



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Janis L. Esty, Chairman  
Robert D. Missel, Vice Chairman  
Cathryn M. Flanagan, Secretary*

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*Daniel J. Walden  
David M. Shearer*

**Alternate Members**  
*Kathleen A. Sugland  
Kenneth W.A. Soudan  
Michael K. Urban*

REGULAR MEETING MINUTES  
**Wednesday, June 3, 2015 at 7:00 P.M.**  
Town Hall, 1st Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:05 P.M.

II. **ROLL CALL**

Members present: Janis Esty, Dan Walden, Robert Missel, Mike Urban seated for Cathy Flanagan, Kathy Sugland seated for Dr. Shearer

Members absent: Cathy Flanagan, Ken Soudan, David Shearer

Staff: Christine Nelson, Town Planner, Meryl Tsagronis, Recording Clerk

III. **REGULAR BUSINESS**

A. **Minutes**

**MOTION** to approve the minutes of May 6, 2015 as presented; **MADE** by M. Urban; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** J. Esty, D. Walden, M. Urban, K. Sugland; **OPPOSED:** none; **ABSTAINED:** R. Missel; **APPROVED:** 5-0-1.

B. **Correspondence**

**MOTION** to pay invoice #38210 for \$148.00 to Branse & Willis dated 5/04/2015; **MADE** by R. Missel; **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

### C. Committee, Representative & Staff Reports

Town Planner Christine Nelson recapped progress on the layout and printing of two documents, for Scenic Roads and Mariner's Way. She asked for approval of funds to pay for the layout and printing at 500 copies of each plan.

**MOTION** to approve funds in the amount of \$4,950.00 to pay the printing costs of plans for Scenic Roads and Mariner's Way; **MADE** by J. Esty; **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

The Commission acknowledged a memo from this Commission to the Board of Selectmen and the Department of Parks and Recreation regarding planning of the Main Street Connections Park and the Planning Commission's wish to be included at the onset of planning. The Commission also acknowledged a letter from Branse & Willis, dated April 27, 2015 regarding the date of adoption of subdivision regulations, which they determined to be March 19, 1948.

### IV. OLD BUSINESS

None.

### V. NEW BUSINESS

A. **"Lee Residence" Spec'l Except. Use/Coastal Site Plan** – 5,171 s.f. gfa (1.40 ac.) 185 Ayers Pt. Rd. (Map 63/Lot 67) *Res. AA-1 Dist., CAM & Gateway Conserv. Zones*  
Applicant: George & Kathleen Lee, owners     Agent: Thomas E. Metcalf, P.E.

Thomas Metcalfe, representing the Lees, explained the nature of the application, specifically that a special exception is needed for construction of a single family dwelling that exceeds 3,500 sq. ft. He stated that this property is located within the Gateway Conservation Zone and meets, and is consistent with, general requirements standards for properties within this zone. Based on input from the Health District, he needed to make a slight revision to the site plan (in reference to a benchmark, having no substantive change).

**MOTION** to send a favorable recommendation to the Zoning Commission for **"Lee Residence" Spec'l Except. Use/Coastal Site Plan** – 5,171 s.f. gfa (1.40 ac.) 185 Ayers Pt. Rd. (Map 63/Lot 67) *Res. AA-1 Dist., CAM & Gateway Conserv. Zones* as it is consistent with the Town's Plan of Conservation and Development, **MADE** by M. Urban, **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

**MOTION** to amend the agenda to hear "Sunrise Avenue" Road End Transfer & Drainage Easement, Municipal Improvement (0.21 ac.+/-) Sunrise Avenue easterly of Channelside Dr. and Fourth Avenue Ext. *Marine Commercial MC District, Coastal Mgmt. Zone, and Gateway Conserv.* **MADE** by R. Missel, **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

B. “Sunrise Avenue” Road End Transfer & Drainage Easement, Municipal Improvement (0.21 ac.+-) Sunrise Avenue easterly of Channelside Dr. *Marine Commercial MC District, Coastal Mgmt. Zone, and Gateway Conserv. Zone*  
 Petitioner: Board of Selectmen Agent: Carl P. Fortuna, Jr.

