



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)*

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

- 1. Name of Applicant** Will Hesser, CEO of Bluski Inc.  
19 Townwoods Rd, Ivoryton, CT, 06498 Telephone (203) 984-3223  
**Business Address** 35 Research Parkway Email Address will.hessert@bluskycarbon.com
- 2. Name of Property Owner** Jill Coan of Stark Properties LLC  
390 Meadowlark Lane Ext, Westbrook, CT, 06498 Telephone (860) 227-2858  
**Home Address** \_\_\_\_\_ Telephone \_\_\_\_\_  
**Business Address** \_\_\_\_\_ Email Address jillcoan65@gmail.com
- 3. If applicant other than owner, please state interest in the land** Bluski Inc. leases the  
property from the owner for our carbon dioxide removal company.
- 4. Location of Property by Street Address** 175 - 5 Elm. Street (35 Research Parkway)  
**Assessor's Map No.** 039 **Lot No.** 0005
- 5. Provide the names and addresses of all property owners adjacent to the subject property**  
**(on an additional sheet).**

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

See additional sheet of paper.

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 .23 acres (10,048 sq ft)

Total area of inland wetlands to be altered 0

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

No there are not, per McDonald & Sharpe Surveyors who did the previous survey.

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, the owner is Cubesmart LP. It is a wetland.

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

Yes, the wetlands are being flagged prior to the March 21st meeting by Richard Snarski.

Nearest Thoroughfare Research Parkway Distance (in feet) 40, 100, 120 feet

Nearest Town Boundary Research Parkway Distance (in feet) 40, 100, 120 feet

Zoning District L-1

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Removing material | <input checked="" type="checkbox"/> Grading     |
| <input type="checkbox"/> Depositing material          | <input checked="" type="checkbox"/> Paving      |
| <input type="checkbox"/> Surface Water Diversion      | <input type="checkbox"/> Vegetation Removal     |
| <input checked="" type="checkbox"/> Construction      | <input type="checkbox"/> Vegetation Restoration |

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.)

Saw-cut and remove asphalt, excavate for tank foundations, form and pour foundations, backfill foundations, excavate and form and pour concrete pads for propane tanks, grade and repave around new foundations. We are using concrete for the foundations. We will be using an excavator and loader with concrete forms. All excess dirt/asphalt will be trucked off the property. Construction of a 17'x14' exhaust cleansing chamber on top of the loading dock pad.

10. Estimated cost and time for completion: \$75,000 and 2 months.

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

See additional sheet of paper.

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

Zoning.



Blusky

Wetlands Application Additional Sheets

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

Construction of the cooling towers is to cool water from our machines inside the building. The cooling tower tanks will be attached, they are 13' by 35' and 13' by 46'. Construction of the exhaust cleansing room is to flare off and eliminate exhaust emissions. The exhaust leaving the room is carbon dioxide and water vapor. Construction of the propane tank pads is to provide structural support for the propane tanks which fuel our machinery.

To reduce the propane tank footprint, propane is being stored as a liquid and a vaporizer will be added to convert the liquid into gas before use.

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

For the cooling towers, we are in the parking lot. We are staying over 50 feet from the edge of the pavement to ensure as much space from the wetlands as possible. The exhaust cleansing chamber is on the concrete loading dock slab for the garage door. For the propane system, we are staying as far away from the wetlands as possible, approximately 80 feet.

**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: William Hesser Date: 2024-03-08

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: Jill Coan Date: 2024-03-06

\_\_\_\_\_

# Signature Certificate

Reference number: 4EGVO-ZTZP-PFL7N-YWZPG

Signer	Timestamp	Signature
<b>Jill Coan</b> Email: <a href="mailto:jillcoan65@gmail.com">jillcoan65@gmail.com</a> Sent: 06 Mar 2024 19:12:03 UTC Viewed: 06 Mar 2024 23:26:34 UTC Signed: 06 Mar 2024 23:28:50 UTC		 IP address: 32.218.222.241 Location: Meriden, United States
<b>Recipient Verification:</b> ✓ Email verified	06 Mar 2024 23:26:34 UTC	
<b>William Hesser</b> Email: <a href="mailto:will.hesser@blusky.io">will.hesser@blusky.io</a> Sent: 06 Mar 2024 19:12:03 UTC Viewed: 06 Mar 2024 19:12:08 UTC Signed: 08 Mar 2024 18:24:16 UTC		 IP address: 98.97.16.191 Location: New York, United States
<b>Recipient Verification:</b> ✓ Email verified	08 Mar 2024 18:23:59 UTC	

Document completed by all parties on:

