

TOWN OF OLD SAYBROOK
SELECTMEN'S OFFICE

CARL P. FORTUNA JR., FIRST SELECTMAN

SCOTT M. GIEGERICH, SELECTMAN

MATTHEW PUGLIESE, SELECTMAN

302 Main Street • Old Saybrook, Connecticut 06475-2384

Telephone (860) 395-3123 • Fax (860) 395-3125

REGULAR MEETING AGENDA

Tuesday, May 9, 2023

8:30 a.m.

Old Saybrook Town Hall – First Floor Conference Room

Public Zoom Link:

<https://zoom.us/j/97813035481?pwd=QkE1OVFXZlhIRTVTaGhMdjZKMkNOQT09>

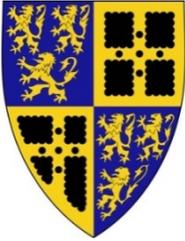
Dial In: 929-436-2866

Meeting ID: 978 1303 5481

Passcode: 302302

One Tap Mobile: <tel://9294362866,,97813035481#>

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. COMMENTS FROM THE PUBLIC**
- IV. COMMENTS FROM THE FIRST SELECTMAN**
- V. COMMENTS FROM THE SELECTMEN**
- VI. APPROVAL OF MINUTES:** Board of Selectmen Meeting April 25, 2023
- VII. BUSINESS BEFORE THE BOARD**
 - A.** Discussion with Land Use Director, Christina Costa
 - i. Plan of Conservation & Development (POCD) referral
 - ii. Resiliency Grants
 - iii. Other
 - B.** Discussion and recommendation of any required modifications as referred by the Planning Commission on a proposed amendment to the regulations for Public Improvements, Section 103 B.3
 - C.** Discussion and possible action to recommend a Public Hearing on May 23, 2023 for the purpose of discussing the Neighborhood Assistance Act (NAA) 2023 application from the Connecticut Cancer Foundation.
 - D.** Discussion and possible action on Call of Special Town Meeting, May 23, 2023.
- VIII. ADJOURNMENT**



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302 Main Street • Old Saybrook, Connecticut 06475-2384
Telephone (860) 395-3123 • Fax (860) 395-3125

REGULAR MEETING MINUTES

Tuesday, April 25, 2023

4:00 p.m.

Old Saybrook Town Hall – First Floor Conference Room

Direct link to the recording: <https://youtu.be/q1gduYM8VDw>

It is also included in the following playlists:

Board of Selectmen Meetings:

<https://www.youtube.com/playlist?list=PLKX0JMf1KPp9SQAH0GUQCR3yLtNYxKOWK>

- I. CALL TO ORDER** – The meeting was called to order at 4:00 p.m. All members present.
- II. PLEDGE OF ALLEGIANCE** – Recited.
- III. COMMENTS FROM THE PUBLIC** – None.
- IV. COMMENTS FROM THE SELECTMEN:** Mr. Fortuna mentioned the following: the library has chosen an architect for renovation. This fee will come from the Tucker Fund. Any renovation will come from the Tucker Fund, grants and community fundraising; the street party on June 25th is moving forward fast and invites will go out soon; the Waste & Recycling Committee is focusing hard on food scraps and will likely subsidize a counter top food scrap container; the town HVAC unit is out to bid; the tax office/assessor office is being combined to create staff and workflow efficiencies and early voting will be voted on at the legislature soon.
- V. APPROVAL OF MINUTES:** Board of Selectmen Meeting April 11, 2023 – A *MOTION was made to approve the April 11, 2023 minutes.*
FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY
- VI. BUSINESS BEFORE THE BOARD**
 - A.** Recognition Animal Control Officers appreciation week. Recognition was addressed by the First Selectman.
 - B.** Discussion and action on Amendment No. 1 to the Master Municipal Agreement (MMA) for Construction Projects between Town of Old Saybrook and CTDOT
Mr. Fortuna commented that the new, amended MMA will allow for our state funded projects to proceed as this needs to be in place prior to starting construction. A *MOTION was made to approve Amendment No. 1 to the Master Municipal Agreement.*
FORTUNA /PUGLIESE
MOTION CARRIED UNANIMOUSLY
 - C.** Discussion and action to readopt Fair Housing Resolution. A *MOTION was made to approve readopting the Fair Housing Resolution.*
FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

D. Discussion and action to recertify the Fair Housing Policy Statement. A *MOTION* was made to approve recertifying the Fair Housing Policy Statement.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

E. Discussion and action to recertify the Title VI Equal Opportunity Statement. A *MOTION* was made to approve recertifying the Title VI Equal Opportunity Statement.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

F. Discussion and action to recertify the Municipal Grievance Procedure. A *MOTION* was made to approve recertifying the Municipal Grievance Procedure.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

G. Discussion and action to recertify the Affirmative Action Policy Statement. A *MOTION* was made to approve recertifying the Affirmative Action Policy Statement.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

H. Discussion and action to recertify the ADA Notice. A *MOTION* was made to approve recertifying the ADA Notice.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

I. Appointments

1. Conservation Commission. Resignation vacancy. This appointment is for the unexpired portion of a two-year term due to end 11/2023. [Deborah Mapes] Mr.

Fortuna commented that this resident was brought to the board by the current Conservation Commission chairman. The resident is not currently involved in town committees so the board welcomed the new involvement. A *MOTION* was made to appoint Deborah Mapes to serve on the Conservation Commission.

FORTUNA /GIEGERICH
MOTION CARRIED UNANIMOUSLY

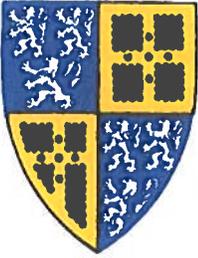
VII. ADJOURNMENT - A *MOTION* was made to adjourn at 4:29 p.m.

FORTUNA /PUGLIESE
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,



Carl P. Fortuna Jr., First Selectman



TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-3125

REFERRAL MEMORANDUM

To: Carl Fortuna, First Selectman, Board of Selectmen
Robert Friedman, Chairman, Zoning Commission
Christine Picklo, Chairman, Conservation Commission
David Prendergast, Chairman, Economic Development Commission
Robert Murphy, Chairman, Harbor Management Commission
Jason Becker, Chairman, Water Pollution Control Authority
J. Colin Heffernan, Chairman, Inland Wetlands & Watercourses Commission
Susan E. Esty, Chairman, Parks & Recreation Commission
William Childress, Chairman, Historic District Commission

From: Nick Prevost, Jr., Chairman

Date: April 25, 2023

Subject: **Draft Comprehensive Update to the Plan of Conservation & Development**
Petitioner: Old Saybrook Planning Commission

This memorandum serves to inform you that the Old Saybrook Planning Commission has completed draft updates to the Plan of Conservation and Development which was last updated in its entirety in 2000.

As you may know, the Plan of Conservation & Development shows the Commission's recommendation for the most desirable use of land within the municipality and for the most desirable density of population. The Plan is designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people. Many agencies, officials and their staff rely upon the Plan for direction and support of their responsibilities, as do residents and businesses. Your input is requested to create a document that reflects the true path of Old Saybrook.

The Commission wishes to receive as much input as possible before finalizing the text and formally adopting amendments at a public hearing which will be scheduled for Wednesday, June 21, 2023, at 7:00 p.m. at the Old Saybrook Town Hall, First Floor Conference room, 302 Main Street, Old Saybrook, CT and via zoom.

Attached please find draft text for your review and response prior to Monday, June 1, 2023.

END OF MEMORANDUM

Summary of proposed draft changes to the
Old Saybrook Plan of Conservation & Development

Format - The current Plan of Development sections are in different formats. The new plan sections will be presented in one consistent format that will allow for consistent formatting for the full document. The electronic version will include supplemental plan links for easier electronic browsing.

New Natural Resources Section – This section has been completely rewritten and will replace the 2006 Conservation and Open Space Plan Section and the 2003 Water Resources Plan Section.

Economic Development Section – This section was adopted in 2020 and will be reformatted to match the other plan sections.

Residential Development Plan – The current section was last updated in 2001 and has been completely rewritten and reformatted.

Transportation and Infrastructure – This section has been completely rewritten and expanded to replace the 2003 Transportation Section.

Supplemental Plans – A reference page of supporting plans has been added for more detailed plans that get updated more often than every ten years or for plans that do not need regular updates. For example, the supplemental section will include the 2014 Mariner’s Way Plan section (2014) and the Scenic Roads Plan section (2014).

Supplemental Plans & Studies

The Old Saybrook Plan of Conservation & Development is supported by Town Plans and Studies that are updated more frequently than every ten years. Some of these plans and studies were included in previous versions of the Plan of Development and are so specific that they are now considered supporting plans. All plans and studies listed including subsequent updates beyond the adoption of this plan are supportive and complimentary to this plan.

Natural Resources, Hazards & Resiliency

[Old Saybrook & Fenwick FEMA Approved Hazard Mitigation Plan Update Effective to October 2, 2024 \(PC\)](#)

[OS Coastal Resiliency & Climate Adaptation Study 2018 \(PC\)](#)

[Report of Findings of the Effects of Sea Level Rise & Climate Adaptation 2015 \(BOS\)](#)

[Connecticut Coastal Management Manual 2000 \(DEEP\)](#)

Infrastructure

[Scenic Roads 2014 \(PC\)](#)

[Sidewalk Plan 2006 \(PC & BOS\) & Sidewalk Plan Map 2006 \(PC\)](#)

[Stormwater Management Plan MS4 2017 \(BOS\)](#)

[MS4 Stormwater Report 2022](#)

Study Areas

[Mariner's Way Discovery & Action Plan 2017 \(BOS\)](#)

[Mariner's Way Gateway to CT River Recreation 2014 \(PC\)](#)

[Route 1 Corridor Study 2005 \(BOS\)](#)

Residential Housing

[Affordable Housing Plan 2021-2026 \(BOS\)](#)

OLD SAYBROOK PLAN OF CONSERVATION AND DEVELOPMENT RESIDENTIAL DEVELOPMENT

- 2021 UPDATE -

1. HOUSING CONDITIONS

2. GUIDING PRINCIPLES AND POLICIES FOR RESIDENTIAL DEVELOPMENT

3. IMPLEMENTATION TABLE: POLICIES AND ACTIONS



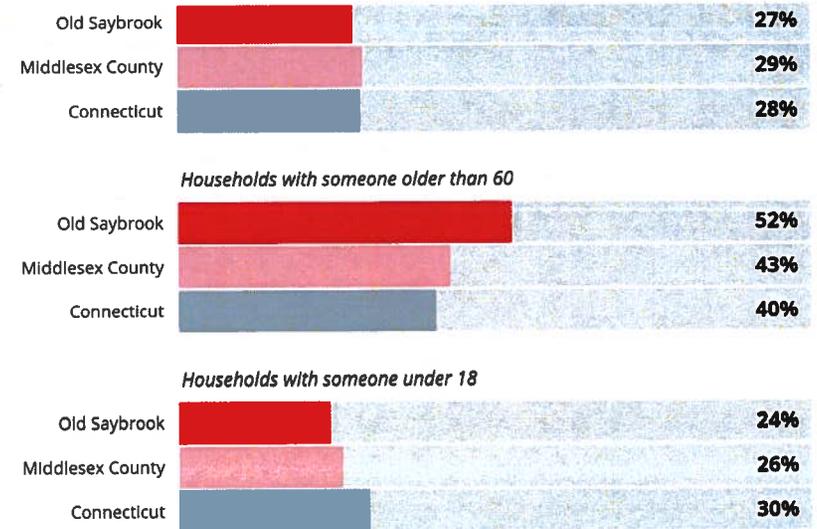
1. HOUSING CONDITIONS

Since the last update to the Residential Development section of the Plan of Conservation and Development (PoCD) in 2001, the Town of Old Saybrook has seen significant changes. The housing bubble that drove growth in the early years of the century collapsed in 2008, and led to nearly a decade of slow or stagnant growth. Despite that, the Town experienced major forward progress in its affordable and multi-family housing areas, seeing the development of both Ferry Crossing and Saybrook Station. It also saw the final acquisition of The Preserve, which dramatically changed the availability of undeveloped land. Increased focus on housing availability and equity, as well as the aftermath of the COVID pandemic, will shape the next decade of residential development in ways that are still evolving.

