



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
Jay Kulowiec*

MINUTES
REGULAR MEETING
Thursday, May 18, 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 7:01 pm.

II. ROLL CALL

Members Present: C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, S. Roberts (arrived at 7:05 p.m.), E. Steffen (not seated), J. Kulowiec (seated for part of the meeting).

Members Absent: J. Esty

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

Audience Present: 1 remote

III. OLD 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: Consider proposed activities, Deliberate and Act (NLT 6/23/23).

Attorney Cassella presented and provided a brief overview. He did not have any changes to the application. He answered questions previously posed by the board, specifically: (1) with regards to the breakdown of the wetlands, most of the wetlands are tidal wetlands (36, 795

s.f.) and there is a small area of inland wetlands near to the house (1750 s.f.); (2) with regards to the front walkway, it will be dry laid blue stone. Mr. Cassella also reported that ZBA approved the variance to tear down and rebuild. J. Kulowiec was seated for this vote, but not for the remaining votes thereafter.

MOTION to approve application **23-004 “CSS Building & Remodeling, Inc.”** to Conduct a Regulated Activity as submitted; **MADE:** by C. Heffernan; **SECONDED:** by M. Caldarella; **VOTING IN FAVOR:** C. Heffernan, C. Savage, L. Gray, P. DeLisa, M. Caldarella, P. Kay, J. Kulowiec; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 7-0-0.

IV. PUBLIC HEARINGS

A. “CGCT Old Saybrook, LLC” Application to Conduct a Regulated Activity

1654 Boston Post Road, Map 26/Lot 39

Construction of a 40,000 s.f. Whole Foods grocery store and renovation of 25,365 s.f. of additional retail space and potential medical office within inland wetlands and 100’ upland review area.

Applicant: Carphonato Group, LLC Agent: Attorney Edward M. Cassella

WITHDRAWN AT REQUEST OF APPLICANT

L. Wacker stated that the reports from the engineer and soil scientist on the original application are now available on the IWWC webpage.

V. NEW BUSINESS

A. “2023 Comprehensive Update to the Plan of Conservation & Development”

Petitioner: Old Saybrook Planning Commission

ACTION: Review draft plan and report to the Planning Commission by June 1, 2023

L. Wacker explained the different sections of the Plan of Conservation and Development, which will be incorporated into one document. She stated that the Planning Commission would like feedback from IWWC on the Natural Resources section, but the Commission is welcome to comment on the other sections as well. Commission members agreed to submit any comments via email to Secretary E. Steffen, with a cc to C. Heffernan, by May 26. E. Steffen will incorporate the comments into letter format and circulate to the Commission.

VI. REGULAR BUSINESS

A. Minutes – April 20, 2023

MOTION to approve the regular meeting minutes of April 20, 2023, as presented; **MADE:** by C. Heffernan; **SECONDED:** 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. Committee, Representative & Staff Reports – M. Caldarella reported that the Zoning Commission continues to work on the moratorium for drive throughs. P. DeLisa reported that the Conservation Commission has replaced the two members that previously resigned. L. Wacker reported that she did not issue any administrative permits and closed two permits.

C. Correspondence & Announcements – None.

VII. ADJOURNMENT

MOTION to adjourn the meeting at 7:16 p.m. to the next regular meeting on June 15, 2023, 7 p.m. 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, P. DeLisa, M. Caldarella, P. Kay, S. Roberts; **OPPOSED:** None;
ABSTAINING: None; **APPROVED:** 7-0-0.

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk