



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)*

www.oldsaybrookct.gov

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

MINUTES
REGULAR MEETING
Thursday, August 18, 2022
Via Hybrid Meeting
Town Hall 1st floor conference room
302 Main Street, Old Saybrook

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: C. Heffernan, C. Savage, L. Gray, M. Caldarella, P. Kay, E. Steffen, P. DeLisa, S. Roberts

Members Absent: J. Esty

Staff Present: L. Wacker, Assistant Town Planner; S. Makowicki, Recording Clerk

Audience Present: Three audience members

III. PUBLIC HEARINGS

22-005 “SPR Oasis, LLC” Application to Conduct a Regulated Activity

Construction of a retail center within inland wetlands and 100’ upland review area.

52 Spencer Plain Road (Map 25/Lot 27)

Applicant: SPR Oasis, LLC Owner: Ortho Saybrook LLC Agent: Joseph Wren, P.E.L.S.

ACTION: *Open public hearing, continue or close by 6/16/2022 (NLT 7/20/2022)*

Chairman Heffernan read the public notice. Agent Joseph Wren presented along with soil scientist Bob Russo. Agent Wren addressed concerns and comments made by the town Engineer. Mr. Wren stated that the wetlands scientist reflagged the wetland boundaries and went on to discuss the prudent/ feasible alternatives analysis. He stated that the first plan submitted was the most prudent plan in regards to the least substantial damage to the wetlands. Mr. Wren went on the present a set of plans demonstrating how the wetlands would be affected if the area was sloped instead of retaining walls being built. This plan demonstrated how the first plan submitted was the most prudent of the two options. The Commission Chairman went on to state that the town engineer

was asking for a plan that does less harm than the original plan submitted; even if this plan is not feasible the exercise must be done, and explained as to why it is not feasible.

The conversation continued to the comments made by the town Engineer about the drainage on the site. Mr. Wren explained that the small Southwest wetlands would be used as a natural catch basin, allowing the wetland water to rise during heavy storms and a spillover is in place to bring excess water to another catch basin on the East side of the site. Soil scientist Bob Russo clarified that the two smaller wetlands on the West side are not connected to any other water ways. Mr. Russo went on to say that these particular wetlands can be characterized as low functioning with the wetlands having minor value for wildlife habitat, sediment/ toxicant retention, and nutrient removal but lack principal functions.

The applicant and chairman came to an agreement that a prudent/ feasible alternatives study would be updated and submitted to the town engineer for comments.

Chairman Heffernan asked for public comment from the audience present, but there were no comments. L. Wacker stated that she received no correspondence from the public.

MOTION to continue the public hearing for the proposed application to the next regularly scheduled public meeting on September 15, 2022 at 7 p.m. at the Old Saybrook Town Hall; **MADE:** by C. Heffernan; **SECONDED:** by M. Caldarella; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, M. Caldarella, P. Kay, P. DeLisa, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

MOTION to extend with the applicant's consent the 35-day time period for the public hearing by twenty-nine days for the proposed application to be heard on September 15, 2022; **MADE:** by C. Heffernan; **SECONDED:** by M. Caldarella; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, M. Caldarella, P. Kay, P. DeLisa, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

IV. REGULAR BUSINESS

A. Meeting Minutes – 6/16/22

MOTION to approve the regular meeting minutes of June 16, 2022, as presented; **MADE:** by C. Heffernan; **SECONDED:** by E. Steffen; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, M. Caldarella, P. Kay, P. DeLisa, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

B. Correspondence & Announcements – None.

C. Committee, Representative & Staff Reports – Lynette Wacker informed the Commission that she received a complaint about brush and debris being piled up along Chapman Pond on

Bokum Rd. The owner has stated that the brush has either fallen down or was cut down by Eversource, and they are not bringing brush from other areas to the area in question. Ms. Wacker questioned on whether this would be considered regulated activity.

The Chairman asked the Commission members to go and look at the property at 115 Bokum Rd before the next meeting and a discussion will be held then on whether the activity has crossed the line of being a substantial amount of material.

V. **ADJOURNMENT**

MOTION to adjourn the meeting to the next regular meeting on July 21, 2022, Old Saybrook Town Hall, 302 Main Street, 1st Floor Conference Room and via Zoom; **MADE:** by C. Heffernan; **SECONDED:** by P. DeLisa; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, M. Caldarella, P. Kay, P. DeLisa, S. Roberts; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

Respectfully Submitted,
Sarah Makowicki, Recording Clerk