



TOWN OF OLD SAYBROOK
Planning Commission

Norman "Nick" Prevost, Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary

302 Main Street
Old Saybrook, Connecticut 06475
Oldsaybrookct.gov

Kathleen A. Sugland
Michael K. Bender

Alternate Members

Megan Joufflas, Alternate
Jay Beyers, Alternate
Dennis Tulimieri Jr., Alternate

REGULAR MEETING MINUTES
HYBRID MEETING

Wednesday, March 6, 2024 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman Douglas McCracken called the meeting to order at 6:04pm.

II. ROLL CALL

Present:

Nick Prevost, Douglas McCracken, Kathleen Sugland, Michael Bender, Jay Beyers

Absent: Paula Kay, Megan Joufflas, Dennis Tulimieri Jr.

Jay Beyers seated for Paula Kay

Staff:

Chris Costa- Town Planner
Karen Dooley- Clerk

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the Meeting Minutes for February 7, 2024 with the following corrections.:
Under Regular Business Section A.: D. McCracken’s name needs to be spelled correctly- *McCracken*. Under Section V. 4 Shore Coastal Resiliency: The grant would be used to ~~immediately~~ fix. It should be corrected to *identify a fix*. **MADE:** D. McCracken; **SECONDED:** M. Bender; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

B. Correspondence- None

IV. NEW BUSINESS

A. **“Work, Live, Ride”** Presentation & Opportunity for Feedback
Presenter: Tucker Salls, Desegregate CT Legislative Director- The presentation will be rescheduled.

- B. **Petition to Amend the Old Saybrook Zoning Regulations** Section 9 Definitions to amend billboard, half story and add new definitions of shopping center and rooftop deck. Amend Section 10.6.4 discontinuance of a non-conformity for consistency with State Statute. Amend Section 63.2 bullet point #4 to remove illegal bonding language. Amend 62.3.2 to allow walkway materials other than concrete. Amend Section 53 Special Standards for Accessory Apartments to permit finished space in garage area to count toward primary dwelling, amend requirement that apartment must be located no closer to the street. Amend 53 Bed & Breakfast to remove language regarding dwelling units so that B&B locate in some business districts.

Petitioner: Old Saybrook Zoning Commission. ACTION: Review and report to ZC for their 3/18/2043 public hearing.

MOTION TO APPROVE with the following changes : Section 9 Definitions to amend billboard, half story and add new definitions of shopping center and rooftop deck. Amend Section 10.6.4 discontinuance of a non-conformity for consistency with State Statute. Amend Section 63.2 bullet point #4 to remove illegal bonding language. Amend 62.3.2 to allow walkway materials other than concrete. Amend Section 53 Special Standards for Accessory Apartments to permit finished space in garage area to count toward primary dwelling, amend requirement that apartment must be located no closer to the street. Amend 53 Bed & Breakfast to remove language regarding dwelling units so that B&B locate in some business districts. *Petitioner: Old Saybrook Zoning Commission.* **MADE:** D. McCracken; **SECONDED:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

- C. **Petition to Amend the Agenda to Include:** Application for a modification of an approved subdivision to transfer 3,119 s.f. from 123 Bokum Road top 129 Bokum Road and 3,119 s.f. from 129 Bokum Road to 123 Bokum Road. Assessor's Map 61, Lots 3 & 4, Residence AAA District. Owners: Theresa & Wayne Martin & Gregory & Laurel Chapman.

MOTION TO AMEND THE AGENDA TO INCLUDE, Application for a modification of an approved subdivision to transfer 3,119 s.f. from 123 Bokum Road top 129 Bokum Road and 3,119 s.f. from 129 Bokum Road to 123 Bokum Road. Assessor's Map 61, Lots 3 & 4, Residence AAA District. Owners: Theresa & Wayne Martin & Gregory & Laurel Chapman. **MADE:** N. Prevost; **SECONDED:** K. Sugland; **VOTING IN FAVOR:** N. Prevost; D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Chris Costa presented the proposal. She stated that it is zoning compliant and they have health approval.

MOTION TO APPROVE the application for a modification of an approved subdivision to transfer 3,119 s.f. from 123 Bokum Road top 129 Bokum Road and 3,119 s.f. from 129 Bokum Road to 123 Bokum Road. Assessor's Map 61, Lots 3 & 4, Residence AAA District. Owners: Theresa & Wayne Martin & Gregory & Laurel Chapman. **MADE:** D. McCracken; **SECONDED:** N. Prevost; **VOTING IN FAVOR:** N. Prevost; D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

V. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

4 SHORE COASTAL RESILIENCY- Chris Costa reported a timeline for the upcoming months. March/April: Representatives will be driving around town looking at the areas of concern. May: The draft report will be available online for public comment.

Doug McCracken reported that there will be two projects per town that will be investigated further. Then there will be two projects that could effect all four of the towns.

VI. **ADJOURNMENT**

MOTION to Adjourn: MADE by: K. Sugland; **SECONDED by:** J. Beyers; **IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, M. Bender; J. Beyers **OPPOSED by:** None; **ABSTAINED:** None; **APPROVED: 5-0-0**

Respectfully submitted,
Karen E. Dooley

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, March 20 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.**
[Planning Commission Webpage](#)