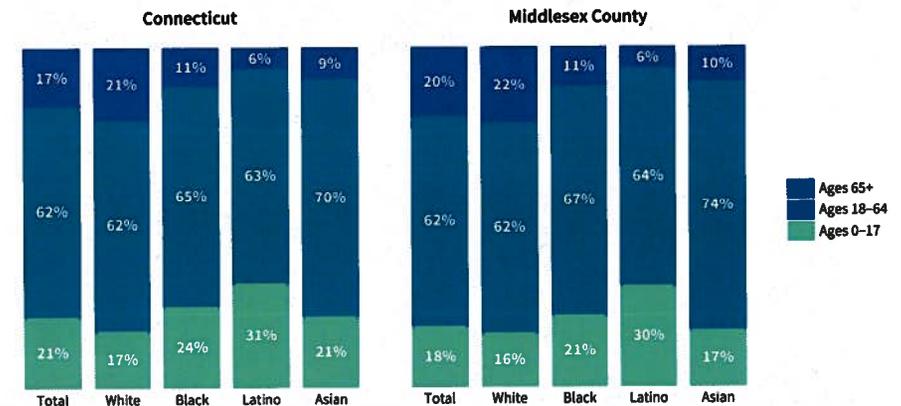
As of 2018, there are approximately 10,162 residents living in Old Saybrook, which were predominantly white non-Latino, with the remaining 12% made up of BIPOC (Black, Indigenous, and People of Color). The average household size has declined from 2.41 in 2000 to 2.3 in 2018. In terms of household types, Old Saybrook is similar to Connecticut averages, with 27% of householders living alone, 52% of households with someone older than 60, and 24% of households with someone under 18 (Partnership for Strong Communities). Like many towns in Connecticut, Old Saybrook is facing a demographic trend towards an older, smaller Town population. From 2010 to 2020, Connecticut's overall population was nearly static, though Old Saybrook's population grew by 2.3%, or 239 people (CT DataHaven). The Connecticut State Data Center projects that Old Saybrook's population will decline from just over 10,000 residents as of the 2010 Census, to below 7,000 residents by the year 2040 (PSC). This projection is by no means a scientific certainty, and can be affected by a number of factors, including smaller average household sizes and changing demographics in general. Such changes no doubt create both challenges and opportunities in Old Saybrook's housing market.



Household Types as a Percent of Total (PSC)



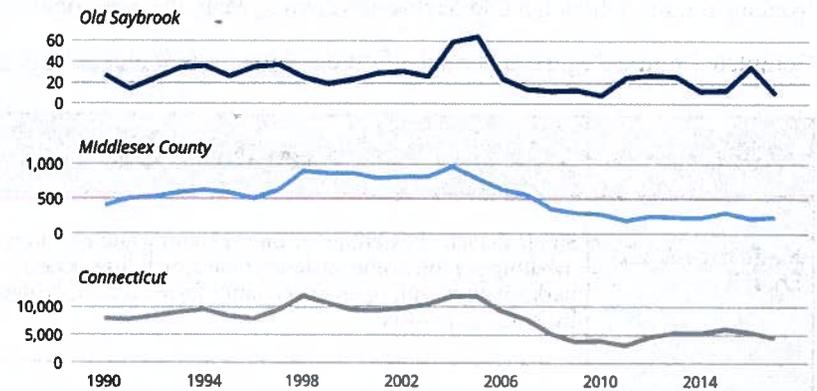
Population by Race/Ethnicity and Age Group, 2019 (CT Data Haven)



Note: Only groups with at least 50 residents shown.

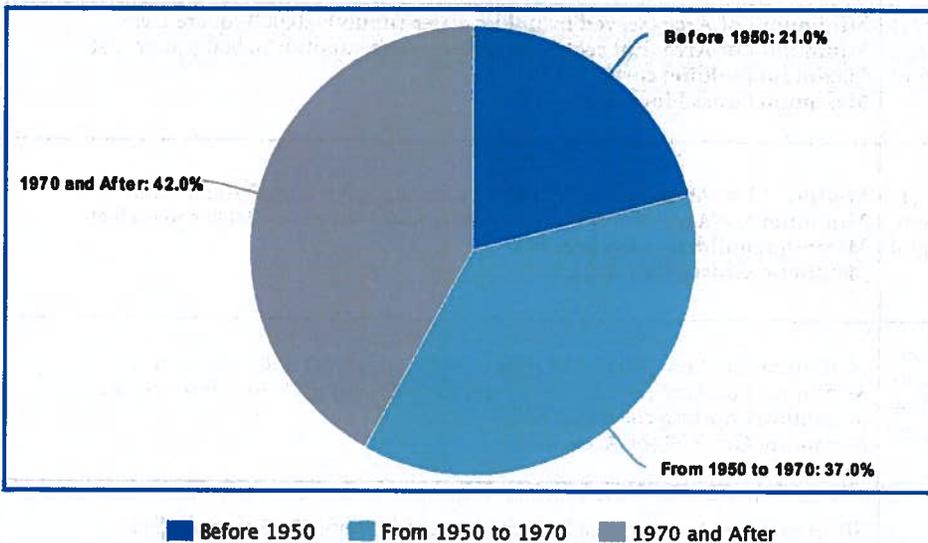
Around 60% of households reside in owner occupied homes, while 15% rent their homes. In terms of its existing housing stock, Old Saybrook has a much higher percentage of traditional, single-family housing than the State overall, with 87% of its housing stock as single-family units. Statewide, that number is 64%, with the remainder being made up of multifamily housing. Old Saybrook also shows a significantly higher vacancy rate than either Middlesex County or the State as a whole, which may reflect the Town's legacy as a summer beach community. For both home rental and home sales prices, Old Saybrook costs average around 30-35% higher than county and state prices. As of the 2018 American Community Survey (via CERC 2019 Community Profile), the median sales price for homes in Old Saybrook was \$373,200, significantly higher than the median sales price for Middlesex County (\$283,700) as well as Connecticut as a whole (\$270,100). Although 2008-09 housing crash may have dampened construction activity in the county, Old Saybrook's median home prices do not appear to have suffered long term. The median rent in town was \$1,529, which is also well above the levels seen in the Middlesex County median of \$1,132 and State median rent of \$1,123. While the COVID-19 pandemic caused a surge in housing prices, this boom is only forecasted to last in the short-term, and prices are not expected to increase significantly beyond current numbers.

Number of Building Permits Per Year 1990-2017 (PSC)



Source: Connecticut Department of Economic and Community Development

Age of Units (PSC)



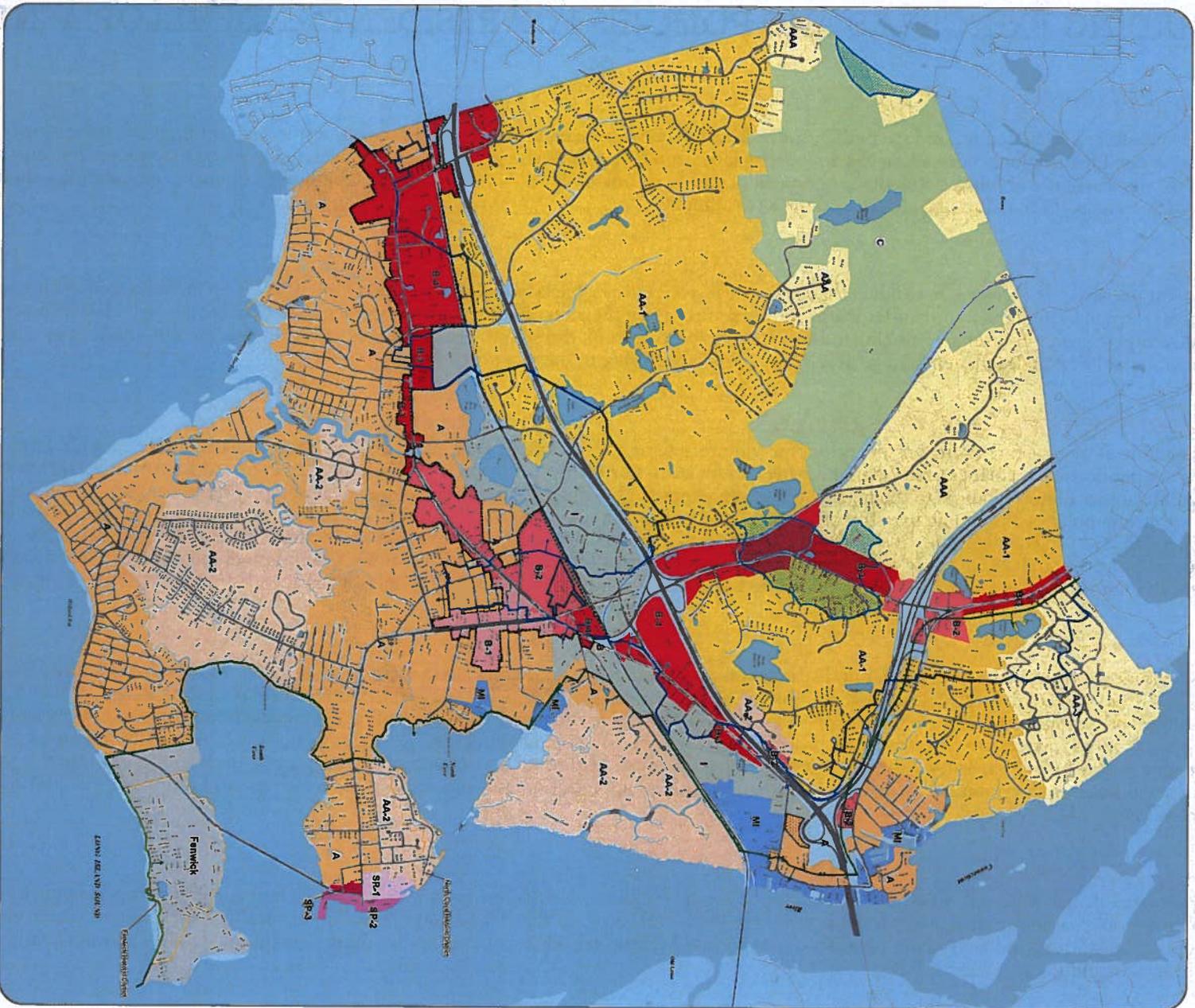
Old Saybrook's Residential Zones

Old Saybrook has six Residential Districts, outlined in the table below, as well as on the map on page 5. The zones differ based on permitted uses, lot area, shape and frontage requirements. On Old Saybrook's Zoning Map, these residential zones are marked with a yellow or orange color, and labeled in the legend.

Complete Zoning Regulations can be found at <https://www.oldsaybrookct.gov/zoning-commission/pages/current-zoning-regulations>.

Zone Label	Permitted Uses	Lot Area, Shape, & Frontage
Residence AAA District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 40,000 square feet Minimum Lot Area (not served by public water supply): 60,000 square feet Maximum building coverage: 10% Maximum Gross Floor Area: 20%
Residence AA-1 District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 40,000 square feet Minimum Lot Area (not served by public water supply): 40,000 square feet Maximum building coverage: 20% Maximum Gross Floor Area: 40%
Residence AA-2 District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 20,000 square feet Minimum Lot Area (not served by public water supply): 40,000 square feet Maximum building coverage: 20% Maximum Gross Floor Area: 40%
Residence A District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 20,000 square feet Minimum Lot Area (not served by public water supply): 40,000 square feet Maximum building coverage: 40% Maximum Gross Floor Area: 20%
Residence B District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; A dwelling containing two (2) dwelling units and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 12,500 square feet Minimum Lot Area (not served by public water supply): 40,000 square feet Maximum building coverage: 20% Maximum Gross Floor Area: 40%
Residence AA-3 District	Single detached dwelling for one (1) family and not more than one (1) dwelling per lot; home business; boarding house; accessory apartment; park, playground, open space land; farm; accessory uses; keeping of livestock or poultry.	Minimum Lot Area (served by public water supply): 87,120 square feet Minimum Lot Area (not served by public water supply): 40,000 square feet Maximum building coverage: 10% Maximum Gross Floor Area: 20%

Zoning Map of Old Saybrook



Old Saybrook
Zones & Districts

Zoning Districts

- A** Residential A District
- B** Residential B District
- C** Residential C District
- AA1** Residential AA-1 District
- AA2** Residential AA-2 District
- AA3** Residential AA-3 District
- AA4** Residential AA-4 District
- AA5** Residential AA-5 District
- AA6** Residential AA-6 District
- AA7** Residential AA-7 District
- AA8** Residential AA-8 District
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- AA49** Residential AA-49 District
- AA50** Residential AA-50 District

Commercial Districts

- B-1** Central Business B-1 District
- B-2** Shopping Center Business B-2 District
- B-3** Professional Business B-3 District
- B-4** Retail Business B-4 District
- B-5** Office Business B-5 District
- B-6** Industrial Business B-6 District
- B-7** Medium Industrial B-7 District
- B-8** Light Industrial B-8 District
- B-9** Heavy Industrial B-9 District
- B-10** Warehouse B-10 District
- B-11** Storage B-11 District
- B-12** Distribution B-12 District
- B-13** Manufacturing B-13 District
- B-14** Processing B-14 District
- B-15** Research and Development B-15 District
- B-16** Office and Professional B-16 District
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- B-50** Office and Professional B-50 District

Other Districts

- HD** Historic District
- PRD** Planned Residential Development
- W/S** Waterbody/Slipway
- R/S** Road Right-of-Way
- P/B** Parcel Boundary
- R/B** Railroad
- H/D** Historic District
- P/B** Parcel Boundary
- R/B** Railroad
- W/S** Waterbody/Slipway
- R/S** Road Right-of-Way

TOWN OF OLD SAYBROOK
Zoning Commission
 2023 Year 1
 Old Saybrook, Connecticut 06455
 www.oldsaybrook.org

Scale: 1 inch = 100 feet

2. GUIDING PRINCIPLES AND POLICIES FOR RESIDENTIAL DEVELOPMENT

CONNECTIVITY

The Town will seek to encourage and strengthen connections in between neighborhoods, and between residential, commercial, recreational, and civic resources of Old Saybrook. Ensuring that sidewalk networks, bicycle lanes, multi-use trails and greenways are considered in all new developments and municipal investments will allow our current and future residents to access all of Old Saybrook and feel a part of a strong community. Housing opportunities should maintain residents' connection to recreation, natural resources, and the environment.

OPPORTUNITY

Old Saybrook seeks to be a place for residents at all income levels, cultures, backgrounds, and stages of life. This vision includes workers being able to afford housing near their jobs, or near transit. It includes young families purchasing their first homes, raising families and contributing to Old Saybrook's vibrant community. It includes empty-nesters and seniors looking to stay active in Old Saybrook through their retirements in homes that are not financial or maintenance burdens. The Town will establish policies that encourage development and availability of these opportunities.

PREPAREDNESS & RESILIENCE

The changing climate is forcing reconsideration of a wide variety of activities from how and where we live to how we move around, feed ourselves, and interact. The recent pandemic has further underscored the need to focus on our ability to prepare and adapt for a different world. As a coastal community, Old Saybrook is particularly aware of how changes to the natural world can expose vulnerabilities in our housing and community infrastructure. Old Saybrook will seek to ensure that its housing policies and public investments, particularly transportation, utility, and data infrastructure, are made with an eye on the changing climatological conditions for the projectable future. It should direct the location, intensity, and type of development to areas of Town that can best support it and closely manage further development in hazard-prone areas, establishing high standards for construction. Townwide promotion of redundant, resilient systems, self-sufficiency of systems (including communications, food systems, and technology) can help Old Saybrook be a leader as a work-from-home ready community.

VITALITY

Old Saybrook is a town with a rich history and strong and precious sense of place. The town seeks to be an active, vibrant community where residents and visitors alike can thrive. It recognizes that a successful community is welcoming and inclusive, with contribution from people of all ages and all economic, social, ethnic, and cultural backgrounds while reflecting a respect for its shared heritage and place. This welcoming and inclusive nature should be present in both its institutional policies and in the way neighbors interact. By broadening overall housing opportunities in Old Saybrook and encouraging both entry-level home ownership and the chance to stay in Old Saybrook through retirement, the Town can help residents develop deep and abiding roots in the community. The Town's commitment to balancing housing development and other construction with an appreciation and stewardship of its rich natural resources will continue to contribute to Old Saybrook's appeal as a live-work-shop-play haven.

SUSTAINABILITY

Truly sustainable development provides for the current needs of Old Saybrook's residents without sacrificing its ability to provide for future generations. When considering policies about residential development, the Town will focus on the "triple bottom line" to ensure that social equity, environmental protection, and economic vitality are included. If a policy ignores or does not sufficiently provide for one or more of these elements, that policy may not contribute to the community's overall sustainability.

POLICY: Emphasize home ownership across all life-cycle stages

While rental-housing growth in larger-scale apartment developments and a focus on accessory dwelling units are critical components to expanding housing opportunity in Old Saybrook, the power of home ownership to simultaneously foster generational wealth and encourage civic and community investment are essential goals. Seeking ways to build a pathway to home ownership, a strong culture of owner-occupancy that extends through a resident's life cycle through downsizing and retirement, in Old Saybrook will include the following actions:

- a. Examine effect of and regulation for short-term rentals.
- b. Consider innovative zoning approaches like soil-based density, maximum unit sizes, smaller-scale condo developments, and cottage clusters.
- c. Investigate municipal incentives for first-time homebuyers.
- d. Promote USDA/CHFA Loan programs.

POLICY: Place a strong focus on increasing Affordable Housing opportunities in Old Saybrook

The community recognizes that it has struggled, over decades, to put policies in place that allow for the development of a wide range of housing opportunities. While it continues to pursue compliance with the Affordable Housing Appeals Act, the Town should continue to seek broadening the market-rate housing options that are available. Currently, both current and prospective residents of Old Saybrook struggle to find and maintain housing that requires less than 30% of annual income, and housing that is available to those at the lower end of the income spectrum. Along with the adoption, in July 2021, of a five-year Affordable Housing Plan, the Town will pursue the following actions to broaden housing opportunities:

- a. Establish a Housing Task Force.
- b. Considering Incentives for Affordable Accessory Apartments.
- c. Investigate Redevelopment of Unused Municipal Lands.
- d. Pursue Creative Partnerships.
- e. Consider Inclusionary Zoning Regulations.
- f. Maintain regular communications about progress and efforts on housing policy.



POLICY: Increase residential development densities in targeted areas

Old Saybrook must be strategic about its residential growth in elements of location, density, scale, type, and connectivity. A focus on increasing activity in core residential, transportation, commercial, and civic centers will increase the vitality of the community, and balance development with protection of core conservation focus areas. Increasing density will also reduce per-unit costs and allow for broader housing opportunities while fostering a more closely connected community. The following actions will support this approach:

- a. Promote Accessory Apartments as a concept to homeowners.
- b. Identify development opportunities suitable for Planned Residential Developments.
- c. Modify Incentive Housing Zone (IHZ) regulations to better promote development in Old Saybrook.
- d. Encourage multifamily development through regulations and incentives in Train Station and Mariner's Way areas.
- e. Enable development of different, higher-density modes, including middle-density multifamily and small/ starter home pocket neighborhoods, throughout the community
- f. Reduce minimum lot sizes in areas in Town Center and similar neighborhoods.
- g. Allow for more mixed-use developments, such as residential over commercial, in Main Street area.
- h. Ensure pedestrian connectivity has a high priority for new housing development regulations.
- i. Monitor and assist with winterization processes to convert appropriate seasonal housing to year-round use.



POLICY: Focus on Environmental Impacts and Resiliency

As a coastal community facing a changing climate, Old Saybrook should establish policies to discourage or closely manage new development that is either detrimental to environmental quality or community sustainability, while assisting with the adaptation of existing residences and infrastructure to better withstand the impacts of sea level rise, severe storm and flooding events, and other natural hazards. Protection of the natural environment and safeguarding of community facilities and resources should proceed concurrently, with a focus on the following actions:

- a. Closely manage new development in flood-prone areas.
- b. Increase standards for resilience of existing structures within flood-prone areas.
- c. Decrease densities in areas north of I-95 or encourage Open Space Subdivision development (per Section 56 of Old Saybrook Zoning Regulations) to preserve open space.
- d. Consider transfer of development rights (TDR) approach to protect larger open space areas north of I-95 in exchange for increasing densities south of I-95.
- e. Maintain active consideration of community wastewater management solutions.
- f. Coordinate efforts on resilience that affects residential areas, including public health responses, flexible infrastructure, distributed power grid and reliable broadband data.

3. Implementation Table: Policies and Actions

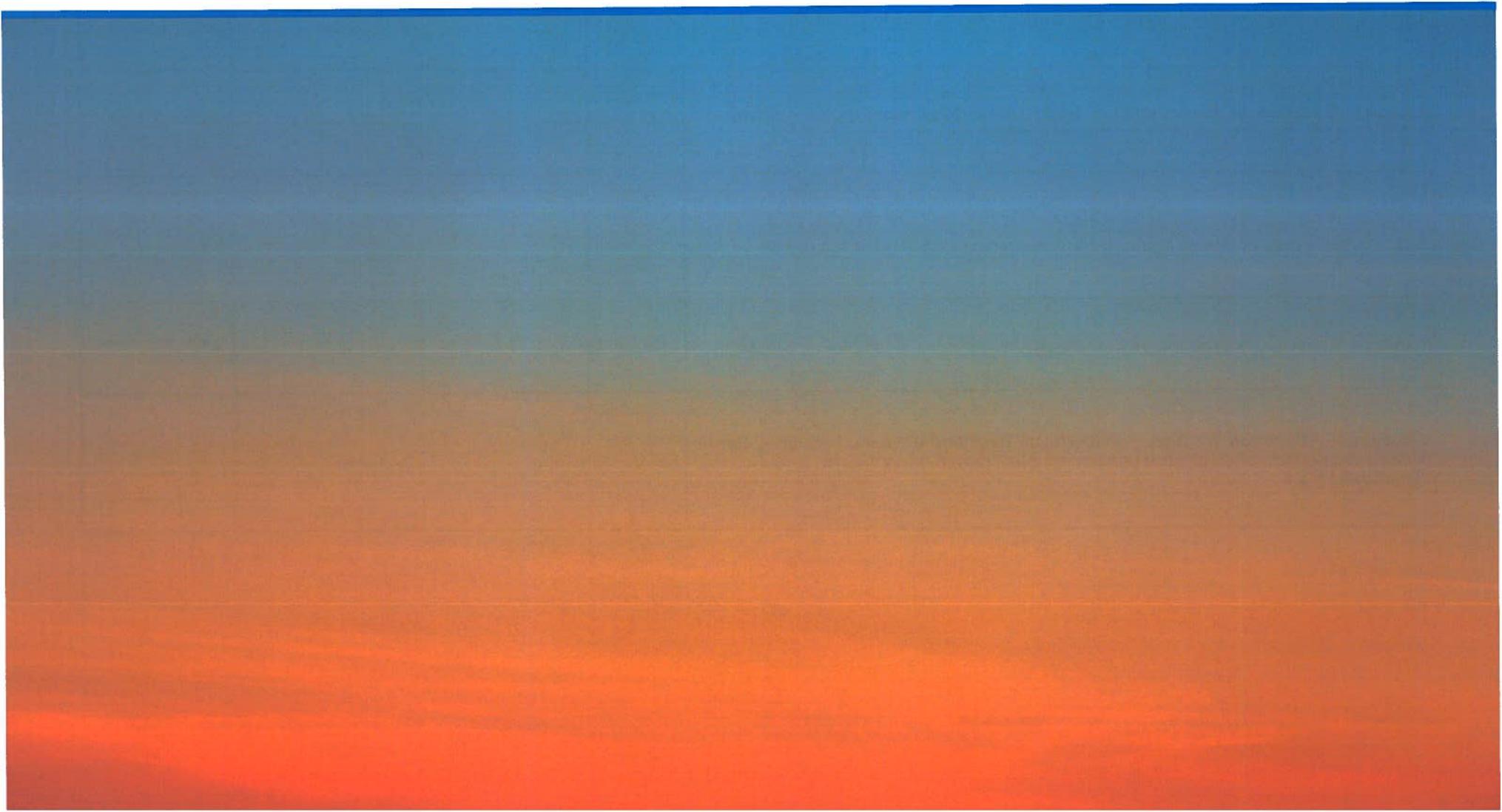
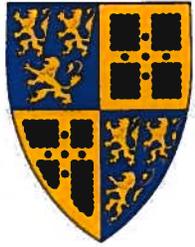
Action Items	Lead Organization	Partner Entities	Priority
1. Emphasize home ownership across all life-cycle stages			
Examine effect of and regulation for short-term rentals	Planning Commission	Town Staff, Zoning Commission, Public Safety	Moderate – Years 2-4
Consider innovative zoning approaches like soil-based density, maximum unit sizes, smaller-scale condo developments, and cottage clusters	Zoning Commission	Planning Commission, Affordable Housing Task Force	Moderate – Years 2-4
Investigate municipal incentives for first-time homebuyers	Affordable Housing Task Force	Planning Commission	High – Years 1-2
Promote CHFA/USDA loan programs	Affordable Housing Task Force	USDA/CHFA staff	High – Year 1 and Ongoing
2. Place a strong focus on increasing Affordable Housing opportunities in Old Saybrook			
Establish a Housing Task Force	First Selectman	Department Heads	High – Year 1
Consider Incentives for Affordable Accessory Apartments	Affordable Housing Task Force	Board of Selectmen	Moderate – Years 2-4
Consider Redevelopment of Unused Municipal Land	Affordable Housing Task Force		Moderate – Years 2-4
Pursue Creative Partnerships	Affordable Housing Task Force	Regional Partners	Moderate – Years 2-5
Consider Inclusionary Zoning Regulations	Zoning Commission	Planning Commission, Affordable Housing Task Force	High – Years 1-2
Maintain Regular Communications about Progress and Efforts on Housing Policy	Affordable Housing Task Force		High – Year 2 and Ongoing

