



Connecticut
**Department of Energy &
Environmental Protection**

To: Old Saybrook Zoning Commission
c/o Chris Costa, Town Planner

April 18, 2024

From: Marcy L. Balint, Sr. Coastal Planner, CT DEEP, LWRD

Re: CT DEEP LWRD Comments on Coastal Site Plan Review application
for 1560 Boston Post Road, Relocate Van Wilgen's Seasonal Garden
Center

Dear Board Members:

Thank you for the opportunity to comment on the above-referenced coastal site plan review (CSPR) application received by the Land and Water Resources Division (LWRD) on April 18, 2024. The proposal includes plans to removed existing home, and replace with two seasonal greenhouses (21' x 48" each), with processed stone parking with pervious coverage at 70 percent. Minor changes over a previous ZBA submittal including variance for lot size and street line setback change is now included. Land will be conveyed as well at rear of property to increase lot size. The site is not waterfront, near coastal resources of concern, nor located within a coastal flood hazard area. LWRD has reviewed the proposal for consistency with the goals and policies of the Connecticut Coastal Management Act (CCMA) and finds the proposal generally consistent.

These comments are offered in accordance with CGS Section 22a-90 thru 22a-112, inclusive and do necessarily reflect other planning, zoning or ZBA considerations which may apply. If you have any questions about this or any other coastal management matter, please feel free to contact me by phone at (860) 424-3623 or by email at Marcy.Balint@ct.gov. Thank you.

Sincerely,

Marcy L. Balint, Sr. Coastal Planner
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Connecticut Department of Energy and Environmental Protection
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Conserving, improving and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.