



TOWN OF OLD SAYBROOK

Date Received:

Application No.:

# Application for Zoning Commission Review

Application Fees:

+ State of CT Fee: +\$60

Total Fees: \$

### APPLICANT INFORMATION

Property Owner: White Eagle Enterprise, LLC	Applicant/Agent Name: White Eagle Enterprise, LLC / Edward M. Cassella, Esq.
Property Owner Phone/E-mail: 860-969-6400/ stasiuszewczyk@yahoo.com	Applicant/Agent Phone/E-mail: Agent 860-388-3456 ecassella@saybrooklaw.com
Applicant/Agent's Mailing Address: Agent: Edward M. Cassella, Cloutier & Cassella, LLC, 29 Elm Street, Old Saybrook, CT 06475	
Property Owner's Mailing Address: 5 Orchard Lane, Old Saybrook, CT 06475	

### PROPERTY LOCATION

Property Address: 1560 Boston Post Road
Assessor's Map # 26      Lot # 30      Zoning District: B-4
<i>If Applicant is not the property owner, indicate Applicant's interest in the property.</i>

### APPLICATION

SITE PLAN(Sect. 51) Retail 34.1.1       COASTAL SITE PLAN (Sect. 59)

SPECIAL EXCEPTION (Sect. 52)

Reason for SPEX Required: (ie: Use) Section 34.2.14 - Retail Within Pedestrian Node

PLANNED RESIDENTIAL DEVELOPMENT (Sect.55) \_\_\_\_\_ dwelling units

OPEN SPACE SUBDIVISION(Sect.56) \_\_\_\_\_ dwelling units proposed

AFFORDABLE HOUSING SITE PLAN  
(CT General Statutes § 8-30g) \_\_\_\_\_ dwelling units proposed of which \_\_\_\_\_ dwelling units are affordable

PETITION to AMEND ZONING REGULATIONS (Admin. Policy #1)

PETITION to AMEND ZONING MAP (Admin. Policy #1)

OTHER

Are any waivers of site plan application content requirements (Sect. 51) being requested in connection with the application? If yes, explain.

Identify All Documents Submitted: (List additional documents on the back of this form using same format)

- Statement of Use, Dated 3 / 18 / 2024
- Existing Conditions Survey Map, Dated 7 / 21 / 2023
- Site Plan, Dated 10 / 24 / 2023 revised 3/11/2024
- Architectural Plans, Dated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ N/A

### AFFIDAVIT OF ACCURACY

I certify that the information set forth and attached hereto is true and correct. I acknowledge that it is the owner's/agent's responsibility to conform to all Zoning Regulations of the Town of Old Saybrook.

Owner or Agent/Applicant's Signature:  Date: 4/26/24

**DO NOT WRITE BELOW THIS LINE.**

Commission/Board	Date of Receipt	Hearing Dates	Decision	Stipulations
Zoning Board of Appeals				
IWWC				
Planning Commission				
Zoning Commission				

**This form MUST be printed on YELLOW PAPER. Failure to do so will result in the application being deemed incomplete.**

## **STATEMENT OF USE**

**1560 BOSTON POST ROAD, OLD SAYBROOK, CT**

**March 18, 2024**

Van Wilgen's Garden Center is proposing a yearly seasonal (April 15-July 15) (September 1-October 31) (November 20-December 24) use to install 2 greenhouses (21' x 54' each), process stone pad area 65' x 110', and fencing for storage and sale of nursery products. The hours of operation are proposed to be Monday-Friday 8:30 a.m.-7:00 p.m., Saturday and Sunday 8:30 a.m.-6:00 p.m. Christmas tree sales would occur daily from 9:00 a.m.-5:00 p.m. Greenhouses would be removed during the off-season time of December 25-April 14, the porta-potty would be removed from the site during all off-season times (July 16-August 31; November 1-November 19; and December 25-April 14). There will be no deliveries during business hours after 10 am Monday through Saturday. No deliveries on Sunday.

The proposed shed would be utilized by the employees of Van Wilgen's Garden Center for merchandise check-out purposes during the same operational period as the greenhouses, and would remain on the site during off-season times.

The center will employ no more than 3 people per shift and averages 20 visits per day, with a peak of 60 per day during the spring. Trash removal will take place by dumpster onsite.