Implementation Table, Page 2

Action Items	Lead Organization	Partner Entities	Priority
3. Increase Residential Development Densities in Targeted Areas			
Promote Accessory Apartments as a Concept to Homeowners	Affordable Housing Task Force		High- Years 1 and Ongoing
Identify Development Opportunities Suitable for Planned Residential Developments	Planning Commission	Affordable Housing Task Force, Town Staff	Moderate – Years 2-4
Modify Incentive Housing Zone (IHZ) to Better Promote Development in Old Saybrook	Zoning Commission	Affordable Housing Task Force	Moderate – Years 3-4
Encourage Multifamily Development Through Regulations and Incentives in Train Station and Mariner's Way areas.	Town Staff	Affordable Housing Task Force, Economic Development Commission	Moderate – Years 2 and Ongoing
Enable Development of Different, Higher-Density Modes, including Middle-Density Multifamily and Small/Starter Home Pocket Neighborhoods Throughout the Community	Affordable Housing Task Force	Zoning Commission, Planning Commission	Moderate – Years 2-5
Reduce Minimum Lot Sizes in Areas in Town Center and Similar Neighborhoods	Zoning Commission	Planning Commission, Affordable Housing Task Force	Moderate – Years 2-3
Allow for More Mixed-Use Developments, such as Residential Over Commercial, in Main Street area.	Zoning Commission	Planning Commission, Affordable Housing Task Force	Moderate – Years 2-3
Ensure Pedestrian Connectivity has a High Priority for New Housing Development Regulations	Zoning Commission	Town Staff	High – Years 1-2
Monitor and Assist with Winterization Processes to Convert Appropriate Seasonal Housing to Year-Round Use	Town Staff	Affordable Housing Task Force	High – Years 1 and Ongoing

Implementation Table, Page 3

Action Items	Lead Organization	Partner Entities	Priority
4. Focus on Environmental Impacts and Resiliency			
Closely Manage New Developments in Flood-Prone Areas	Town Staff		High – Years 1 and Ongoing
Increase Standards for Resilience of Existing Structures Within Flood-Prone Areas	Zoning Commission	Town Staff	High – Years 1-2
Decrease Densities in Areas North of I-95 or Encourage Open Space Subdivision Development (per Section 56 of Zoning Regulations) to Preserve Open Space	Zoning Commission	Planning Commission, Affordable Housing Task Force	Moderate – Years 2-5
Consider Transfer of Development Rights (TDR) Approach to Protect Larger Open Space Areas North of I-95 in Exchange for Increasing Densities South of I-95	Zoning Commission	Planning Commission, Affordable Housing Task Force	Moderate – Years 2-5
Maintain Active Consideration of Community Wastewater Management Solutions	Board of Selectmen	Town Staff	High- Year 1 and Ongoing
Coordinate Efforts on Resilience that Affects Residential Areas, including Public Health Responses, Flexible Infrastructure, Distributed Power Grid, and Reliable Broadband Data	Board of Selectmen	Town Staff	High- Year 1 and Ongoing



OLD SAYBROOK PLAN OF CONSERVATION AND DEVELOPMENT

NATURAL RESOURCES

DRAFT FOR WORKSHOP DISCUSSION

REVISED MAY 18, 2022

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1. INTRODUCTION

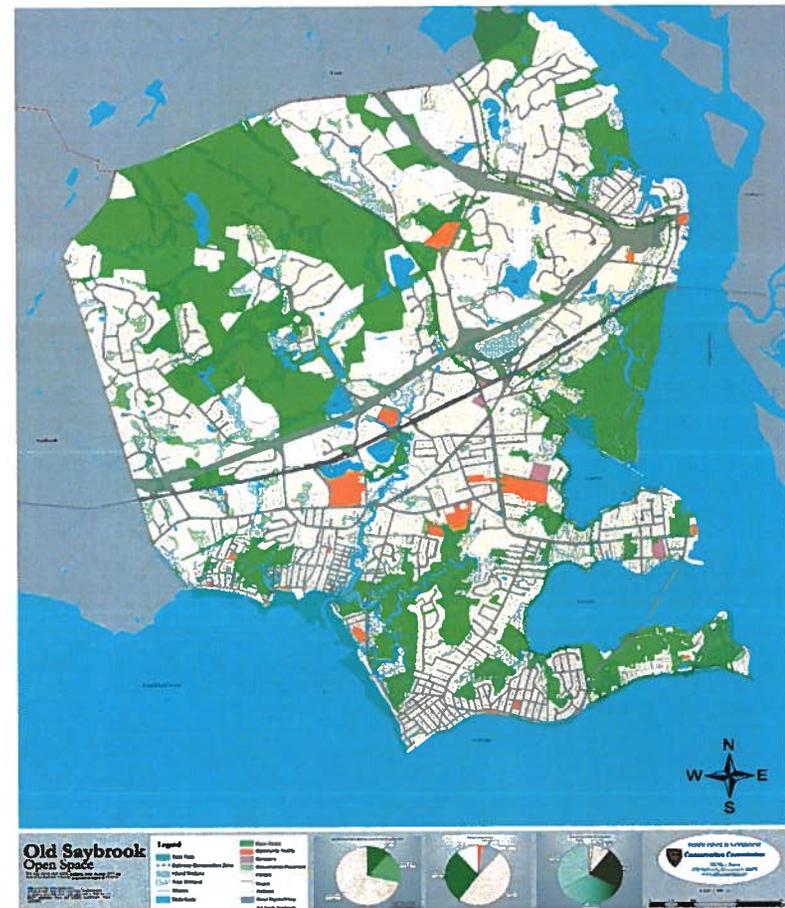
In Old Saybrook, a significant part of the character of the town is its natural resource base. Its forested upland ridge systems, its lakes, ponds and streams, its wetlands, both tidal and inland, and its connection to Long Island Sound and the Connecticut River not only characterize its historical and cultural development but also differentiate it from other shoreline towns. Conservation of these open spaces has far broader implications than the protection of the habitat and wildlife that it supports; continued preservation of open space furthers the town's overall goal of enhancing the New England small town character for which it is known. For instance, the prohibitions against "clear cutting" land within the Gateway Conservation Zone, which overlays the Connecticut River from ridgeline to ridgeline, meets the desire of Old Saybrook to preserve the traditional riverway scene.

Natural areas are reserved for the purpose of protecting natural resources, including plants, animals and water. The maintenance of the quality of natural resources depends on abolishing the threats sometimes associated with development, such as pollution, invasive plant species, and detrimental human activities. All of these threats have the potential for destroying, fragmenting, and degrading wildlife habitat. Water, air, light, and noise pollution can alter a landscape and its inhabitants to favor nuisance species. Nuisance species often out-compete native flora and fauna for food and shelter and exchange species diversity with single species populations.

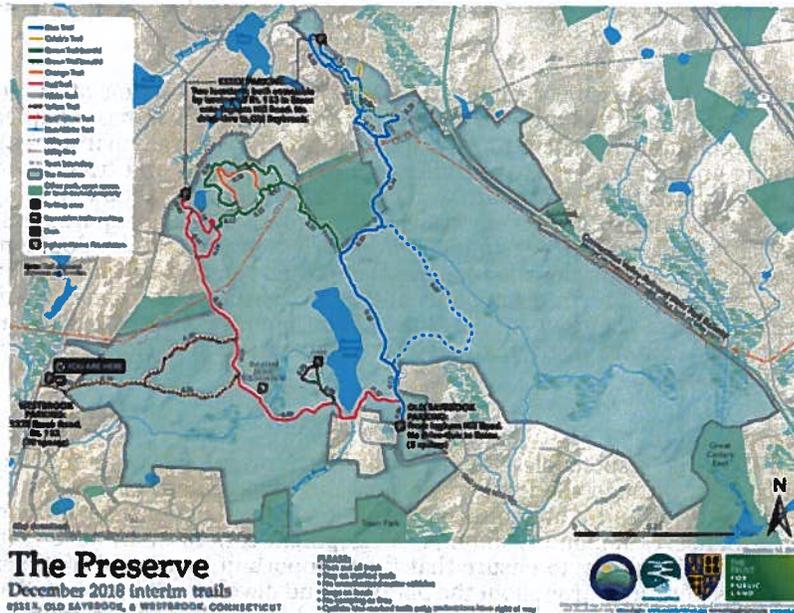
Recreation in open spaces increases the quality of our lives through the recreational benefits of leisure and exercise. The Town maintains playgrounds, playing fields, beaches and boat launches for active recreation throughout Old Saybrook, as well as parks, trails and scenic overlooks for passive recreation. Recreation in open spaces supports economic functions by promoting "eco-based tourism" and complementing its historical attractions. Additionally, visitors and residents alike learn the value of open space in its protection of ecosystems through the series of educational storyboards placed throughout the years at the parks, trails and scenic overlooks.

Over the past two decades, it has become undeniably clear that the global climate is changing at an increasing rate, and these changes will affect the Town of Old Saybrook in a number of ways. Sea-level rise projections, which range between 6 - 24" over the next fifty years, will dramatically affect the low-lying areas of Old Saybrook along the Connecticut River and Long Island Sound. Increased storm frequency and intensity will also create the possibility of major property damage to both private land and public infrastructure. Heat and drought, changes to coastal marsh areas, and population and species migration are all projected to be factors that Old Saybrook, and many communities like it, will face. Natural resources and open spaces are not only important features to consider and protect during these changes, but also important attributes that can provide protection and support to people and the built environment.

Regulations regarding building within the Flood Hazard Zones of the low-lying elevations of Old Saybrook not only act as a natural buffer preventing loss of life and property due to flooding but also preserve floodplain habitat for osprey, for instance. Other examples of public health-related regulations include the Aquifer Protection Zone, the purpose of which is to avoid degradation of the quality of groundwater used as a public water supply resource; the Coastal Management Zone, the purpose of which is to conserve soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources; and the Connecticut River Gateway Conservation Zone, the purpose of which is to prevent deterioration of the natural or traditional riverway scene.



Old Saybrook Open Space Map



The Preserve
December 2018 Interim trails
0331 E, OLD SAYBROOK, & WESTBROOK, CONNECTICUT

"The Preserve" Open Space forest spanning Old Saybrook, Essex, & Westbrook



Natural Hazards Mitigation Plan (2019)

The Natural Hazards Mitigation Plan was updated in 2019, and includes a natural hazard risk overview, mitigation strategies, as well as an implementation plan. The strategies include four elements: hazard risk mitigation goals, hazard mitigation implementation and progress, existing hazard mitigation capabilities, and hazard risk mitigation measures/actions.

Sea Level Rise and Climate Change (2015)

The Sea Level Rise and Climate Change Plan was created out of the recommendation of the Town's Natural Hazard Mitigation Plan. The Sea Level Rise Climate Adaption Committee studied how the Town might adapt to and mitigate the effects of climate change and the impacts of sea level rise on Old Saybrook. Through this effort, the Committee devised several initiatives for implementation.

2. RECENT STUDIES AND INITIATIVES

Since the last updates to the Open Space and Natural Resources chapters of the Plan of Conservation and Development, a significant number of individual studies have been undertaken that focus on specific elements of the Town's resources and preparations for a changing world. These include:

Open Space Plan

As a vital part of the Plan of Conservation and Development, the Town's Open Space Plan institutes the Town's intentions to strengthen the ecosystem, economics, recreation and public health and safety through conservation and open space. This Plan was created in 2006, about 15 years ago as of this update's adoption. The 2006 report assessed threats to conservation sites and provided goals and policies to guide the Town in the years to follow.

Coastal Resilience Adaptation Study (2018)

The Coast Resilience Adaptation Study was undertaken in 2018 to proactively reduce coastal floor risk and prepare for the future effects of sea level rise. This study presents three broad, overarching strategies for the Town: Retreat, Protect, and Accommodate. The study later specifies what these strategies entail in great detail, and establishes timeframes, responsible entities, and levels of priority.



There are numerous relevant Commissions and Agencies within Old Saybrook that are responsible for development of plans and policies that safeguard the Town's natural resources:

Board of Selectmen

Among the many responsibilities the Board of Selectmen is stewardship of the Town's finances. This includes carefully putting money aside for projects that will make the community a better place in which to live, and the selective preservation of open space is one of these projects. In 2015 the Town partnered with the State of CT and the Town of Essex to acquire a 968 acre parcel known as The Preserve, the largest contiguous coastal hardwood forest remaining in the Northeast, in order to save it from development. The BOS, with the support of other commissions, has also helped preserve natural resources and enhanced the Town's resiliency by strengthening flood regulations to more than the minimum required, updating and implementing the Stormwater Management Plan, and improving pedestrian safety and reducing carbon emissions by incrementally expanding the Town's network of sidewalks. The BOS is also continually looking for ways to reduce trash by diverting various materials such as food waste and textiles from the waste stream. The BOS is also helping to battle invasive species, and recently partnered with a grass-roots organization to eradicate Phragmites from a section of North Cove.

Planning

The Planning Commission is responsible for keeping the Town's Plan of Conservation and Development current and approves subdivisions and municipal improvements in accordance with its Subdivision Regulations and Regulations for Public Improvements. The PC participated in the Sea Level Rise and Coastal Resilience and Adaptation Studies to evaluate the town's coastal flood risk and recommend coastal resilience and adaptation mitigation measures. The PC also developed a Scenic Roads plan which helps preserve the roadside forest canopy and connect wildlife populations within migratory paths. The PC also holds conservation easements on a number of private lands within the town to protect valuable natural resources.

Zoning

The Zoning Commission regulates land uses for the protection of public health, safety and welfare. To that aim, the Commission has adopted zoning regulations that help protect and enhance the natural environment, including an enhanced riparian buffer along the CT River and tributaries; design standards that prevent air, water and light pollution; flexible parking standards to minimize unnecessary pavement; and landscaping requirements to preserve and enhance vegetative buffers. When evaluating development proposals, the Commission also ensures that proper stormwater and erosion control measures are implemented, and that Coastal Area Management and FEMA flood requirements are met. The Commission established the Conservation zoning district to develop nature-based uses that conserve natural resources.

Wetlands

The IWWC is responsible for the protection of inland wetlands and watercourses through the implementation and enforcement of the Town's Inland Wetlands and Watercourses Regulations. Members of the Planning, Zoning, Conservation and Economic Development commissions have seats on the IWWC, helping to ensure that these important resources are given broad consideration throughout the planning and development process. The IWWC reviews permit applications for regulated activities, and can approve, condition, or deny permits depending upon their potential impacts. The Commission works with applicants to balance the use of their property with the protection of the wetlands/watercourses in order to avoid, minimize or mitigate negative impacts to these valuable natural resources. The IWWC enforces their regulations by responding to violations, and requiring restoration of damaged wetlands when appropriate.



Conservation Commission

The Conservation Commission is charged with maintaining an inventory of open spaces within the town in order to obtain information on the proper use of these areas. The Commission also stewards Town-owned open spaces by monitoring boundaries, maintaining trail markers, and reporting maintenance issues. The Commission engages in public education and outreach to promote the health of our natural resources. Their many recent efforts include providing conservation books for the Acton Public Library, establishing a pollinator garden, Town-wide and coastal cleanups, Plastics Free July and Watershed Health Pledge campaigns, conservation education newsletters and articles, and social media outreach. The Commission has sponsored studies of the Town's Great Cedars Conservation Areas to help develop a plan for their use and protection. The Commission also works closely with other Town boards and commissions to ensure that the protection of the environment is widely considered in their various roles.

Connecticut River Gateway Commission

The CT River Gateway Commission is a state-local compact for the protection of the Lower CT River Valley. The area is internationally recognized as a site of vital importance for its ecological, recreational, scenic and historic value. The Commission is dedicated to preserving the natural and traditional riverway by regulating certain uses within the Gateway Conservation Zone in the eight member towns, including Old Saybrook, bordering the lower area of the CT River. The CT River Gateway Standards prohibit the removal of vegetation within 50 feet of the shoreline, but Old Saybrook has gone a step further by establishing a 100-foot "Riparian Buffer Area" to provide enhanced protection of the CT River and tributaries.

Shellfish Commission

The Town has an active Shellfish Commission that is working to restore the historically booming commercial oyster fishing industry in Old Saybrook. The Commission has been conducting regular water sampling for several years to ensure the harvesting of shellfish is safe. They have also been monitoring the oyster population and depositing oyster shells to provide more habitat. The Commission's goal is to have the local waters certified by the State so that Old Saybrook can open to commercial oyster fishing. The proceeds of this program could enable the Town to provide recreational shell fishing to the general public.

Aquifer Protection Agency

The APA regulates certain uses within the Town's two designated Aquifer Protection Areas in order to safeguard the public drinking water supply from potential contamination. The agency is responsible for registering and inspecting these uses to ensure compliance with the Aquifer Protection Area Regulations.

Sustainable CT

Old Saybrook has participated in the Sustainable CT program since its inception in 2018 and has notably attained Silver Certification. Through this program, the town has completed a long list of actions that make Old Saybrook more resilient, healthy and inclusive. These actions include improvements in "walkability", energy efficiency, open space preservation, support for local businesses, and much more. The town is committed to continually working on sustainable improvements that will benefit residents and visitors now and long into the future.



3. GUIDING PRINCIPLES FOR NATURAL RESOURCES

CONNECTIVITY

As a town located at the confluence of the Connecticut River and Long Island Sound, Old Saybrook deeply understands its connection with natural resources. Its relationship with water, shoreline, upland forests and other elements of the natural world have shaped and continue to define the town's growth. The Town seeks to foster and support stronger interconnectedness between **existing and planned** open spaces, water systems, natural habitats while also linking its residents to safe and sustainable experiences of these resources. Having a direct experience of Old Saybrook's natural resources is critical to a community's sense of well-being and is a significant component of the town's renowned quality of life.

OPPORTUNITY

The recreational, aesthetic, preservation, and economic opportunities presented by Old Saybrook's natural resources are vast. The Connecticut River, Long Island Sound shoreline, and abundant open spaces are all significant assets for both residents and visitors. The Town will seek to expand public access to and appreciation of these resources by a variety of appropriate methods while encouraging **active stewardship** and protection to ensure their continued vitality.

PREPAREDNESS & RESILIENCE

Old Saybrook's outstanding natural resources, particularly related to the Connecticut River and Long Island Sound, also present a significant challenge in an era of accelerating climate change. Rising sea levels, increasing frequency and severity of storm events, and the potential for damage to beaches, homes, businesses, and infrastructure are major concerns. The Town will seek to focus its investments and policies to identify the most critical resources for protection and use those resources to contribute to the community's resilience to natural hazard events. The Town, working in coordination with the Region, the State, and neighborhood and beach communities, will also continue to increase understanding of natural hazards, Old Saybrook's preparedness for hazard events, and its balanced approach to reducing future losses.

VITALITY

Protecting and enhancing the natural environment and abundant resources that have defined Old Saybrook is key to the community's vitality. Increased community use of parks, protected open spaces, trail systems, beaches, and shoreline resources not only fosters a stronger sense of the Town's vibrant character, but it also improves community well-being and builds support for protection and stewardship of these resources. The Town will seek to promote the outdoor world of Old Saybrook as a critical component of its strength and growth as a community.

SUSTAINABILITY

The Town will strive to direct its policies and investments toward actions that enhance the environment, account for changing climatological conditions, promote social equity and encourage economic growth. While closely managing new development in climate- and environmentally sensitive areas, the Town will both encourage private and public improvements to existing structures to withstand changing conditions and invest in protecting natural lands that can help mitigate rising sea levels, storm effects, and safeguard critical natural habitats.



4. POLICIES & ACTIONS

POLICY 1: Continue strategic acquisition and stewardship of open spaces

- a. Build on the Preserve by identifying adjacent properties for acquisition, as well as adding to the Town's upland open space holdings in the areas north of I-95
- b. Seek to purchase additional land near the Town Beach and Harvey's Beach to address erosion losses
- c. Identify properties that would provide connections between existing open space, critical habitat areas, and recreational greenways, including Great Cedars East and West
- d. Prioritize a portion of municipal open space funding for stewardship of existing open space holdings
- e. Formalize and strengthen partnerships with land trusts, the Nature Conservancy, and State of Connecticut on collaborative stewardship efforts for the Preserve and other open spaces
- f. Empower local volunteers to assist with open space and trail maintenance
- g. Seek opportunities within established neighborhood to develop pocket parks
- h. Discourage incompatible municipal uses adjacent to or within sensitive open spaces

POLICY 2: Connect People with Natural Resources

- a. Work with neighboring communities on shoreline greenway and blueway connections
- b. Improve and promote public access points to shoreline and riverfront
- c. Conduct a review of protected open space holdings to identify opportunities to expand both vehicular and non-motorized public access
- d. Develop, through Parks & Recreation and Economic Development, an interactivity plan to encourage use of shoreline access points, municipal park land, and protected open space
- e. Encourage use of open space for low-impact cultural events and performances
- f. Promote Old Saybrook's natural resources as an economic development driver
- g. Foster public-private partnerships to fund dredging projects to reduce sedimentation of South Cove and harbor areas for access to water-based recreation and business
- h. Work with marinas to encourage visitation of Old Saybrook and foster tourist connections between marinas and commercial center of town



POLICY 3: Protect Old Saybrook's Critical Natural Resources

- a. Empower the Shellfish Commission, along with Economic Development, to seek opportunities to expand shellfish resources and businesses, including setting targets for habitat enhancement
- b. Seek funding and support for removal of phragmites, hydrilla, and other priority invasives and fostering the restoration of native species
- c. Strengthen development restrictions in sensitive habitat areas, including reductions in construction density and impervious surfaces
- d. Require low-impact development approaches for all new construction
- e. Investigate incentives to encourage private adoption of green building techniques and distributed solar power installations
- f. Increase public education and outreach efforts to maintain and develop pollinator pathways
- g. Develop maps of critical habitat to seek opportunities for protection through partnership, regulation, or acquisition
- h. Work with beach communities and partners to identify causes of erosion and explore mitigation options
- i. Engage the National Estuarine Research Reserve as a partner for habitat preservation and enhancement
- j. Refer to wetlands regulations and policies to ensure that they prioritize protection over mitigation in accordance with State requirements
- k. Review and consider modification to Aquifer Protection Regulations to ensure sufficient protection of Holbrook and Saybrook Aquifer areas
- l. Work with Gateway Commission to ensure conservation policies are regularly updated and appropriate to changing river conditions
- m. Continue active monitoring of wastewater management concerns and seek opportunities for smaller-scale community solutions
- n. Strengthen regulation concerning development along designated Scenic Roads
- o. Increase resources to the Tree Warden and property owners to focus on tree stewardship and prevent spread of invasive species that threaten tree health.

POLICY 4: Proactively Plan for Climate Change Impacts and Resilience

- a. Coordinate town-wide resilience and mitigation efforts across neighborhoods, beach associations, and land trusts to improve communications, efficiencies, and mutual benefits
- b. Develop a common list of priority projects for addressing high-vulnerability properties
- c. Continue to implement the recommendations of Sea Level Rise report
- d. Work with FEMA and UConn-CIRCA on updated understanding of sea level rise impacts and flood-prone areas, including expanding public outreach efforts and updates to regulations
- e. Focus municipal infrastructure investment on elevating or relocating critical facilities out of flood areas
- f. Work with neighboring shoreline communities on a shoreline hazard and resilience study
- g. Actively pursue implementation of Natural Hazards Mitigation Plan to safeguard critical community facilities
- h. Reduce repetitive loss properties through strategic acquisition and encouragement of planned retreat
- i. Continue to coordinate with Sustainable CT in developing municipal policy and investment decisions
- j. Increase efforts to accommodate electric vehicle charging facilities
- k. Continue implementation of Stormwater Management and MS4 Plans to reduce impact of stormwater on property and municipal stormwater management systems



5. IMPLEMENTATION

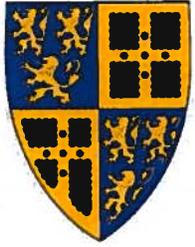
Action Items	Lead Organization	Partner Entities	Priority
POLICY 1: Continue strategic acquisition and stewardship of open spaces			
1a. Build on the Preserve by identifying adjacent properties for acquisition, as well as adding to the Town's upland open space holdings in the areas north of I-95	Conservation Commission	Planning Commission/ Board of Selectmen	Moderate - Year 1-5
1b. Seek to purchase additional land near the Town Beach and Harvey's Beach to address erosion losses	Conservation / Planning Commission	Board of Selectmen	High - Year 2
1c. Identify properties that would provide connections between existing open space, critical habitat areas, and recreational greenways, including Great Cedars East and West	Conservation Commission	Planning Commission	Moderate - Year 3
1d. Prioritize a portion of municipal open space funding for stewardship of existing open space holdings	Conservation Commission	Planning Commission	Moderate Year 2-5
1e. Formalize and strengthen partnerships with land trusts, the Nature Conservancy, and State of Connecticut on collaborative stewardship efforts for the Preserve and other open spaces	Conservation Commission	Board of Selectmen	Moderate - Year 1-3
1f. Empower local volunteers to assist with open space and trail maintenance	Conservation Commission	Parks and Recreation Commission	Moderate - Year 3-5
1g. Seek opportunities within established neighborhoods to develop pocket parks	Parks and Recreation Commission	Conservation Commission	Moderate - Year 2-5
1h. Discourage incompatible municipal uses adjacent to or within sensitive open spaces	Planning / Zoning Commission	Conservation Commission	High - Year 1 and ongoing

Action Items	Lead Organization	Partner Entities	Priority
POLICY 2: Connect People with Natural Resources			
2a. Work with neighboring communities on shoreline greenway and blueway connections	Conservation Commission / Board of Selectmen	Planning Commission	Moderate - Year 3-5
2b. Improve and promote public access points to shoreline and riverfront	Conservation Commission / Parks and Recreation Commission	Planning Commission	Moderate - Year 2-5
2c. Conduct a review of protected open space holdings to identify opportunities to expand both vehicular and non-motorized public access	Conservation Commission / Town Staff	Planning Commission	Moderate - Year 2-5
2d. Develop, through Parks & Recreation and Economic Development, an interactivity plan to encourage use of shoreline access points, municipal park land, and protected open space	Parks & Recreation Commission	Economic Development Commission	Moderate - Year 3-5
2e. Encourage use of open space for low-impact cultural events and performances	Conservation Commission	Youth & Family Services	Moderate - Year 4
2f. Promote Old Saybrook's natural resources as an economic development driver	Conservation Commission	Economic Development Commission / Town Staff	Moderate - Year 1 and ongoing
2g. Foster public-private partnerships to fund dredging projects to reduce sedimentation of South Cove and harbor areas for access to water-based recreation and business	Town Staff	Harbor Management Commission	Moderate - Year 2-5
2h. Work with marinas to encourage visitation of Old Saybrook and foster tourist connections between marinas and commercial center of town	Harbor Management Commission	Economic Development Commission	Moderate - Year 3

Action Items	Lead Organization	Partner Entities	Priority
POLICY 3: Protect Old Saybrook's Critical Natural Resources			
3a. Empower the Shellfish Commission, along with Economic Development, to seek opportunities to expand shellfish resources and businesses, including setting targets for habitat enhancement	Shellfish Commission / Economic Development Commission		Moderate - Year 4
3b. Seek funding and support for removal of phragmites, hydrilla, and other priority invasives and fostering the restoration of native species	Inland Wetlands & Watercourses Commission / Harbor Management Commission	Board of Selectmen	High - Year 1-3
3c. Strengthen development restrictions in sensitive habitat areas, including reductions in construction density and impervious surfaces	Planning / Zoning Commissions	Conservation Commission	High - Year 2-5
3d. Require low-impact development approaches for all new construction	Planning / Zoning Commissions	Town Staff	High - Year 1
3e. Investigate incentives to encourage private adoption of green building techniques and distributed solar power installations	Planning / Zoning Commissions		Moderate - Year 3-5
3f. Increase public education and outreach efforts to maintain and develop pollinator pathways	Conservation Commission	Town Staff	Moderate - Year 2 and ongoing
3g. Develop maps of critical habitats to seek opportunities for protection through partnership, regulation, or acquisition	Conservation Commission	Town Staff	High - Year 2
3h. Work with beach communities and partners to identify causes of erosion and explore mitigation options	Town Staff	Harbor Management Commission	High - Year 1-3
3i. Engage the National Estuarine Research Reserve as a partner for habitat preservation and enhancement	Conservation Commission		Moderate - Year 4-5

Action Items	Lead Organization	Partner Entities	Priority
3j. Refer to wetlands regulations and policies to ensure that they prioritize protection over mitigation in accordance with State requirements	Town Staff	Planning / Zoning Commissions	Moderate - Year 2
3k. Review and consider modification to Aquifer Protection Regulations to ensure sufficient protection of Holbrook and Saybrook Aquifer areas	Aquifer Protection Agency		Moderate - Year 4
3l. Work with Gateway Commission to ensure conservation policies are regularly updated and appropriate to changing river conditions	Conservation Commission	CT River Gateway Commission	High - Year 1 and ongoing
3m. Continue active monitoring of wastewater management concerns and seek opportunities for smaller-scale community solutions	Water Pollution Control Authority		Moderate - Year 1 and ongoing
3n. Strengthen regulations concerning development along designated Scenic Roads	Planning / Zoning Commissions	Town Staff	Moderate - Year 5
3o. Increase resources to the Tree Warden and property owners to focus on tree stewardship and prevent spread of invasive species that threaten tree health.	Conservation Commission	Board of Selectmen	Moderate - Year 4

Action Items	Lead Organization	Partner Entities	Priority
POLICY 4: Proactively Plan for Climate Change Impacts and Resilience			
4a. Coordinate town-wide resilience and mitigation efforts across neighborhoods, beach associations, and land trusts to improve communications, efficiencies, and mutual benefits	Conservation Commission	Planning Commission	High - Year 1-2
4b. Develop a common list of priority projects for addressing high-vulnerability properties	Planning Commission	Conservation Commission	High - Year 1
4c. Continue to implement the recommendations of Sea Level Rise report	Conservation Commission	Planning Commission	Moderate - Year 2 and ongoing
4d. Work with FEMA and UConn-CIRCA on updated understanding of sea level rise impacts and flood-prone areas, including expanding public outreach efforts and updates to regulations	Conservation Commission	Planning Commission / Town Staff	Moderate - Year 3-5
4e. Focus municipal infrastructure investment on elevating or relocating critical facilities out of flood areas	Board of Selectmen	Planning Commission	High - Year 1-5
4f. Work with neighboring shoreline communities on a shoreline hazard and resilience study	Conservation / Planning Commission	Town Staff	High - Year 2-5
4g. Actively pursue implementation of Natural Hazards Mitigation Plan to safeguard critical community facilities	Planning Commission / Board of Selectmen	Town Staff	Moderate - Year 2 and ongoing
4h. Reduce repetitive loss properties through strategic acquisition and encouragement of planned retreat	Planning Commission	Board of Selectmen	Moderate - Year 3-5
4i. Continue to coordinate with Sustainable CT in developing municipal policy and investment decisions	Board of Selectmen	Sustainable CT	Moderate - Year 1 and ongoing
4j. Increase efforts to accommodate electric vehicle charging facilities	Planning Commission	Board of Selectmen	Moderate - Year 3-5
4k. Continue implementation of Stormwater Management and MS4 Plans to reduce impact of stormwater on property and municipal stormwater management systems	Town Staff	Planning Commission	Moderate - Year 1-5



OLD SAYBROOK PLAN OF CONSERVATION AND DEVELOPMENT TRANSPORTATION AND INFRASTRUCTURE REVISED [INSERT DATE]

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4. IMPLEMENTATION	10



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1. CURRENT CONDITIONS AND BACKGROUND

Much of Old Saybrook's past and present success has been thanks to its rich transportation network and infrastructure systems. Our lives largely depend upon these public services and facilities for safety, security, mobility, accessibility, and sustainability. From roads, to sewer and water, to energy and internet connection, our Town's maintenance, improvement, and expansion of these systems are vital for future success.

Transportation

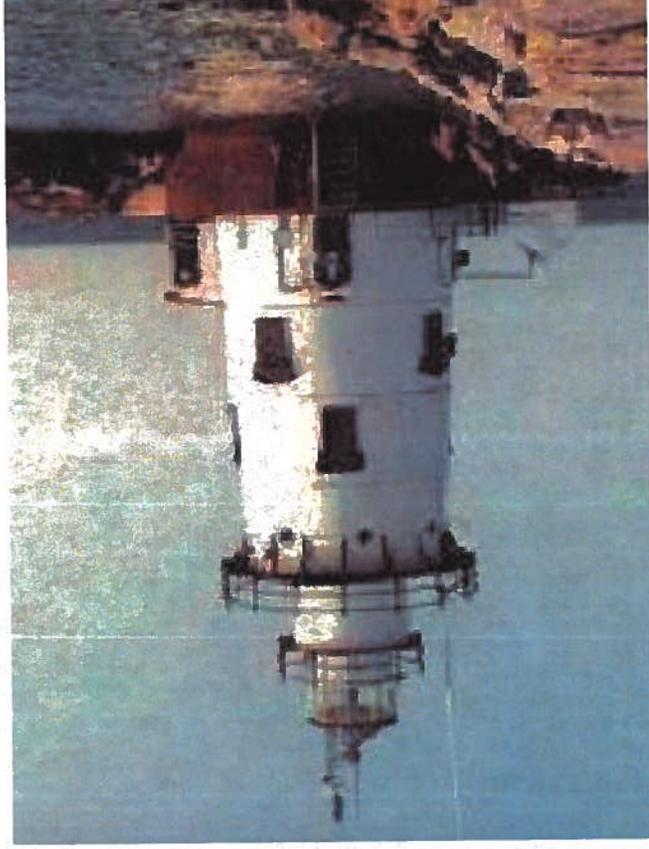
Old Saybrook is fortunate to have ample access to a rich network of transportation, connecting residents within the Town and to surrounding towns, cities, and states. I-95 runs east to west along the southern portion of Connecticut's coastal communities and is the principal highway in Old Saybrook. Route 1 ("Boston Post Road") predates the highway, and similarly runs an east-west route along the Long Island Sound. An estimated 75% of workers 16 or older in Old Saybrook commute to work via car, truck or van alone, making private vehicles the dominating mode of transportation in the Town. For this reason, the town's efforts to maintain roads and promote multi-modal transport (such as bikes, buses, and walking), are critical for a successful future transportation network.

In addition to private vehicles, a strong network of buses and trains support the Town as well. Old Saybrook had long been served by the 9-Town Transit buses through the Estuary Transit District. A recent merger with the Middletown Area Transit District, this new expanded service, called River Valley Transit, will continue to provide extensive bus service within Middlesex, Windham, and New London counties. The District has seen great success since its founding in 1981, with ridership and quality of services improving each year. The Old Saybrook Train Station provides service via Amtrak's Northeast Regional intercity trains, and CTail's Shoreline East's commuter rail service. In these ways, residents are well connected to Old Saybrook and its surrounding communities, as well as major cities like Boston and New York.



Some other important forms of transportation are pedestrian networks such as sidewalks and trails. Sidewalks and trails have numerous positive health and safety impacts and are highly valued amenities for our community. While these may not be major systems for most residents of Old Saybrook, continuing to maintain and expand non-motorized means of transportation encourages its present and future use.

Energy and Data
So much of modern life depends on access to adequate internet connection and energy supply. Particularly in the post-pandemic era, more and more residents depend on the internet for remote work and learning. An estimated 14% of Old Saybrook residents work from home in 2021, which is nearly double the 2010 percentage of 6.8% remote employees. High speed internet allows residents to conduct their remote work and learning with more ease. The maintenance and improvement of energy and data infrastructure has major implications for the resiliency of our community as well.



Sewer and Water
Another key piece of our Town's infrastructure is wastewater (sewage) disposal and water service facilities. Old Saybrook has no public sewers and relies on private septic systems for wastewater management.

The Town's Water Pollution Control Authority has successfully worked with 1,127 property owners to repair and replace septic systems with code compliant systems since the last PoCD update. The WPCA will continue to work with 812 remaining property owners to achieve code compliance and to continue administration of the Septic System Pump Out Program which requires residents by Town Ordinance to pump out their septic tank every five years.

The Connecticut Water Company ("CWC") supplies water to parts of Old Saybrook with public water utilities while many areas rely on private wells for water service. Public water systems provide many benefits as opposed to private wells, in terms of quantity and quality. In suitable areas, the Town intends to extend such public water systems to reach more residents. In terms of monitoring general water quality in Town, the Old Saybrook Water Pollution Control Authority monitors and manages water pollution and remediation efforts for the Town. Old Saybrook is also fortunate to have many natural systems aiding in this effort as well: the Town's wetlands and watercourses have essential drainage and filtering functions.



Previous and Ongoing Plans and Studies

The Town has produced many plans and studies relating to transportation and infrastructure in addition to its updates to the Plan of Conservation and Development. Both municipal and regional plans have helped to guide Old Saybrook's development, maintenance, and improvement of its transportation and infrastructure systems.

Route 1 Corridor Study (2005)

The Route 1 Corridor Study was undertaken and adopted in 2005 to gather information that would later be used to update the Town's zoning regulation pertaining to manage suburban sprawl, strip shopping and big box stores encroaching on Old Saybrook's community. In 2009, zoning regulations were added to reflect the findings of this study.

Sidewalk Plan (2006)

Old Saybrook's 2006 Sidewalk Plan was developed out of the Regional Transportation Plan vision and goals. This plan establishes a set a standards, goals and policies for future sidewalk development in Town. At the fore of this plan is the promotion of pedestrian safety, connectivity, and the value of sidewalks for both leisure and as a means of transportation.

Mariner's Way Route 1 East Plan (2014)

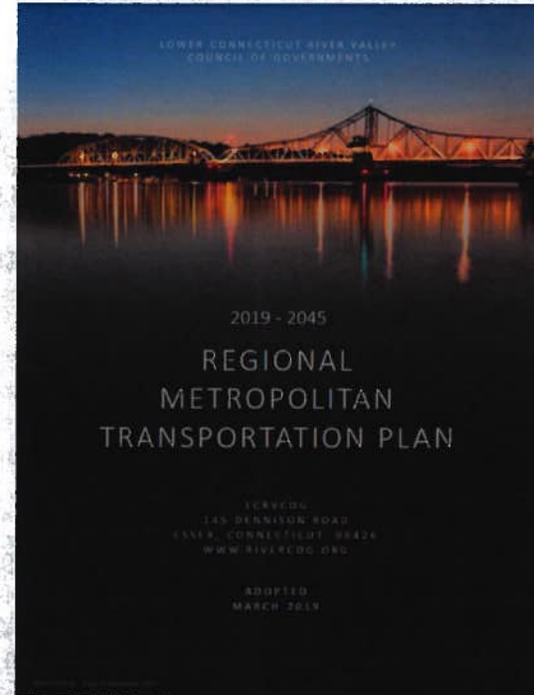
The 2014 Mariner's Way Route 1 East Plan developed strategies to revitalize the commercial area along the historic Route 1 connector. As a critical economic area for the Town, as well as a generally well-traveled route for residents, the maintenance and continued improvement for this road holds increasing importance for the community. Following the COVID pandemic, the Economic Development Commission and staff will be revisiting the market conditions and assumptions made as part of this Plan. An update is anticipated over the next two years.

Natural Hazard Mitigation Plan Update (2019, 2014, 2006)

Old Saybrook's Natural Hazard Mitigation Plans are an effort to prepare for natural hazards and reduce their impacts on our community. These natural hazards can include flooding, sea level rise, and hurricanes/tropical storms, which all have the potential to hamper the Town's infrastructure. By identifying town assets and natural hazards, the Plan assesses natural hazard impacts and risks and presents a mitigation plan. This Plan is scheduled for updates in 2023-2024 for re-adoption in 2025.

Regional Metropolitan Transportation Plan (2019-2045)

The Lower Connecticut River Valley Council of Governments developed a regional transportation plan to set goals for future transportation initiatives and funding priorities in our part of the State.



MARINER'S WAY
Gateway to Connecticut River Recreation
Old Saybrook, Plan of Conservation and Development



A vision to improve the Route 1 East connector in Old Saybrook between Saybrook Junction's Town Center and Ferry Point's Marina District

August 2014



Team of Old Saybrook Planning Commission

2. GUIDING PRINCIPLES FOR TRANSPORTATION AND INFRASTRUCTURE

CONNECTIVITY

Nearly the entire purpose of transportation networks and other infrastructure is to facilitate connectivity. From roads and sidewalks to train lines and fiber-optic data lines, the physical constructions in the environment that we build to connect us is collectively known as infrastructure. In Old Saybrook, the Town will strive to build and improve a full range of connective infrastructure that provides a high level of service to its residents and businesses and connects the community through both physical and virtual means. A focus on efficient systems that are mutually supportive and readily available to as many residents as possible will help ensure that the Town's numerous infrastructure systems knit the community closer together.

OPPORTUNITY

A more equitable Old Saybrook will leverage its infrastructure to lower barriers to access. Having widely available roads, sidewalks, and multi-use trails will provide broad opportunity for physical circulation throughout town. Ensuring a robust energy and data infrastructure will allow for growth and access to a global information economy for all residents and businesses. Attention and investment in supporting infrastructure such as public parking, electric vehicle charging, and connection to regional rail and highway networks will help expand economic and cultural opportunity within and beyond Old Saybrook. Regulation changes supportive of infrastructure investments, such as transit-oriented development will further expand opportunities for future residents and economic growth.

PREPAREDNESS & RESILIENCE

With most climate change models projecting continued sea-level rise and an increase in storm intensity and frequency, the infrastructure of Old Saybrook will need to respond. Frequent assessment of current infrastructure vulnerability will need to identify weaknesses and potential gaps that could leave neighborhoods at risk. Investments in new and upgraded infrastructure will need to account for changing conditions over the next few decades. Systems such as power and telecommunications should focus on reliability, redundancy and micro-grids. Transportation networks should focus on elevation and hardening of critical resources to promote sustainability and resiliency. Future investment for critical infrastructure should be directed away from vulnerable public facilities most likely to suffer from damage resulting from natural and man-made hazards.

VITALITY

Infrastructure that enables ease of access, connection, activity, and experience will increase the vitality of Old Saybrook. Providing physical and virtual ways for residents, businesses and visitors of Old Saybrook to encounter each other and the environment is a key function of a robust infrastructure. Investment decisions should focus not only on primary elements of infrastructure connection, but also on the secondary benefits and ways in which infrastructure can support economic and community development. The facilitation of community gatherings and cultural interactions makes Old Saybrook a more vital place to live, work, and enjoy.

SUSTAINABILITY

Given the central importance of infrastructure in holding a community together and facilitating its future, it is critical that existing and future systems are sustainable. Short-term thinking that ignores environmental or community equity concerns in favor of inappropriate economic growth should be discouraged. Decision making about infrastructure investments and priorities should proceed through the triple priorities of social equity, environmental stewardship, and responsible economic growth. In this way, Old Saybrook can serve the needs of its current residents, businesses, and visitors without compromising its ability to serve those evolving needs into the future.

3. POLICIES & ACTIONS FOR HISTORIC & CULTURAL RESOURCES

POLICY 1: Focus on interconnectivity of complete transportation network

The physical transportation network – roads, highways, rail, sidewalks, trails – is the very structure that holds a community together. Its continued maintenance, expansion, and improvement is critical to ensuring a thriving and connected Old Saybrook.

- a. Update policies to reflect a “complete streets*” approach so that transportation infrastructure improvements prioritize both motorized and non-motorized access.
- b. Coordinate efforts to establish a way-finding signage system identifying neighborhoods, commercial and cultural destinations, and recreation opportunities.
- c. Prepare engineering designs for priority sidewalk and road network investments so that they are “shovel ready” when funding becomes available.
- d. Work with CT-DOT, Shore Line East, Amtrak, and RiverCOG on inter-municipal and inter-regional connection improvements.
- e. Investigate multi-modal enhancements for Amtrak to connect train station to Old Saybrook destinations.
- f. Work with Harbor Management Commission and Harbor Masters to enable active and safe water-based transportation network.
- g. Improve bicycle and pedestrian infrastructure from Town Center to the Baldwin Bridge to better connect to Old Lyme
- h. Explore additional east-west transportation options beyond Route 1 and I-95
- i. Conduct or update road safety audits to determine whether any roads are functionally deficient in condition, safety, or service level.
- j. Consider expanding on-street parking in the Town Center, including adjustment of regulations to reduce parking requirements for businesses.
- k. Consider adding on-street parking in other commercial areas such as Saybrook Point to expand access and provide traffic calming.

** Complete streets is a transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation*

POLICY 2: Bolster public transportation and micro-mobility services

Old Saybrook, like most American communities, has spent much of the past eight decades becoming dependent on individual-rider motor vehicle travel. Moving forward, the individual car will slowly be de-emphasized in favor of travel with a lighter cost and environmental footprint, useful over shorter distances.

- a. Maintain open dialogue with Estuary Transit District on transit stop locations and schedules as the Town continues to evolve and commercial, employment, and residential centers change
- b. Ensure that transit stations/stops are served with a safe sidewalk network and equipped with bicycle racks.
- c. Investigate micro-mobility options like electric scooter programs, particularly for seasonal use.
- d. Work with XtraMile and ride-share companies to identify and meet local needs.
- e. Provide for safe ride-share pick up/drop off locations in commercial, beach, and civic areas
- f. Investigate feasibility of seasonal bus/trolley circulator to connect train station, beach areas, and downtown/commercial areas.
- g. Investigate logistics of a seasonal bicycle-share installation at Train Station, Town Center, and Marina areas, as bicycle environment is improved.

POLICY 3: Improve safety of pedestrian and non-motorized transportation

A community that is safe for bicycles and pedestrians is a friendly and welcoming community. Encouraging safe and convenient connectivity between neighborhoods and civic and commercial centers should focus strongly on complete streets and non-vehicular modes of travel.

- a. Update 2006 Sidewalk Plan
- b. Prioritize closing sidewalk gaps and improve network of safe crosswalks along Route 1.
- c. Undertake a series of walking audits of higher-density neighborhoods and commercial areas to identify significant hazards and gaps, particularly for street crossings.
- d. Address dangerous crosswalks along Main Street in the Town Center area.
- e. Implement "traffic calming" techniques in high-traffic areas, particularly considering raised crosswalks or speed tables where appropriate.
- f. Review regulations to ensure that new development prioritizes non-motorized and pedestrian circulation and connection to surrounding neighborhoods.
- g. Transition core commercial and civic areas from auto dependency through road diets, complete streets, and increased residential development density.
- h. Carefully consider the use of drive-through services in core civic, commercial, and pedestrian node areas.
- i. Consider centralized parking options along Boston Post Road and Main Street for "park once and walk" connection to commercial and civic opportunities.
- j. Establish and enforce stronger regulation of safe golf cart use as an alternative transportation option in designated neighborhoods.
- k. Conduct "Safe Routes to School" audit and work to ensure safe pedestrian access to Old Saybrook schools.
- l. Improve bicycle and pedestrian access to open space and recreation opportunities north of I-95.



