OLD SAYBROOK COASTAL RESILIENCE COALITION, INC.

Board of Directors Meeting Minutes

Location: Mindy K's Restaurant, Old Saybrook, CT

Date: August 4, 2026

The meeting was called to order at 6:10 pm.

Attendees: Gary Albanese, Rick Bovino, Joanne Breen, J Brooke, Marie Cerino, Beth Chotkowski, Michael Cohen, Jay Costello, Jamie Greacen, David Hopkins, Connie Hughes, Carolyn Lyle, Terence McGrath, Andrew Morosky, Sally Pritchard, Robert Pulito, Edwin Rajotte, Joseph Russo, Paul Serksnas

Excused: Jeff Brodersen, Joseph Budnick, Marisa Giarnella, Tara Gustafson, Donna Henry, Garry Jacobsen, John Kennedy, Scott Loveland, Steve Norcia, Dave Pettinicchi, Michael Russo

Non-Voting Affiliates:

AGENDA ITEMS

Previous Meeting Minutes: Motion made to accept the previous month's OSCRC Board of Directors minutes. Motion seconded and carried.

Secretary's Report: Jay Costello announced he is stepping down as secretary.

Treasurer's Report: Treasurer's report read by Ed Rajotte.

2026 member donations are now due.
Bank deposits, donations, and expenses for July are as follows:
Deposits: $0
In Kind Donations: $0
Expenses: $0

Current OSCRC Inc. balance as of August 4, 2026 is $17,894.30.

Vice Chair's Report: No report.

Chair's Report: No report.

Old Business:

1. Old Saybrook 2025 Long Island Sound Futures Fund (LISFF) Marsh Study - Project Update
    - Public Information Meeting – Held on June 25th, 6PM at the Old Saybrook fire station. Public meeting was well attended and discussion was vigorous at the public meeting, especially from Chapman Beach residents. In subsequent discussion at this OSCR meeting, Coalition members who attended the public information meeting were quite disappointed in the current focus of the study as it was focused strictly on the "condition" of the two major marshes (Cold Spring & Hagar Creek) and did not address the significant drainage or flooding issues of either Chapman Beach or Indiantown nor did it address the increasing erosion/loss of marsh soil material washing out of the Hagar Creek Marsh into the Indiantown Harbor. Also, there was disappointment in the lack of adequately addressing the questions raised by the public in attendance at the meeting
        - Next Steps – Unclear as where the Town of Old Saybrook intends to take the study from here. The presentation and study draft are available on the Town's website and to

OSCRC members. OSCRC members can contact Chris Costa, the town planning administrator with comments or questions.
    - Schedule – Preliminary timing for completion of the study or any next public outreach is unclear at this time.
    - OSCRC Action – Discussion held on whether OSCRC should write a letter to the 1st Selectman to express concerns. Agreed that members should send their thoughts and concerns to Joe Russo who would issue the letter.

2. Chalker Beach Related Issues Update
    - Whole Foods – Whole foods has agreed to downsized project scope to meet previous P&Z concerns and conditions. However, the developer is still assessing whether this makes sense for them to move forward with the project. Nothing new
    - Beach Nourishment Study – OSCRC will be the client for RACE, the engineering firm doing the work and will provide the $10,000 in funds for the project. OSCRC working with RACE will proceed with efforts to identify and submit for broader grant funding based on implementation of Alternative 2 (Dune at elevation 12.0 ft).

3. Literature creation (Joe Russo).
    - Literature Available - Nothing new.
        - Information Sheets - OSCRC 2-page abstract and Constellation living shoreline
        - Rack cards for distribution to the public.
        - Business cards are now available from Joe Russo on an as-needed basis.

4. Planning, permitting, and performance (shovel-ready) project proposals (Joe Russo).
    - Fenwood Seawall Repair – State has obtained 80% Federal/20% State funding for construction in 2028. This project is moving forward essentially as a result of OSCRC encouragement but nothing else new.

5. OSCRC Project Priority Tracking (Jay Costello)
    - Project tracker spreadsheet – Unchanged since March 2026.
    - Drainage projects – OSCRC should consolidate drainage issues from all beach communities into a single specific priority project & bring to DPW directly. Gary talked about how the implementation of last year's swale has continued to help with drainage in Chalker Beach. A proposal to address drainage issues needs to be assigned to an OSCRC member.

6. Private and Government Funding Opportunities
    - Private Funding (Joe Russo)
        - Rockfall Foundation - Grants available for $1k to $5k; must be within their "focus areas". See their website for more information. Nothing new.
        - Charitable Foundations (Joe Russo) - Nothing new.
    - Government Agency Funding.
        - CT Sea Grant Funding Links- LIS Resource Hub Page (www.lisresilience.org) and DEEP Climate Resilience Fund. Nothing new.
        - Water Resources Development Act – Water Resources Development Act authorized the Army Corps of Engineers to perform studies related to navigation, resilience, etc. based on input received from local RPA's and communities. Joanne to investigate and provide more information. Nothing new.
        - Recent OSCRC Funding Activity
            - Town of Old Saybrook Collaboration - The Town discouraged OSCRC from filing project specific grant applications as the Town viewed this as potential competition for the Town's priorities. The Town did offer to cooperate on drainage improvements in

conjunction with their MS4 program and agreed to have the DPW director look into this. So far, no known further action by the Town. Joe Russo to follow with Chris Costa at the Town. Also see Task 5 above.

- Upcoming Funded Programs – Nothing new for OSCRC in June web listings based on last project tracking sheet.

- Town Funding Activity
  - Drainage (Doug McCraken) – Town is considering evaluation of association drainage issues by the DPW under their MS4 program. Gary spoke with Town officials about drainage issues at Chalker Beach Road and Walker Avenue.

7. Education Mission - Update on Climate Change presentations to satisfy OSCRC education mission.
   - OSCRC Climate Change Presentation - Joe is coordinating with Town officials for future events. Nothing new.
   - Saybrook Events Publication – Joe Russo to explore articles for publication in 2026. Contact for the magazine Jeniffer Donahue. Nothing new.
   - OSCRC Video - Presentation on climate impact is in production. It will be three 5-minute videos instead of one 15-minute video. Some shore front video footage has been shot & interviews to be initiated. Use of drone footage was suggested; researching possible Town drone footage is an option. Nothing new.

8. FEMA Disaster Declaration Damages (Terence McGrath) – Chief William Onofrio has secured funding for a limited disaster preparation/relief study that will meet FEMA needs, but only for the two public beaches (Harvey's Beach & Town Beach); no beach associations would be included at this time. FEMA regulations require that beach must be an "engineered beach" with defined elevations and limits of grading and/or replenishment. Member associations are reminded that they should look to coordinate any up-to-date beach surveys with the various data sources in order to be eligible for FEMA funding. No update.

9. Old Saybrook Land Trust (Gary Jacobsen) – Nothing New.

10. Town of Old Saybrook News – News, notifications, meeting minutes and upcoming agendas available on Town website (www.oldsaybrookct.gov).
    - Solar Farm – Has preliminary approval and moving forward, which will include clearing 6.8 acres of mature growth. Nothing new.
    - Purchased Property Next to Solar Farm Location - Carolyn raised the question about the recently purchased property adjacent to the location of the proposed solar farm off of Route 154. There is a concern that the property was purchased for a data center. Carolyn noted that current zoning regulations do not adequately address the construction of a data center. She will continue to investigate the intentions with the property.
    - CT legislature's PA 25-1 "AN ACT CONCERNING HOUSING GROWTH" (Doug McCraken) – Among other housing related issues, this act establishes the following;
      - Replaces prior law's requirements on municipal affordable housing plans (CGS § 8-30j) with a new framework in which municipalities generally decide whether to opt into a regional COG made plan or develop their own plan for increasing the number of affordable deed-restricted units; requires new plans to be submitted to OPM every five years; municipalities in compliance with the act's planning and implementation requirements are eligible for grants under the Housing Growth Program the act establishes (§ 15); sets penalties for delinquent plans.

- Creates an alternative standard for a municipality to qualify for a moratorium under CGS § 8-30g if it creates an overlay zone meeting specific requirements; these zones qualify as "housing growth zones" under Connecticut Municipal Development Authority law
- Creates a framework in which adoption of zoning regulations that promote transit-oriented development may make the municipality eligible for grants under the act's Housing Growth Program (§ 15), loans under the act's sewer loan provisions (§ 47), and increased school construction reimbursements (§ 46)
- Requires municipalities zoning under CGS § 8-2 to allow certain middle housing and mixed-use developments on parcels zoned for commercial or mixed uses, subject only to summary review process; amends the existing definition of "summary review;" changes when a municipality is eligible for Housing Unit Equivalent (HUE) points for middle housing developed pursuant to a local option.

- CT legislature passed the federal 21st Century Road to Housing Act," which supports the development of affordable housing on vacant and abandoned lots. The bill has not yet been signed into law by the President.
- Mixed Use Multi-Family Housing – State grant for $76,923 was received by the Town to complete a two-part analysis of mixed-use, multi-family housing related regulations in the B-1 business district (Main Street) and how to create incentives for developers. One proposal under discussion is apartments above businesses. Nothing new.
- Town Resiliency Fund – There is $150,000 appropriated to the Town of Old Saybrook's resiliency fund. The Town sees this as their source of matching funds, but *OSCRC* should still consider specific projects/needs for formal request for funding and make a pitch at the end of each fiscal year.
- Saybrook Point Land Swap – On March 31, 2026, Town voters approved the preliminary concept that would allow transfer of title to the Vicki Duffy Pavilion, and the lease for the land beneath and around it, to Dock6, LLC (owned by local restaurateur Jon Kodama) in exchange for the transfer of title to the 2.2-acre waterfront parcel that was the former Dock & Dine Restaurant site. Town hopes to complete "due diligence" activities (such as testing, survey, legal research, etc.) by the end of the summer in order to move ahead with the plan.

11. Chamber of Commerce (Jamie Greacen) – JG will continue to attend and update as appropriate. Meetings have been moved to the Estuary.

12. OSCRC Quarterly Newsletter (Jamie Greacen) – The July 2026 edition was approved and released for public consumption. OSCRC members are encouraged to distribute copies, find "drop" locations for distribution and offer suggestions for widened distribution for future newsletters directly to Jamie Greacen (via email). It was suggested that the 15th anniversary of Hurricane Irene be part of the next newsletter.

13. Communication Strategy (Ed Rajotte)
    - Press releases – No update.

14. My Coast Connecticut Snap & Share Program. Nothing new.

15. Environmental Protection Network – Jay Costello again encourage OSCRC to contact this non-profit organization which could potentially provide pro-bono capacity-building technical assistance services, which could be helpful to OSCRC in developing private funding sources and expanding our reach & influence. Nothing new.

16. Westbrook Resilience Activity – It was reported by a member that Grove beach recently spent $100k on gravel for adding to their beach. There could be possible "regional" connection here for funding

applications, especially the Chalker beach nourishment project. There could also be some synergy between Westbrook beach association and OSCRC on other projects, funding or overall goals. Also, OSCRC should look into connecting with the Westbrook Coastal Resiliency Implementation Committee for possible cooperation and creating of a more "regional" presence and strength in future funding applications. It was suggested that a representative from the Westbrook Coastal Resiliency Implementation Committee join the OSCRC.

17. Upcoming Events – None scheduled.

New Business: No new business.

Additional Items:

A thank you to Rick Bovino (Mindy K's) for hosting and for providing dinner prior to the meeting.

The next Board meeting is scheduled for Tuesday, September 1st at 6 pm.

Meeting adjourned at 7:04 pm.