08 Mar 2024 18:24:16 UTC

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to 35 Research Pkwy

## Adjacent Properties

<b>Owner</b>	<b>Address</b>	<b>Property ID</b>
175-4 Elm St LLC	30 Research Parkway	039-008-0004
Stark Properties LLC	40 Research Parkway	039-008-0002
Cubsmart LP	45 Research Parkway	039-008-0006
Mill Meadow Development LLC	2 & 4 Business Park Rd	039-016-0005
Mill Meadow Development LLC	6 Business Park Rd	039-016-0006



**Blusky**  
**Wetlands Commission**  
**35 Research Parkway Proposal**

**Cooling Towers**

**What is the purpose of the cooling towers?**

Water is used to cool industrial machinery within the facility. Cooling towers reduce the temperature of the cooling water back to ambient temperature to allow it to be recycled continuously.

**Is the cooling water contaminated?**

No. The cooling water never directly contacts any industrial processes. The water is used in air-heat exchangers where the water stays in a closed-loop system.

**Does the cooling water seep into the soil?**

No. The cooling water tank will have applied waterproofing to the concrete surface to prevent water from leaking into the surrounding environment.



### **Does water ever drain into the local environment?**

No. 100% of the water used in the cooling tower is recycled. Warm water is never drained into the local environment, so there is no chance of thermal pollution or contamination from draining. If draining is required for some reason, BluSky will remove the water from the premises entirely and it will be taken to a treatment center.

### **Are there any additives in the cooling water?**

No, it is purely water. No antifreeze or other additives are put into the cooling system.

### **Is the cooling system noisy?**

No. The cooling system is run by small water pumps that are placed inside the facility, creating minimal noise pollution that could disrupt natural processes in the wetlands.

### **What safety concerns are there?**

The major safety concern with a cooling tower is for people or animals falling into an open water tank. That is why the tank has concrete walls with embedded fencing around it. The tank also has a mesh cover over the water to prevent people or animals from falling into it.

### **How can you have confidence in these claims?**

BluSky is a climate technology company dedicated to defending environments and ecosystems around the globe. While the company is focused on removing carbon dioxide from the atmosphere, BluSky is committed to local environmental justice, including the wetlands of Old Saybrook. To this end, BluSky staff has undergone extensive environmental justice training and has hired an in-house environmental scientist who can perform site assessments and site monitoring.

## Propane Tanks

### **What is the purpose of the propane tanks?**

Propane is used as a fuel to jump-start industrial processes used to remove carbon dioxide from the atmosphere.

### **What are the spill / leakage risks associated with BluSky's propane tanks?**

There are minimal risks of propane leakage into the surrounding environment. BluSky works with certified propane companies with decades of experience. With their guidance, BluSky is installing barriers and signage around tanks. All tanks and equipment are built to safety specifications.

### **Why are we using liquid propane as opposed to gaseous propane?**

Because of liquid propane's greater density, it allows for both easier transport and a smaller footprint for on-site storage.

### **What standard operating procedures are in place?**

BluSky has implemented the following standard operating procedures (SOPs) to ensure the safety and efficiency of our operations, particularly concerning the handling and use of propane:

- Compliance to all Safety Data Sheets provided by BluSky's propane supplier
- Propane is only delivered during off-hours to reduce potential for accidents
- Emergency preparedness procedures are put in place
- Regular inspections and maintenance of propane equipment
- Continual monitoring of the safety of the entire working environment, including propane storage and handling

## Vaporizer

### **What is the purpose of the vaporizer?**

While liquid propane is great for storage, gaseous propane is needed for fuel use. The vaporizer converts the liquid propane to gas.

### **What are the risks associated with the vaporizer?**

Because propane vaporizers have been used safely and effectively for decades, there's minimal risk. The system is installed by certified contractors with decades of experience. Safety systems are built into the system to ensure little risk of safety or environmental issues arising.

## Exhaust Cleansing Chamber

### **What is the purpose of the Exhaust Cleansing Chamber?**

BluSky's industrial processes produce renewable bioenergy. The fuel produced from this, which is mostly green hydrogen, occasionally needs to be combusted if unable to be used or stored. The exhaust cleansing chamber is where this combustion happens.

### **How does BluSky mitigate risks associated with the Exhaust Cleansing Chamber?**

The chamber is designed to operate automatically with safeguards in place. Pressure is never able to build up inside the chamber due to the outlets and emergency pressure releases. The chamber is unable to be opened while operations are running.

### **What happens if the chamber fails to cleanse the exhaust?**

In the event of a failure to cleanse the exhaust (likely by a malfunction in the combustion system), gases, predominantly hydrogen, enter the atmosphere. These gases have no impact on the local environment.