

TOWN OF OLD SAYBROOK
Inland Wetlands & Watercourses Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
 Telephone (860) 395-3131 • FAX (860) 395-1216

**APPLICATION
 TO CONDUCT A REGULATED ACTIVITY**

APPLICATION # _____ *(to be completed by staff)*

Date received in Land Use Department: _____ *(to be completed by staff)*

Date received by Commission: _____ *(to be completed by staff)*

✓ Check Applicable Activity & Attach Check for Total Fee Amount	
<input checked="" type="checkbox"/> <i>Regulated Activity or Modification of Existing Permit</i> \$240.00 <input type="checkbox"/> <i>Administrative Permit for Minor Activity</i> \$50.00	<input type="checkbox"/> <i>Permit Ownership Transfer</i> \$10.00 <input checked="" type="checkbox"/> <i>State Fee for ALL Applications \$60.00</i>
TOTAL APPLICATION FEE AMOUNT \$ _____ RECEIVED BY: _____	

1. Name of Applicant Epic Real Estate Group c/o Jack Pragosa

Home Address _____ Telephone 860-559-5772

Business Address 4 Edmund St. OS Email Address jpragosa@aol.com

2. Name of Property Owner <same as applicant>

Home Address _____ Telephone _____

Business Address _____ Email Address _____

3. If applicant other than owner, please state interest in the land _____

4. Location of Property by Street Address 806 Boston Post Road

Assessor's Map No. 036 Lot No. 118

5. Provide the names and addresses of all property owners adjacent to the subject property (on an additional sheet). <see attached>

6. State the purpose, proposed use and a summary description of the proposed activity. (Please be specific, use additional sheets if necessary.)

The applicant proposes to renovate the existing building (no building expansion), replace the existing antiquated septic system, remove the existing paved parking area (already completed), repave and restripe the parking lot, construct two landscape block walls on either side of the parking area, trim tree branches overhanging the building, and add some landscaping on the west side of the parking area. The former use was a glass shop and dry cleaner (pickup/dropoff only). The proposed use is office and general storage.

7. Activity Location (Submit map with sufficient detail as a part of the application.)

Number of acres of wetlands (or portion thereof) on the property 33 s.f. (0.0008 ac.)

Total area of inland wetlands to be altered 0.0

Are vernal pools or tidal wetlands located on the property? If so, where and how many acres (or portion thereof) on the property?

None on the property but potential vernal pool on adjacent property.

Are inland wetlands or watercourses located on adjacent properties? If so, state the name of the property owner and if it is a wetland or watercourse.

Yes - wetland and watercourse (pond) N/F Baldoni & N/F HMJZ, LLC

Has a licensed soil scientist flagged the wetlands or watercourses on this property? If so, who and when?

Yes - Bob Russo, CPSS on March 8, 2024.

Nearest Thoroughfare Rt. 1 Boston Post Road Distance (in feet) Adjacent

Nearest Town Boundary Westbrook Distance (in feet) Approx 2.4 miles

Zoning District B-1

8. Check applicable activities occurring within 0-100 feet of wetlands or watercourses.

- | | |
|---|--|
| <input type="checkbox"/> Removing material | <input type="checkbox"/> Grading |
| <input type="checkbox"/> Depositing material | <input checked="" type="checkbox"/> Paving (replace existing) |
| <input type="checkbox"/> Surface Water Diversion | <input checked="" type="checkbox"/> Vegetation Removal (trimming) |
| <input checked="" type="checkbox"/> Construction (landscape walls, septic system) | <input checked="" type="checkbox"/> Vegetation Restoration (landscaping added) |

9. Explain in detail the extent of any activity checked above, type of material and equipment to be used to complete project. (Use additional sheets if necessary.)

The proposed work is generally limited to the work described in #6 above. Standard construction equipment will include excavator, backhoe, skid steer, and dump truck.

10. Estimated cost and time for completion: _____

Construction duration is anticipated to be less than one month after all land use approvals are secured.

11. Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands or watercourses?

There is no proposed altering of inland wetlands so no alternatives are required. The proposed construction is essentially maintaining and improving existing conditions. Pavement area will be reduced and landscaping will be added. If nothing were done, the parking area would be unsafe and the existing antiquated non-compliant septic system would remain in place.

12. Identify any other local, State or Federal permits previously issued or pending that will be required for work on this property?

In addition to IWWC approvals, review and approval will also be required from CRAHD and the Zoning Commission for a Special Exception.

Affidavit of Accuracy and Agency


The undersigned applicant warrants the truth of all statements contained herein, and in all supporting documents attached hereto or which may be presented to the Commission in the future, pursuant to this application.

I further understand that the Commission may request further information in connection with this application and that if the proposed activity involves a significant activity, an additional filing fee may be required

Signed:  _____ Date: 3-26-24
Jack Pragosa
Managing Member ZREG LLC.

The undersigned, as owner of the property, hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Town of Old Saybrook, the Connecticut Department of Energy and Environmental Protection and the U.S. Department of Agriculture, Natural Resources Conservation Service, at reasonable times, both before and after a final decision has been issued by the Old Saybrook Inland Wetlands and Watercourses Commission.

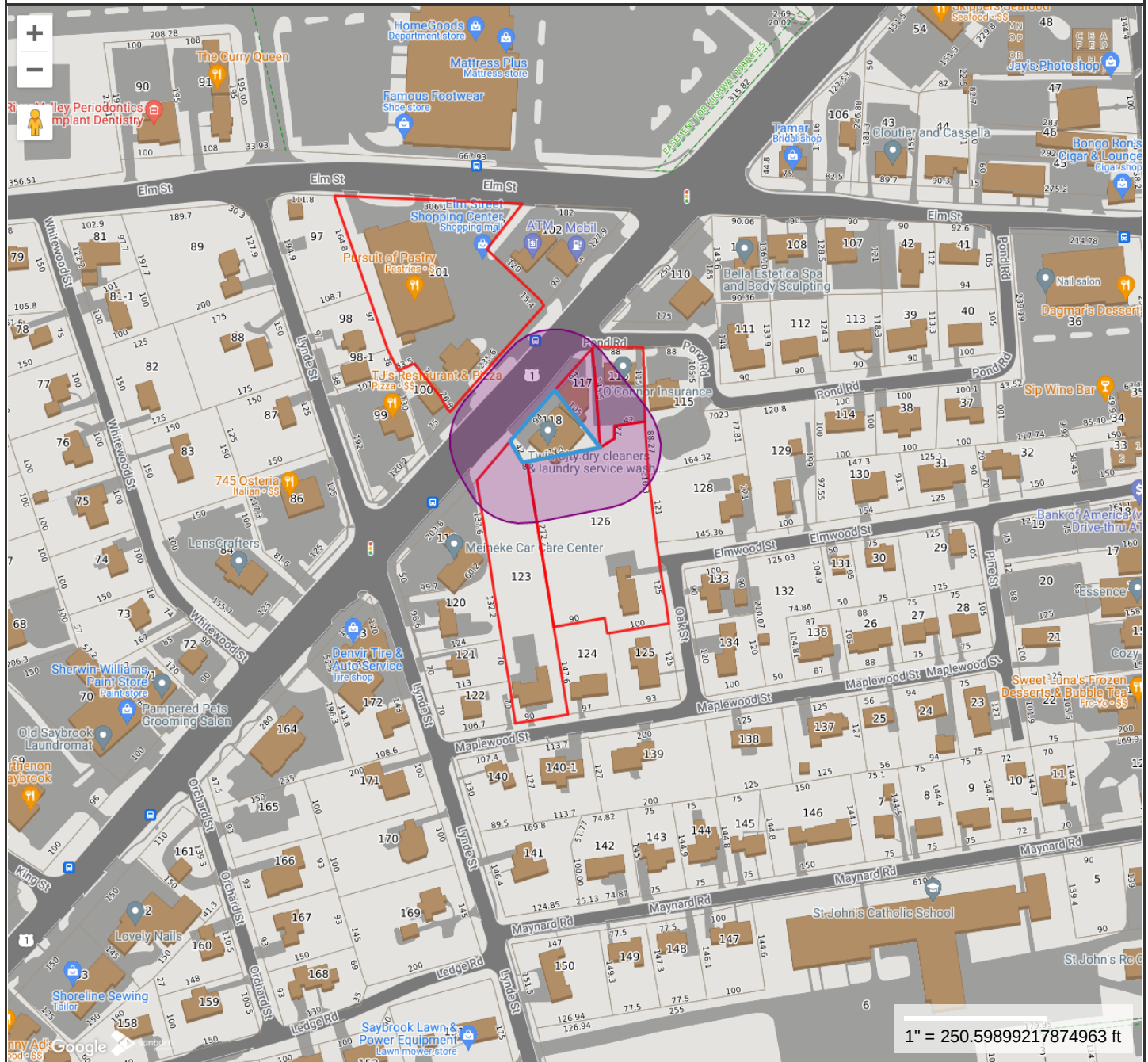
I understand the Old Saybrook Inland Wetlands & Watercourses Regulations, have had an opportunity to review these regulations and understand that these regulations regulate activities conducted on my property. In the event this application is approved and the property subsequently is transferred to another owner, I understand that it is my responsibility to advise the new owner in writing that an Application for Permit Transfer must be submitted to the Inland Wetlands & Watercourses Commission in order for the permit issued to remain valid.

