



CLOUTIER & CASSELLA^{LLC}
ATTORNEYS AT LAW

Thomas A. Cloutier (1946-2011)
Edward M. Cassella*
Thomas McLaughlin
D. Jeanne Messick ^
*Also admitted in Massachusetts
^ Of Counsel

ecassella@saybrooklaw.com
tmclaughlin@saybrooklaw.com
jeanne@saybrooklaw.com

May 6, 2024

Ms. Christina M. Costa
Zoning Enforcement Officer
Town of Old Saybrook
302 Main Street
Old Saybrook, CT 06475

Re: *Bluski, Inc. d/b/a BluSky Carbon*
35 Research Parkway
Application for Modification of Site Plan

Dear Chris:

We are providing updated information and responding to the comments from Jeff Jacobson dated May 1, 2024.

First, we are attaching updated site plan which confirms the amount of parking available which is 57 parking spaces, providing an updated Statement of Use dated May 6, 2024, including an Air Quality Q&A and providing a detailed plan of the manufacturing components.

Second, the following are responses to the comments from Jeff Jacobson.

1. The property at 35 Research Parkway has, since 1975, been utilized for manufacturing uses, most recently Pathway Lighting. The building contains approximately 30,000 square feet of floor area; 6,640 of which is office space. BluSky Carbon plans to utilize the exact layout of the interior of the building without any modifications. The parking on-site has been renumbered and there are now a total of 57 parking spaces available. Although a number of the parking spaces are nonconforming, the only parking spaces that are being revised are spaces located in the rear of the building where the cooling towers are constructed.

2. BluSky Carbon is a tenant of the property which is owned by Stark Properties LLC. Stark Properties, LLC can pursue the transfer of the property to the Town provided that such a transfer does not impact the ability of BluSky Carbon to operate its intended use.

3. A note to the plan has been added.

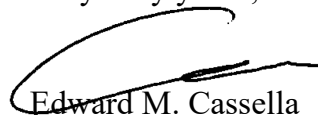
4. There will be no exterior storage.

5. The existing site does not conform with landscape requirements under the current regulations. The cooling towers and exhaust cleansing room will not impact the nonconforming landscaping.

6. The applicant understands the property is located within a flood zone and there are limitations on the amount of improvements that can be done to the building. The office area and manufacturing areas are remaining the same without major modifications. The major expenditure for this use is equipment which not considered under the substantial improvement test.

Thank you for your consideration.

Very truly yours,



Edward M. Cassella

EMC/spp
Enclosures