announcements – L. Wacker stated that there are now training requirements for commission members and requested that members keep track of any trainings attended.

C. Committee, Representative & Staff Reports – none

V. ADJOURNMENT

MOTION to adjourn the meeting at 7:32 p.m. to the next regular meeting on April 21, 2022, Old Saybrook Town Hall, 1st Floor Conference Room and via Zoom; **MADE:** by C. Heffernan; **SECONDED:** by P. Kay; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk