



TOWN OF OLD SAYBROOK
Planning Commission

Executive Board
Robert J. McIntyre, Chairman
Judith S. Gallicchio, Vice
Chairman
H. Stuart Hanes, Secretary

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Members
Richard R. Tietjen

Alternate Members
Salvatore V. Aresco
Janis L. Esty
James S. Conroy

MINUTES
Wednesday, April 6, 2005 at 7:30 p.m.
Pasbeshauke Pavilion at Saybrook Point Park
155 College Street Extension

I. CALL TO ORDER

Chairman McIntyre called the regular meeting to order at 7:35 p.m.

II. ROLL CALL

Present

Robert McIntyre, Chairman
Judith Gallicchio, Vice Chairman
H. Stuart Hanes, Secretary
Richard Tietjen, Member
Janis Esty, Alternate Member

Absent

Salvatore Aresco, Alternate Member
James Conroy, Alternate Member

Also Present

Christine Nelson, Town Planner
Kim McKeown, Recording Clerk

Kathleen Smith has resigned from her position as a Regular Member of the Planning Commission. Janis Esty was seated by Robert McIntyre, Chairman.

III. REGULAR BUSINESS

A. Meeting Minutes

1. Amendments to Minutes of March 2, 2005:

Item I. (Page 1): Chairman McIntyre called the [DELETE: **special**] meeting to order.

Item III. A. (Page 1): MOTION to approve the minutes [ADD: **as amended**].

(Page 2 & throughout): HEADING [DELETE: **Meeting Agenda**; ADD: **Meeting Minutes**].

Item VIII. (Page 5): MOTION to adjourn to the next [ADD: **regular**] meeting.

MOTION to approve the meeting minutes of March 2, 2005 as amended; **MOVED** by J. Gallicchio; **SECONDED** by H. S. Hanes; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

2. Amendments to Minutes of March 9, 2005:

Item III. A. (Page 2): “There should be full access [ADD: **to Ingham Hill Road as**] recommended by the Town Planner and the Town Engineer” and the last paragraph should [DELETE: **begin**; ADD: **be deleted**].

Item III. A. (Page 2): Judy [ADD: **Gallicchio**] originally authored [DELETE: **this**; ADD: **the**] section [ADD: **on clustering in the estate lots**] based on the belief that the lot sizes were +/- 4 acres.

MOTION to approve the meeting minutes of March 9, 2005 as amended; **MOVED** by J. Gallicchio; **SECONDED** by H. S. Stuart; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

3. Amendments to Minutes of March 16, 2005:

Item III. A. (Page 1): Prior to the Motion, [ADD: **Salvator Aresco was seated for Judy Gallicchio. She did not attend the site walk**]. Following the Motion, [ADD: **Judy Gallicchio was reseated**].

Item IV. A. (Page 2): Christina Burnham gave a status report on her progress with the project and she is currently finishing a legal description for the conservation [ADD: **easement**].

Item IV. A. (Page 4): Motion to approve the application for the “Blue Point” Resubdivision – 2 Lots (6.8 acres) & Oyster River Coastal Access with provisions for a 5 foot exposed [ADD: **gravel**] walkway.

MOTION to approve the meeting minutes of March 16, 2005 as amended; **MOVED** by J. Gallicchio; **SECONDED** by H. S. Hanes; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

4. Amendments to Minutes of March 23, 2005:

Item III. A. (Page 2 & throughout): The Planning Commission agreed to eliminate and add clarifying language as recommended by Attorney Eric Knapp [DELETE: **Branse and Willis**], and Dr. Wendy Goodfriend, Conservation Specialist.

MOTION to approve the meeting minutes of March 23, 2005 as amended; **MOVED** by J. Gallicchio; **SECONDED** by H. S. Hanes; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

- 5. The minutes from the April 1, 2005 special meeting were tabled by the Planning Commission to the next regular meeting scheduled for April 20, 2005.

