



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, December 15, 2022
Via Hybrid Meeting
Town Hall 1st floor conference room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman C. Heffernan called the meeting to order at 7:00 pm.

II. ROLL CALL

Members Present: C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts, J. Esty (not seated); E. Steffen (not seated)

Members Absent: None

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

Audience Present: None

III. CONTINUED PUBLIC HEARING

22-007 “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: Continue or close by 12/15/2022 (NLT 12/21/2022)

Attorney Cassella stated that he submitted a letter requesting an extension to keep the public hearing open to the January meeting.

MOTION to continue the public hearing until the next regularly scheduled meeting of January 19, 7 p.m. Old Saybrook Town Hall, 302 Main Street, 1st Floor Conference Room and via Zoom;
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.

MOTION to grant a 29-day extension to keep the public hearing open to the next regularly scheduled meeting; **MADE:** by C. Savage; **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. OLD BUSINESS

22-012 “Foster” Application to Conduct a Regulated Activity

Construction of a 288 s.f. 3 season room, construction of a den, screened porch and new covered entry within the 100’ upland review area.

110 Sheffield Street, Map 31/Lot 3

Applicant/Owner: Nicholas V. Foster Agent: Denise Von Dassel, Architect

ACTION: Consider proposed activities, Deliberate and Act (NLT 1/20/23)

Applicant Nicholas Foster briefly reviewed the application.

MOTION to approve application 22-012 “Foster” as proposed; **MADE:** by C. Savage; **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.

22-013 “EconoLodge” Application to Conduct a Regulated Activity

Construction of a 4680 s.f. building addition with covered porches within 100’ upland review area.

1750 Boston Post Road, Map 25/Lot 4

Applicant: RR SAI, LLC Agent: Attorney Edward M. Cassella

ACTION: Consider proposed activities, Deliberate and Act (NLT 1/20/23)

Agent Mr. Cassella reviewed the application and showed updated plans, which include a silt fence and a riprap structure for erosion control.

M. Caldarella asked if water from the roof will combine with water from the sump pump. Mr. Cassella explained that there will be two separate lines, a 4-inch pipe for the sump pump and a 6-inch pipe for the roof.

MOTION to approve application 22-013 “EconoLodge” as submitted with the revised plans that indicate the location of the two pipes going into the retaining pond as well as the sediment control measures indicated on the site plan ; **MADE:** by C. Savage; **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.

V. REGULAR BUSINESS

A. Meeting Minutes

On page 4, P. Kay corrected the first sentence in the first full paragraph to delete the words “addressed in the new plan” and add the word “read” instead.” The sentence is corrected to state: “P. Kay asked if the comments set forth in the Jacobson and Davison letters were read.”

MOTION to approve the regular meeting minutes of November 17, 2022, as corrected; **MADE:** by C. Savage; **SECONDED:** 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.

B. Correspondence & Announcements – L. Wacker reminded Commission members that there will be an educational workshop prior to the February meeting to begin at 6.

C. Committee, Representative & Staff Reports – M. Caldarella mentioned that the application for Oasis before the Zoning Commission is different from what was submitted to IWWC.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 7:14 p.m. to the next regular meeting on January 19, 2023, 7 p.m. Old Saybrook Town Hall, 302 Main Street, 1st Floor Conference Room and via Zoom; **MADE:** by C. Savage; **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.

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk