



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

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

www.oldsaybrookct.gov

**REGULAR MEETING AGENDA
HYBRID MEETING**

April 21, 2022 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen (via Zoom) J. Esty (via Zoom)

Members Absent: M. Caldarella, S. Roberts

Staff Present: J. Galli, Recording Clerk

Three members of the public were in attendance.

III. OLD BUSINESS

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 all within or partially within the 100’ upland review area.

40 Otter Cove Drive (Map 64/Lot 27)

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

J. Wren, P.E. and owner C. Slane presented. Chairman Heffernan was concerned about the storm water flowing toward the wetlands. Both Wren and Slane indicated to the Commission that the section of the driveway being removed and replaced with native ground cover would both reduce runoff and benefit the marsh ecosystem.

MOTION to approve 22-002 “Slane” Application to Conduct a Regulated Activity as submitted **MADE:** C. Heffernan; **SECONDED:** P. Kay; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen, J. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

MOTION to amend agenda at request of applicant to hear “Salterra” Discussion of Proposed Development within Regulated Area before 22-003 “OKI, LLC” Application to Conduct a Regulated Activity **MADE:** C. Heffernan; **SECONDED:** P. Kay; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen, J. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

IV. PRELIMINARY DISCUSSION

“Salterra” Discussion of Proposed Development Within Regulated Area

52 Spencer Plain Road (Map 25/Lot 27)

Owner: Ortho Saybrook LLC

Agent: Joseph Wren, P.E.L.S.

J. Wren, P.E. presented. The proposal consists of three buildings, one grocery store and two drive-through restaurants, tenants to be determined. They presented a 40’ buffer and retaining walls to protect the wetlands with a stormwater management area. There is also a portion of the lot on either side of the entrance driveway that is wetlands. According to Wren, they are wooded, shallow depressions and the water will dry up at times during the year. The Chairman also discussed snow removal with Wren.

V. OLD BUSINESS (con’t)

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 within the 100’ upland review area.

1550 Boston Post Road (Map 26/Lot 29)

Applicant/Owner: OKI, LLC

Agent: Edward M. Cassella, Esq.

Attorney E. Cassella presented. The applicant would like to convert office space to six residential apartments in the building that houses Saybrook Pizza. There are wetlands to the right of the property. They proposed a retaining wall to protect the outdoor seating from the parking lot. Two pedestrian crosswalks and extra landscaping will be added. The floodlights will remain with shields to block lighting beyond property. Chairman Heffernan asked if the parking spaces up against the wetlands could be removed but Cassella responded that the parking is tight as it is.

MOTION to approve **22-003 “OKI, LLC” Application to Conduct a Regulated Activity** as submitted **MADE:** C. Heffernan; **SECONDED:** P. DeLisa; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen, J. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

VI. REGULAR BUSINESS

A. Minutes – 3/17/22

MOTION to accept the regular meeting minutes of March 17, 2022, as presented **MADE:** C. Heffernan **SECONDED:** P. Kay **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen, J. Esty **OPPOSED:** None **ABSTAINING** None **APPROVED:** 7-0-0.

B. Correspondence & Announcements – None

C. Committee, Representative & Staff Reports

- **P. Kay** stated that the Planning Commission is working to set as a priority saving wetlands rather than mitigation. C. Heffernan added that the IWWC tries to protect the wetlands as well.
- No administrative permits were issued.
- **Land Use** received a complaint about 2 Sundon Lane (Map 46/Lot 6-12) about a possible stream blockage causing flooding. L. Wacker met the property owner at the site. No blockage was visible, and she informed the owner that nothing could be deposited in the wetlands without a permit.
- While awaiting a response from DEEP about providing training to the Commission, recordings of recent Old Saybrook training sessions are available on the Land Use Department's web page under Land Use Education. They include:
 - Freedom of Information Act seminar
 - DEEP & Ct River Gateway training
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VII. ADJOURNMENT

MOTION to adjourn the meeting at 7:41 p.m. to the next regularly scheduled hybrid meeting on May 19, 2022, Old Saybrook Town Hall, 1st Floor Conference Room **MADE:** C. Heffernan **SECONDED:** E. Steffen **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, P. Kay, E. Steffen, J. Esty **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 7-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Thursday, May 19, 2022 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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