



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
Jay Kulowiec*

MINUTES
REGULAR MEETING
Thursday, April 20, 2023
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, E. Steffen (remote, not seated), J. Esty (not seated), J. Kulowiec (not seated).

Members Absent: None

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

Audience Present: 1 in person

III. OLD BUSINESS

A. 23-003 “Town of Old Saybrook Transfer Station” Application to Conduct a Regulated Activity

Removal of storage trailers, construction of gravel parking area and construction of 242 s.f. open sided structure.

499 Middlesex Tpke (Map 57/Lot 31)

Applicant/Owner: Town of Old Saybrook Agent: Geoffrey L. Jacobson, P.E.

ACTION: Consider proposed activities, Deliberate and Act (NLT 5/19/23).

M. Caldarella and P. Kay stated that although they were absent from the March meeting, they reviewed the meeting recording and felt qualified to consider the application. Bill Claffey, Acting Director of Public Works, presented and had no new information to add to the application.

P. Kay asked why gravel is being used instead of pavement. Mr. Claffey explained that gravel will be pervious and will dispense water naturally. He also stated that the handicap parking spaces will be paved. J. Kulowiec added that gravel will allow oils to percolate to the ground and will be

better than pavement. L. Gray asked if the gravel will be sufficiently packed to allow for wheelchair access. Mr. Claffey stated that it will be compacted and should allow for wheelchair use.

MOTION to approve application 23-003 “**Town of Old Saybrook Transfer Station**” Application to Conduct a Regulated Activity; **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. NEW BUSINESS

A. 23-004 “CSS Building & Remodeling, Inc.” Application to Conduct a Regulated Activity.

Demolition of existing house and construction of a 2,530 s.f. house with attached garage, 276.4 s.f. deck & steps, 40 s.f. balcony, 69 s.f. covered front entry, removal of existing driveway, installation of new crushed stone driveway and removal of existing walkway within the inland wetlands 100’ review area.

26 Meadowood Lane, Map 18/Lot 172

Applicant/Owner: CSS Building & Remodeling, Inc. Agent: Attorney Edward M. Cassella

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

Attorney Cassella presented. He explained that the applicant will be removing the existing house and constructing a new two-story house using the existing foundation. He provided Commission members with a letter from GNCB structural engineers opining that the existing foundation will support the load of a new two-story house. Mr. Cassella reviewed the site plans and location of wetlands. He explained that the house is in a flood zone so it will need to be elevated. The existing first floor is at 10.5 ft. and the proposed first floor will be at 14 ft., which is a 3.5 ft. elevation. The sunroom will be removed and a deck with a smaller footprint will be constructed that is further from the wetlands. Additionally, the paved driveway will become pervious stone material, which is lower impact.

M. Caldarella asked if the existing foundation will be raised by 2.5 ft. by adding blocks and Mr. Cassella stated that it would. J. Kulowiec asked if the application will be filed with DEEP and Mr. Cassella explained that it does not need DEEP approval because the property is upland from tidal wetlands so the Town of Old Saybrook has jurisdiction over the 50 ft. buffer. J. Kulowiec also noted that the application designates the total wetlands area (36, 564 s.f.) and he would like a breakdown of different wetlands. C. Heffernan asked if the existing walkway off the attached garage will be replaced with gravel, which Mr. Cassella did not know and would find out. L. Wacker asked if any landscape is proposed along the bulkhead and Mr. Cassella responded that it will just be grass. C. Heffernan confirmed that the closest the deck is getting to the wetlands is 16.6 ft.

MOTION to accept 23-004 “**CSS Building & Remodeling, Inc.**” Application to Conduct a Regulated Activity as complete, that the regulated activities are not a significant, and that no

Ordinance 71 fees are required; **MADE:** by C. Heffernan; **SECONDED:** by C. Savage; **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. Minutes – March 16, 2023

MOTION to approve the regular meeting minutes of March 16, 2023, as presented; **MADE:** by C. Heffernan; **SECONDED:** P. DeLisa; **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. Committee, Representative & Staff Reports – L. Wacker reported that there was an administrative permit for 1804 Boston Post Road, Old Glory, for a sidewalk, the corner of which is in the upland review area. She also asked Commission members to hold on to materials for the Whole Foods Application, which should be scheduled for public hearing at the next meeting. She would like to schedule a site walk immediately before the next meeting and she will create a special meeting agenda for that purpose.

C. Correspondence & Announcements – None.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 7:19 p.m. to the next regular meeting on May 18, 2023, 7 p.m. Old Saybrook Town Hall, 302 Main Street, 1st Floor Conference Room and via Zoom; **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.

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk