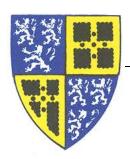
TOWN OF OLD SAYBROOK



Inland Wetlands & Watercourses Commission

www.oldsaybrookct.gov

REGULAR MEETING AGENDA HYBRID METING

J. Colin Heffernan, Chairman Charles W. Savage, Vice Chairman Alex Bertan

Peter DeLisa (Conservation)
Mark Caldarella (Zoning)
Panla S. Kay (Planning)
Sandra Roberts (Economic Development)
Alternate Members
Elizabeth D. Steffen, Secretary
Marcia Wilcox
Jay Kulowiec

March 21, 2024 at 7:00 P.M.

Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook

Public Zoom Link: https://zoom.us/j/96245230032?pwd=OFQzSi9aOExZN0VDUjFQWlFvSHhjUT09

Meeting ID: 962 4523 0032 Meeting Passcode: 302302 Teleconference Dial-In: (929) 436-2866 One Tap Mobile: tel://9294362866, 96245230032#

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

A. 24-001 "Appleby Holdings, LLC" Application to Conduct a Regulated Activity

9 Custom Drive (Map 46/Lot 9)

Construction of an 11,056 s.f. 2-story micro cultivation facility with associated site improvements including, but not limited to, access drives, parking area, septic system, stormwater management, and landscaping.

Applicant: Appleby Holdings, LLC Agent: Joe Wren, P.E.L.S. ACTION: Received 1/18/2024; Consider & Act (NLT 3/22/2024)

B. 24-002 "150 Old Post Rd." Application to Conduct a Regulated Activity

150 Old Post Road (Map 19/Lot 44-2)

Remediation plan for previous violation plus construction of a rain garden for stormwater management, grading and vegetation removal within the 100' upland review area associated with the construction of a house, decks, garage, pool and driveway.

Applicant: Amy L. Terray, Harry P. Amara Agent: McDonald Sharpe & Assoc. ACTION: Received 2/15/2024; Consider & Act (NLT 4/19/2024)

IV. **NEW BUSINESS**

A. 24-005 "BluSky" Application to Conduct a Regulated Activity

35 Research Parkway (Map 39/Lot 5)

Construction of two cooling towers on concrete pad, construction of an exhaust cleansing room on existing loading dock, two propane tanks on concrete pads and a vaporizer within 100' upland review area.

Applicant: Will Hessert Owner: Jill Coan/Stark Properties, LLC

ACTION: Received 3/21/2024; Review for completeness, determine if regulated activities are

significant and if Ord. 71 fees will be required.

B. 24-006 "McKenna" Application to Conduct a Regulated Activity

2 Trolley Crossing (Map 63/Lot 25)

Demo garage and rebuild 24' x 24' two-story residential addition with 24' x 5' overhang within 100' upland review area.

Applicant: Leland McKenna Owner: Leland & Victoria McKenna

Action: Receive, review for completeness, determine if regulated activities are significant and if Ord. 71 fees will be required.

C. **Notice of Violation:** Issued 2/22/2024 for regulated activities including removal of pavement and construction of stone wall within 100-foot upland review area without a permit.

806 Boston Post Road (Map 36/Lot 118)

Owner: Epic Real Estate Group 806 LLC

Action: Discuss violation

D. 24-007 "Atlas Construction" Application to Conduct a Regulated Activity

0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3)

Removal of felled trees, material stockpile, in-place roadway materials and fencing, and placement of granular fill material and grading within inland wetland and 100' upland review area.

Owner: 0 Old Middlesex Turnpike, LLC Agent: Michael Ott, P.E., L.S.

Action: Receive, review for completeness, determine if regulated activities are significant and if Ord. 71 fees will be required

V. CONTINUED SHOW CAUSE HEARING

A. "Atlas Construction" Continued Show Cause Hearing

0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3)

Cease & Desist Order issued on November 20, 2023

Unauthorized regulated activity within wetlands and 100' upland review area.

Owner: 0 Old Middlesex Turnpike, LLC

VI. **REGULAR BUSINESS**

- A. **Minutes** February 15, 2024
- B. Committee, Representative & Staff Reports
- C. Correspondence & Announcements

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED HYBRID MEETING

Thursday, April 18, 2024 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.

 $\underline{\textit{Inland Wetlands & Watercourses Commission web page}}$

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