Attorney Royston, representing Island Cove Marina, explained the proposed transfer of the road end to Island Cove Marina in exchange for drainage reconstruction. At the end of this road is a catch basin where flooding tends to occur due to issues with the drainage system. He believes the benefit to the town is that there is little use of the road extension and the Marina will take care of the drainage at no cost to the town. As part of the transfer, the Town would gain an easement to enter the property and make use of the drainage system, as well as maintain pedestrian rights. Jacobson & Associates has reviewed the plan and deems it to function in a 100 year storm event.

Attorney Royston cited a June 2, 2015 memo from First Selectman Carl Fortuna to the Planning Commission, in which he states he believes the exchange to be consistent with the Town's Plan of Conservation and Development because it will “maintain the quality of services offered by the Town in meeting market demands for new public infrastructure and services, such as roadways, storm water drainage... by controlling pressures on existing infrastructure and services and requiring development to contribute to the cost of new improvements.”

**MOTION** to approve “Sunrise Avenue” Road End Transfer & Drainage Easement, Municipal Improvement (0.21 ac.+-) Sunrise Avenue easterly of Channelside Dr. and Fourth Avenue Ext. *Marine Commercial MC District, Coastal Mgmt. Zone, and Gateway Conserv. Zone* as it is consistent with the Town's Plan of Conservation and Development. **MADE** by R. Missel, **SECONDED** by K. Sugland; **VOTED IN FAVOR** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED**: None; **ABSTAINED**: None; **APPROVED**: 5-0-0.

C. “**Community Water Supply**” Petition to Amend Zoning Regulation Sections  
 Section 9, 51.6.5a.1b, 56.6.4 – Allow wells/community water supply in Open Space Subdivision.  
 Section 9, 21.2.15, 22.2.14, 26.2.3, 27.2.13, 55, 62.4.6 S & T – Remove private country club text.  
 Section 68.2 – Allow for articulation in façade visible from adjacent property.  
 Sections 3.3.4 & 9 – Add text for Coastal Jurisdiction Line.  
 Sections 51.4.6 & 53 – Correct name of RiverCOG.  
 Sections 54.8.2c, 54.8.3c, 54.8.5 – Change “use” to “district” in Incentive Housing Zone.  
 Section 34.3.1 – Remove nursing home facility as a prohibited use.  
 Petitioner: Old Saybrook Zoning Commission

C. Nelson reviewed the proposed text changes to the Zoning regulations.

**MOTION** to send a favorable recommendation to the Zoning Commission for “**Community Water Supply**” Petition to Amend Zoning Regulation Sections  
 Section 9, 51.6.5a.1b, 56.6.4 – Allow wells/community water supply in Open Space Subdivision. Section 9, 21.2.15, 22.2.14, 26.2.3, 27.2.13, 55, 62.4.6 S & T – Remove private country club text. Section 68.2 – Allow for articulation in façade visible from adjacent

property. Sections 3.3.4 & 9 – Add text for Coastal Jurisdiction Line. Sections 51.4.6 & 53 – Correct name of RiverCOG.  
 Sections 54.8.2c, 54.8.3c, 54.8.5 – Change “use” to “district” in Incentive Housing Zone.  
 Section 34.3.1 – Remove nursing home facility as a prohibited use.  
 Petitioner: Old Saybrook Zoning Commission, as the proposed changes are consistent with the Town Plan of Conservation and Development. **MADE** by M. Urban, **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

D. “Community Water Supply” Petition to Amend Subdivision Regulations  
 Section 2 “Community Water Supply” and Section 5.6.1 “Water Supply”  
 Petitioner: Old Saybrook Planning Commission

The Chairman opened the Public Hearing at 8:11 P.M. C. Nelson summarized the proposed text amendments, and also explained that she had received an email from The Gateway Commission, stating that they had not had an opportunity to review the matter as no scheduled meeting was held between receipt of this matter and tonight's Planning Commission meeting. They respectfully ask that the public hearing be continued so that they have the opportunity to respond. The public hearing was closed at 8:19 P.M.

**MOTION** to continue the Public Hearing to the July 1, 2015 meeting of the Planning Commission at 7 P.M. in the 1<sup>st</sup> Floor Conference Room of Town Hall, located at 302 Main Street, Old Saybrook. **MADE** by K. Sugland, **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

## VI. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:20 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, July 1, 2015, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; **MADE** by R. Missel; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, K. Sugland, M. Urban; **OPPOSED** none; **ABSTAINED** none; **APPROVED:** 5-0-0.

Submitted by,

Meryl Tsagronis  
 Recording Clerk