B. Correspondence

- Letter from Attorney Christina Burnham regarding the “Blue Point” Subdivision

MOTION to declare the approval of the resubdivision for “Blue Point” subdivision at 210 Ingham Hill Road null and void upon the request of Christina Burnham, Attorney for the applicant; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

MOTION to extend the time to complete the work approved on February 2, 2000 for the original subdivision by Blue Point, Inc. to June 2, 2005; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

MOTION to move the remaining items under Regular Business, including Correspondence and Staff Reports to follow VIII. Workshops, item C; **MOVED** by J. Gallicchio; **SECONDED** by H. S. Hanes; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

IV. PUBLIC HEARINGS

V. INFORMATIONAL MEETING

A. Municipal Improvement of “Willard Avenue” for Coastal Public Access
Residence A District, Gateway Conservation Zone, Coastal Management Zone

The Planning Commission discussed the terrain of the land at the road ending area and the proposed location of the bench, either set back closer to the parking space or set forward closer to the water. The Commission members felt that each location for the bench provided different viewing. The Commission discussed concerns regarding keeping the area maintained and cut low for viewing from a bench, particularly phragmites and grasses. According to Christine Nelson, Town Planner, only phragmites can be cut and/or eradicated from the wetlands.

The Planning Commission also discussed the parking space. The Commission determined that the space would provide enough room to back out of the space on Town property.

The Commission members discussed the properties adjoining the Town property. The Planning Commission decided to position the bench to face away from the property to the

left of the Town property towards the direction of the setting sun. The Commission also decided to include a fence along the right hand side of the Town property to designate the boundary line.

The Planning Commission briefly discussed the pine trees and whether they should be removed. It was determined that the trees should stay.

The members of the Planning Commission discussed the benefits of the road endings, which included the use of the road endings as tools to promote tourism; adding value to the neighborhoods since the road endings are cleaned up and maintained; and a means to honor residences that have made significant contributions to the Town of Old Saybrook.

The Commission members decided on the following changes to the draft depiction of the road ending: (1) add a fence along the boundary line to the top of the bank with low native vegetation planted; and (2) angle the bench towards the southwest. The Planning Commission will also recommend to the Board of Selectmen that the pump house either be removed or a license agreement signed.

Manny Dinoia, resident of Old Saybrook, requested clarification on the height of the fence at the end of the parking space. Christine Nelson explained that the fence will be 18 inches high.

MOTION to send a favorable recommendation to the Board of Selectmen regarding the Road Ending at Willard Avenue as proposed on Site Plan dated November 2004 with modifications; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

MOTION to move VIII. Workshops, item C to follow VI. Old Business; **MOVED** by R. McIntyre; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

VIII. WORKSHOP

- C. **“Conservation & Open Spaces” Section of the Plan of Conservation & Development**
 Petitioner: Conservation Commission Representative: Bob Fish, Chairman

Bob Fish, Chairman of the Conservation Commission, presented an excerpt from the 2003 Conservation Plan, which had been formatted and submitted to be included in the Plan of Conservation and Development.

The Planning Commission will review the Conservation Section to be added to the Plan of Conservation and Development; and drop off comments to the Land Use Department at Town Hall for discussion at the next regular meeting.

VI. OLD BUSINESS

VII. NEW BUSINESS

A. “Boaters World Retail Store” Special Exception Use Application

899 Boston Post Road, Map 29/Lot 6, B-2 Zoning District – CZC #05-061

Applicant: Jud Kline

Representative: David Royston, Esq.

Attorney Royston, representing the applicant, described the location of the property, the shopping center, the property lines, and the refacing of the building.

The Planning Commission questioned Attorney Royston on the parking spaces and discussed the parking area. There are 26 spaces on the property for the proposed retail store. The Commission members discussed moving some of the spaces to make them more parallel to the other row of parking spaces. Also, the Commission discussed adding sidewalks to the parking area and in front of the property along Boston Post Road. Additionally, the Commission members discussed adding beach themed landscape in the southwest corner by removing some parking spaces. The Planning Commission considered the removal of one of the islands along Boston Post Road, along with right-in and right-out only curb cuts.

The Planning Commission will make the following recommendations to the Zoning Commission: (1) a sidewalk should be added across the island on the southwest corner of the building with a crosswalk from said sidewalk in a southerly direction to the parking area; (2) a sidewalk should be added at the front of the property along Boston Post Road to be determined by Town staff in consultation with the Connecticut Department of Transportation; (3) reconfigure the entry way to the parking lot from Boston Post Road with landscape, which will outweigh the potential loss of 2 to 3 parking spaces; and (4) decrease the curb cuts by consolidating the entrance and exit with right-ins and right-outs to/from Boston Post Road.

The Planning Commission finds the proposal to be an excellent reuse of an existing retail space and consistent with the Plan of Conservation and Development in the following areas:

Economic Development

Policies:

- Observe the following order of priorities in future economic development: services for residents including employment opportunities, promotion of coastal resort features and maritime commerce, reinforcement of community image and a balance between seasonal activity and jobs in manufacturing and commercial distribution.
- Encourage development of commercial retail sites that are consistent with Old Saybrook’s small town character with respect to scale, appearance, and design and with special regard for landscape and other site amenities, traffic safety and convenience, and functional and visual linkages with adjacent areas.

MOTION to send a favorable recommendation to the Zoning Commission to approve “Boaters World Retail Store” Special Exception Use Application with recommendations as it has been found consistent with the Plan of Conservation and Development; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

VIII. WORKSHOP

- A. “Economic Development” Section of the Plan of Conservation & Development**
 Petitioner: Economic Development Commission Representative: Jim Keating, Chairman

Christine Nelson, Town Planner, reported that the Economic Development Commission is formatting the document and incorporating the Planning Commission members’ final comments into the text. Christine Nelson will send the updated, formatted text to the Planning Commission members for review to be discussed at the next regular meeting.

- B. “Natural Hazard Mitigation Plan” Section of the Plan of Conservation & Development**

Petitioner: Connecticut River Regional Planning Agency Representative: Jean Davies, Planner

Christine Nelson, Town Planner, reported that the Connecticut River Regional Planning Agency is not prepared to present to the Planning Commission yet. The item will be rescheduled to a future meeting.

III. REGULAR BUSINESS

- B. Correspondence**

- Copy of the Planning Commission’s report to the Board of Selectmen regarding the sale of a portion of Center Road West
- 2 Bills from Deborah Veroni for meeting appearance and transcription

MOTION to pay Deborah Veroni \$1365.00 for appearance at the March 9, 2005 meeting and transcription of the meeting; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

MOTION to pay Deborah Veroni \$275.00 for appearance at the March 23, 2005 meeting; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

- Minutes from various Commissions and Boards
- Land Use Law Make Up Course Flyer
- Budget

- C. Committee, Representative & Staff Reports**

The Sidewalk Committee, Judy Gallicchio and H. Stuart Hanes, presented the survey results to the Commission. Judy Gallicchio explained that the results show trends in sidewalk use in Town. Several points continued to come up in the survey results: (1) condition of the sidewalks; (2) shrubbery blocking sidewalks; (3) new sidewalks on the 154 loop. The Planning Commission requested that the Sidewalk Committee present a status report with the survey results to the Board of Selectmen; release a press release regarding the survey results; and present the survey findings in the Quarterly Report.

Christine Nelson, Town Planner, reported to the Planning Commission that the Quarterly Meeting is scheduled for April 26, 2005. Three projects will be considered at the meeting: (1) Canopy Plan/Tree Ordinance; (2) Natural Hazard Mitigation Plan; (3) and Founders Memorial Park (old leaf dump).

IX. ADJOURNMENT

MOTION to adjourn the meeting at 10:50 p.m. until the next regular meeting, scheduled for April 20, 2005 at 7:30 p.m. at Pasbeshauke Pavilion at Saybrook Point Park located at 155 College Street Extension; **MOVED** by H. S. Hanes; **SECONDED** by R. Tietjen; **APPROVED** R. McIntyre, H. S. Hanes, J. Gallicchio, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; 5-0-0.

Respectfully Submitted,

Kim McKeown, Recording Clerk