Signed:  _____ Date: 3-26-24
Jack Pragosa
Managing Member ZREG LLC.

Adjacent Property Owners to 806 BPR OS

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
036-117	774 BOSTON POST RD	MADISON P & G PROPERTIES LLC	831 BOSTON POST RD	MADISON	CT	06443
036-123	7 MAPLEWOOD ST	HMJZ LLC	14 LIEUTENANT RIVER LANE	OLD LYME	CT	06371-2308
036-126	5 OAK ST	BALDONI NANCY	5 OAK ST	OLD SAYBROOK	CT	06475
036-116	50 POND RD	OCONNOR EVERETT J II	PO BOX 1039	OLD SAYBROOK	CT	06475-1039
036-101	707 BOSTON POST RD	DF SHORELINE LLC	631 FARMINGTON AVE	HARTFORD	CT	06105

Property Abutters 806 BPR OS



Property Information

Property ID 036/118-0000
Location 806 BOSTON POST RD
Owner EPIC REAL ESTATE GROUP 806 LLC



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Old Saybrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/13/2023
 Data updated 2021

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

806 BOSTON POST RD

Location 806 BOSTON POST RD

MBLU 036/ 118/ / /

Acct# 00440600

Owner EPIC REAL ESTATE GROUP 806 LLC

Assessment \$283,300

Appraisal \$404,700

PID 748

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$247,200	\$157,500	\$404,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$173,000	\$110,300	\$283,300

Owner of Record

Owner EPIC REAL ESTATE GROUP 806 LLC
Co-Owner
Address 4 EDMUND ST
OLD SAYBROOK, CT 06475

Sale Price \$300,000
Certificate
Book & Page 689/551
Sale Date 02/12/2024
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REDFORD PHILLIP W EST	\$0	PC-251	0651/0062		06/01/2020
REDFORD PHILIP H W JR	\$0		0098/0137		06/13/1962

Building Information

Building 1 : Section 1

Year Built: 1962

Living Area: 2,882

Building Attributes	
Field	Description

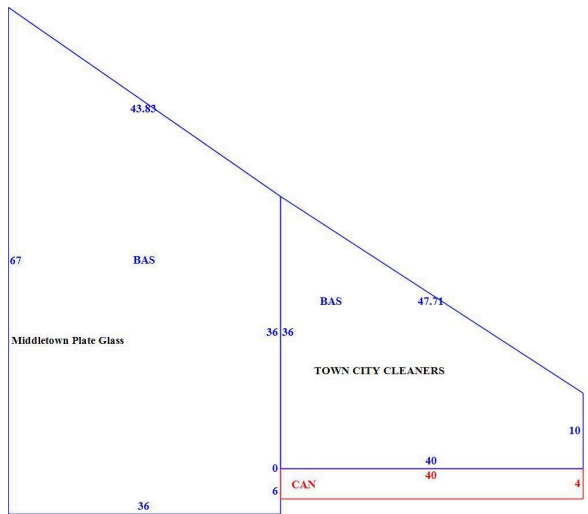
Style:	Strip Stores
Model	Commercial
Grade	Below Avg
Stories:	1
Occupancy	3.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Glass/Thermo.
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	322I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/\00\02\00\72.jpg>)

Building Layout



(ParcelSketch.ashx?pid=748&bid=748)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,882	2,882
CAN	Canopy	160	0
		3,042	2,882

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
OHD1	Over Head Dr 1	120.00 S.F.	\$1,600	1

Land

Land Use

Use Code 3220

Land Line Valuation

Size (Acres) 0.16

Description STORE/SHOP MDL-94
Zone B-1
Neighborhood BPR1

Depth 0
Assessed Value \$110,300
Appraised Value \$157,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			2600.00 S.F.	\$3,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$247,200	\$157,500	\$404,700
2022	\$215,900	\$147,600	\$363,500
2021	\$215,900	\$147,600	\$363,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$173,000	\$110,300	\$283,300
2022	\$151,200	\$103,300	\$254,500
2021	\$151,200	\$103,300	\$254,500