Property Owners Within 100 Ft. of 1560 Boston Post Road and 5 Orchard Lane, Old Saybrook

**MVJJ LLC  
1522 BOSTON POST RD  
OLD SAYBROOK, CT 06475**

**SIXTEEN HUNDRED BOSTON POST RD LLC  
106 MARIOMI RD  
NEW CANAAN, CT 06840**

**LESTER GEOFFREY WHIPPLE  
37 KEITH CIRCLE  
KILLINGWORTH, CT 06419-1453**

**BOLDUC RONALD JJR  
6 ORCHARD LANE  
OLD SAYBROOK, CT 06475**

**JENSEN REAL ESTATE HOLDINGS LLC  
26 CINNAMON RIDGE  
OLD SAYBROOK, CT 06475**

**OKI LLC  
1550 BOSTON POST RD  
OLD SAYBROOK, CT 06475**

**SZEW CZK STANISLAW & MARIA  
5 ORCHARD LA  
OLD SAYBROOK, CT 06475**

**PARDA-ZIOLKO CAROL & JOHN E  
267 MIDDLETOWN AVE  
COLCHESTER, CT 06415**

**CONNECTICUT WATER CO  
93 WEST MAIN ST  
CLINTON, CT 06413-1645**

**DIBBLE ROBERT J.  
P.O. BOX 455  
OLD SAYBROOK, CT 06475**



Connecticut River Area Health District  
 455 Boston Post Rd. Suite 7, Old Saybrook, CT 06475  
 Phone 860-661-3300 Fax 860-661-3333

Application #: 052811

Fee: \$125.00

Payable to: CRAHD

### B-100a: Application

**Note:** A diagram of the proposed addition or accessory structure in relation to existing structures, property lines, septic system and water source must be shown on attached detailed plot plan. Proposed building plans must be submitted with this application.

**Submit any/all septic system information and soil testing available for the subject property.**

Town:  Old Saybrook  Clinton  Deep River  Haddam  Chester  Killingworth

Property Address: 1580 Boston Post Road

Owners Name: Stanislaw Szewczyk Map 026 Lot 030

Applicant Name: Edward M. Cassella, Esq. Address: Cloutier & Cassella, LLC  
29 Elm Street, Old Saybrook, CT 06475

Applicant Phone #: 860-388-3456 Email: ecassella@saybrooklaw.com

Existing Structure: Residential:  EXISTING # of Bedrooms: 2  
 Non-Residential:  EXISTING Use: \_\_\_\_\_

Water Service: Well  Public

**Type of Application:**

- Building Conversion  
(Winterization/ Change in Use (Addition of Bedrooms, etc.))
- Building Addition
- Accessory Structure  
(Garages, Pools, Sheds, Decks, etc.)
- Lot Division, Lot Line Change, Lot Reduction
- Other \_\_\_\_\_

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Describe Application: Owner is proposing to use the property for seasonal Van Wilgen's garden center which will include two 21x54 foot long greenhouses and 6'x8' shed. There will be a temporary porta potty on the property and no indoor bathrooms.

Print Name: Edward M. Cassella Date: 11/1/21  
 Signature:

*(Owner or authorized agent name and signature required to process application)*

**This 2<sup>nd</sup> Page of the Application is ONLY for CRAHD Staff to Complete**

Address 15600 Boston post road Check # 10492 Cash \_\_\_\_\_

**Building Conversion/Change in Use:**

Applicable

Has a Code Complying Area been determined for this property?  
Will the proposed change result in greater than a 50% increase in design flow?  
• If YES, will the property be required to expand the existing septic system?

Yes  No  
 Yes  No  
 Yes  No

**Building Addition:**

Applicable

Has a Code Complying Area been determined for this property?  
If a Code Complying Area is not found, does the application meet the following conditions?

Yes  No  
 Yes  No

- 1. Replacement area provides 50% of the Effective Leaching Area.
- 2. Replacement area provides 50% of the MLSS requirement,
- 3. No exception(s) to well separation distances is required,
- 4. The addition does not reduce the Potential Repair Area,
- 5. The addition does not increase the design flow of the building.

Will the proposed addition result in a greater than 50% increase in design flow?  
• If yes, will the property owner be required to expand the existing septic system?

Yes  No  
 Yes  No

**Accessory Structure:**

Applicable

Has a Code Complying Area been determined for this property?  
If a Code Complying Area is not found, does the application meet the following conditions?

Yes  No  
 Yes  No

- 1. Accessory structure, etc. does not reduce the Potential Repair Area and the separation distances between the accessory structures, et. And any part of the existing septic system shall comply with Technical Standard requirements.

**Lot Division, Lot Line Change, Lot Reduction:**

Applicable

Has a Code Complying Area been determined on the lot containing the existing building and has a Code Complying Primary and Reserve area been determined for the new lot?

Yes  No

Will the Septic System be repaired?  Yes  No

Approved  Not Approved

Applicable ONLY to Old Saybrook	Is this property within the Wastewater Management District?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Is this property an AT or W Lot?	<input type="checkbox"/> Yes*	<input type="checkbox"/> No

\*Send AT agreement notification letter to property owner if applicable

Comments: Non-flow generating structures proposed - existing septic to be properly abandoned per public health code.

Signed: Melvin Bursley

Date: 11/16/23

Notification:  eMail  USPS  FAX  Phone  Voicemail  Text