



TOWN OF OLD SAYBROOK
**Inland Wetlands & Watercourses
Commission**

www.oldsaybrookct.gov

**REGULAR MEETING AGENDA
HYBRID METING**

*J. Colin Heffernan, Chairman
Charles W. Savage, Vice Chairman
Alex Bertan*

*Peter DeLisa (Conservation)
Mark Caldarella (Zoning)
Paula S. Kay (Planning)
Sandra Roberts (Economic Development)
Alternate Members
Elizabeth D. Steffen, Secretary
Marcia Wilcox
Jay Kulowiec*

March 21, 2024 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96245230032?pwd=OFQzSi9aOExZN0VUDUjFQWlFySHhJUT09>

Meeting ID: 962 4523 0032 Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,96245230032#>

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

A. 24-001 “Appleby Holdings, LLC” Application to Conduct a Regulated Activity

9 Custom Drive (Map 46/Lot 9)

Construction of an 11,056 s.f. 2-story micro cultivation facility with associated site improvements including, but not limited to, access drives, parking area, septic system, stormwater management, and landscaping.

Applicant: Appleby Holdings, LLC Agent: Joe Wren, P.E.L.S.

ACTION: Received 1/18/2024; Consider & Act (NLT 3/22/2024)

B. 24-002 “150 Old Post Rd.” Application to Conduct a Regulated Activity

150 Old Post Road (Map 19/Lot 44-2)

Remediation plan for previous violation plus construction of a rain garden for stormwater management, grading and vegetation removal within the 100’ upland review area associated with the construction of a house, decks, garage, pool and driveway.

Applicant: Amy L. Terray, Harry P. Amara Agent: McDonald Sharpe & Assoc.

ACTION: Received 2/15/2024; Consider & Act (NLT 4/19/2024)

IV. NEW BUSINESS

A. 24-005 “BluSky” Application to Conduct a Regulated Activity

35 Research Parkway (Map 39/Lot 5)

Construction of two cooling towers on concrete pad, construction of an exhaust cleansing room on existing loading dock, two propane tanks on concrete pads and a vaporizer within 100’ upland review area.

Applicant: Will Hessert Owner: Jill Coan/Stark Properties, LLC

ACTION: Received 3/21/2024; Review for completeness, determine if regulated activities are significant and if Ord. 71 fees will be required.

B. **24-006 “McKenna” Application to Conduct a Regulated Activity**

2 Trolley Crossing (Map 63/Lot 25)

Demo garage and rebuild 24' x 24' two-story residential addition with 24' x 5' overhang within 100' upland review area.

Applicant: Leland McKenna Owner: Leland & Victoria McKenna

Action: Receive, review for completeness, determine if regulated activities are significant and if Ord. 71 fees will be required.

C. **Notice of Violation:** Issued 2/22/2024 for regulated activities including removal of pavement and construction of stone wall within 100-foot upland review area without a permit.

806 Boston Post Road (Map 36/Lot 118)

Owner: Epic Real Estate Group 806 LLC

Action: Discuss violation

D. **24-007 “Atlas Construction” Application to Conduct a Regulated Activity**

0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3)

Removal of felled trees, material stockpile, in-place roadway materials and fencing, and placement of granular fill material and grading within inland wetland and 100' upland review area.

Owner: 0 Old Middlesex Turnpike, LLC Agent: Michael Ott, P.E., L.S.

Action: Receive, review for completeness, determine if regulated activities are significant and if Ord. 71 fees will be required

V. **CONTINUED SHOW CAUSE HEARING**

A. **“Atlas Construction” Continued Show Cause Hearing**

0 Old Middlesex Turnpike (Map 41/Lot 1 and Map 42/Lot 3)

Cease & Desist Order issued on November 20, 2023

Unauthorized regulated activity within wetlands and 100' upland review area.

Owner: 0 Old Middlesex Turnpike, LLC

VI. **REGULAR BUSINESS**

A. **Minutes** – February 15, 2024

B. **Committee, Representative & Staff Reports**

C. **Correspondence & Announcements**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Thursday, April 18, 2024 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Inland Wetlands & Watercourses Commission web page](#)

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