POLICY 4: Focus investments on sustainable and resilient infrastructure

Major infrastructure investments such as roads, bridges, and water utility lines are meant to last decades. With significant climate change anticipated over that same horizon, it is essential that these investments be made in anticipation of some of the worst-case conditions. Alternatively, the most risk-prone areas may also be de-emphasized and critical services relocated to safer areas.

- a. Implement recommendations of Natural Hazards Mitigation Plan and Sea Level Rise Study and subsequent studies, as applicable, to prioritize raising of roadways in low-lying areas, including causeways and Great Hammock Road.
- b. Invest in project design to make infrastructure enhancements “shovel ready” for funding opportunities.
- c. Work with property owners along low-lying areas to prioritize and fund property elevations.
- d. Encourage and invest in installation of electric and alternative vehicle charging stations to reduce fossil fuel emissions.
- e. Seek long-term solutions for neighborhood-scale wastewater management.
- f. Work with public water utility on disaster preparedness and long-term resilience from both natural and man-made hazards.
- g. Encourage residents and businesses to conserve water.
- h. Update Scenic Roads Plan and pursue future scenic road designations.
- i. Undertake storm-water system upgrades, including culverts and drainage structures, as recommended by the Natural Hazards Mitigation Plan.
- j. Invest in new energy technologies to promote public safety, seeking a balance between community resilience and the town’s ability to safely manage that technology.

POLICY 5: Improve resilience and reliability of energy and data infrastructure

The improved connectivity and reliability of our data and energy infrastructure is critical to communities such as Old Saybrook, particularly in a post-pandemic world where isolation from larger economic centers is a risk. Combined with the uncertainty created by a changing climate, having reliable and resilient power and data is a public safety and economic necessity.

- a. Participate actively in State efforts to map and reduce cellular data coverage “dead zones”
- b. When energy and data infrastructure is upgraded, prioritize burying of utilities over running new overhead lines.
- c. Advocate for data speed and capacity investment in Old Saybrook
- d. Work with internet service providers on ensuring the rollout of 5G wireless networks is done in a way that visually protects the Town’s streetscapes
- e. Encourage natural gas utilities to expand into lower-density residential neighborhoods
- f. Work with battery-storage providers to locate and place power backup systems
- g. Investigate feasibility of establishing micro-grids for power resilience

4. IMPLEMENTATION

Priority	Partner Entities	Lead Organization	Action Items
POLICY #1: Focus on interconnectivity of complete transportation network			
High - Year 1-2	Public Works	Planning and Zoning Commissions, Land Use Department	1a. Update policies to reflect a "complete streets" approach so that transportation infrastructure improvements prioritize both motorized and non-motorized access.
Moderate - Year 3-5	Economic Development, Parks and Recreation, Public Works	Planning and Zoning Commissions, Land Use Department	1b. Coordinate efforts to establish a wayfinding signage system identifying neighborhoods, commercial and cultural destinations, and recreation opportunities
Moderate - Year 2-5		Land Use Department, Planning and Zoning Commissions	1c. Prepare engineering designs for priority sidewalk and road network investments so that they are "shovel ready" when funding becomes available.
Moderate - Year 3 and ongoing		Land Use Department, Planning and Zoning Commissions	1d. Work with CT-DOT, Shore Line East, Amtrak, and RiverCOG on inter-municipal and inter-regional connection improvements.
Moderate - Year 3		Land Use Department, Planning and Zoning Commissions	1e. Investigate multi-modal enhancements for Amtrak to connect train station to Old Saybrook destinations
Moderate - Year 4-5	Harbor Management Commission, Harbor Masters	Land Use Department, Planning and Zoning Commissions	1f. Work with Harbor Management Commission and Harbor Masters to enable active and safe water-based transportation network.
Moderate - Year 3	Public Works	Land Use Department, Planning and Zoning Commissions	1g. Improve bicycle and pedestrian infrastructure from Town Center to the Baldwin Bridge to better connect to Old Lyme
Moderate - Year 2-5		Land Use Department, Planning and Zoning Commissions	1h. Explore additional east-west transportation options beyond Route 1 and I-95
High - Year 2	Public Works	Land Use Department, Planning and Zoning Commissions	1i. Conduct or update road safety audits to determine whether any roads are functionally deficient in condition, safety, or service level.
Moderate - Year 2-3		Land Use Department, Planning and Zoning Commissions	1j. Consider expanding on-street parking in the Town Center, including adjustment of regulations to reduce parking requirements for businesses.

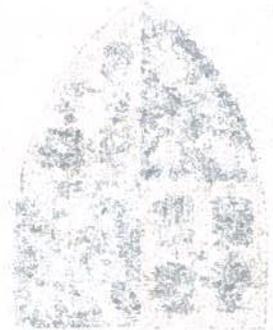
Action Items	Lead Organization	Partner Entities	Priority
1k. Consider adding on-street parking in other commercial areas such as Saybrook Point to expand access and provide traffic calming.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 2-3
POLICY #2: Bolster public transportation and micro-mobility services			
2a. Maintain open dialogue with Estuary Transit District on transit stop locations and schedules as the Town continues to evolve and commercial, employment, and residential centers change	Land Use Department, Planning and Zoning Commissions	Estuary Transit District	Moderate - Year 1 and ongoing
2b. Ensure that transit stations/stops are served with a safe sidewalk network and equipped with bicycle racks.	Land Use Department, Planning and Zoning Commissions	Public Works	Moderate - Year 1 and ongoing
2c. Investigate micro-mobility options like electric scooter programs, particularly for seasonal use.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 3-5
2d. Work with XtraMile and ride-share companies to identify and meet local needs.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 3-5
2e. Provide for safe ride-share pick up/drop off locations in commercial, beach, and civic areas	Land Use Department, Planning and Zoning Commissions	Economic Development	Moderate - Year 4-5
2f. Investigate feasibility of seasonal bus/trolley circulator to connect train station, beach areas, and downtown/commercial areas.	Land Use Department, Planning and Zoning Commissions	Economic Development	Moderate - Year 3-5
2g. Investigate logistics of a seasonal bicycle-share installation at Train Station, Town Center, and Marina areas, as bicycle environment is improved.	Land Use Department, Planning and Zoning Commissions	Public Works	Moderate - Year 5
POLICY #3: Improve safety of pedestrian and non-motorized transportation			
3a. Update 2006 Sidewalk Plan	Land Use Department, Planning and Zoning Commissions	Public Works	High - Year 1-3

Priority	Partner Entities	Lead Organization	Action Items
High - Year 1-2	Public Works	Land Use Department, Planning and Zoning, Commissions	3b. Prioritize closing sidewalk gaps and improve network of safe crosswalks along Route 1.
Moderate - Year 2-3		Land Use Department, Planning and Zoning, Commissions	3c. Undertake a series of walking audits of higher-density neighborhoods and commercial areas to identify significant hazards and gaps, particularly for street crossings.
High - Year 1	Public Works	Land Use Department, Planning and Zoning, Commissions	3d. Address dangerous crosswalks along Main Street in the Town Center area.
High - Year 1-3		Land Use Department, Planning and Zoning, Commissions	3e. Implement "traffic calming" techniques in high-traffic areas, particularly considering raised crosswalks or speed tables where appropriate.
High - Year 1		Land Use Department, Planning and Zoning, Commissions	3f. Review regulations to ensure that new development prioritizes non-motorized and pedestrian circulation and connection to surrounding neighborhoods.
High - Year 1 and ongoing		Land Use Department, Planning and Zoning, Commissions	3g. Transition core commercial and civic areas from auto dependency through road diets, complete streets, and increased residential development density.
Moderate - Year 3-5	Economic Development	Land Use Department, Planning and Zoning, Commissions	3h. Carefully consider the use of drive-through services in core civic, commercial, and pedestrian node areas.
Moderate - Year 3-5	Economic Development	Land Use Department, Planning and Zoning, Commissions	3i. Consider centralized parking options along Boston Post Road and Main Street for "park once and walk" connection to commercial and civic opportunities.
Moderate - Year 5		Land Use Department, Planning and Zoning, Commissions	3j. Establish and enforce stronger regulation of safe golf cart use as an alternative transportation option in designated neighborhoods.
High - Year 2-3	Board of Education	Land Use Department, Planning and Zoning, Commissions	3k. Conduct "Safe Routes to School" audit and work to ensure safe pedestrian access to Old Saybrook schools.

Action Items	Lead Organization	Partner Entities	Priority
3l. Improve bicycle and pedestrian access to open space and recreation opportunities north of I-95.	Land Use Department, Planning and Zoning Commissions	Parks and Recreation	Moderate- Year 4-5
POLICY #4: Focus investments on sustainable and resilient infrastructure			
4a. Implement recommendations of Natural Hazards Mitigation Plan and Sea Level Rise Study and subsequent studies, as applicable, to prioritize raising of roadways in low-lying areas, including causeways and Great Hammock Road.	Land Use Department, Planning and Zoning Commissions, Emergency Management	Inland Wetlands & Watercourses Commission	High - Year 1-3
4b. Invest in project design to make infrastructure enhancements “shovel ready” for funding opportunities.	Land Use Department, Planning and Zoning Commissions		High - Year 2-3
4c. Work with property owners along low-lying areas to prioritize and fund property elevations.	Land Use Department, Planning and Zoning Commissions		High - Year 2
4d. Encourage and invest in installation of electric and alternative vehicle charging stations to reduce fossil fuel emissions.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 4-5
4e. Seek long-term solutions for neighborhood-scale wastewater management.	Land Use Department, Planning and Zoning Commissions	Water Pollution Control Authority, Public Works	Moderate - 2-5
4f. Work with public water utility on disaster preparedness and long-term resilience from both natural and man-made hazards.	Emergency Management	Water Pollution Control Authority, Public Works	Moderate - 2-5
4g. Encourage residents and businesses to conserve water.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 2 and ongoing
4h. Update Scenic Roads Plan and pursue future scenic road designations.	Land Use Department, Planning and Zoning Commissions		Moderate - Year 3-5

Priority	Partner Entities	Lead Organization	Action Items
High- Year 2-5	Public Works, Water Pollution Control Authority, Emergency Management	Land Use Department, Planning and Zoning Commissions	4i. Undertake storm-water system upgrades, including culverts and drainage structures, as recommended by the Natural Hazards Mitigation Plan
Moderate - Year 3-5	Public Works	Land Use Department, Planning and Zoning Commissions	4j. Invest in new energy technologies to promote public safety, seeking a balance between community resilience and the town's ability to safely manage that technology.
POLICY #5: Improve resilience and reliability of energy and data infrastructure			
Moderate - Year 3	Emergency Management, Public Works	Land Use Department, Planning and Zoning Commissions	5a. Participate actively in State efforts to map and reduce cellular data coverage "dead zones"
Moderate - Year 5	Public Works	Land Use Department, Planning and Zoning Commissions	5b. When energy and data infrastructure is upgraded, prioritize buying of utilities over running new overhead lines.
Moderate - Year 4-5	Public Works	Land Use Department, Planning and Zoning Commissions	5c. Advocate for data speed and capacity investment in Old Saybrook
Moderate - Year 4-5	Public Works	Land Use Department, Planning and Zoning Commissions	5d. Work with internet service providers on ensuring the rollout of 5G wireless networks is done in a way that visually protects the Town's streetscapes
Moderate - Year 5	Public Works	Land Use Department, Planning and Zoning Commissions	5e. Encourage natural gas utilities to expand into lower-density residential neighborhoods
Moderate - Year 5	Public Works	Emergency Management	5f. Work with battery-storage providers to locate and place power backup systems
Moderate - Year 4	Emergency Management	Public Works	5g. Investigate feasibility of establishing micro-grids for power resilience

REVUE DE LA SOCIÉTÉ
DE LA
PLAQUE



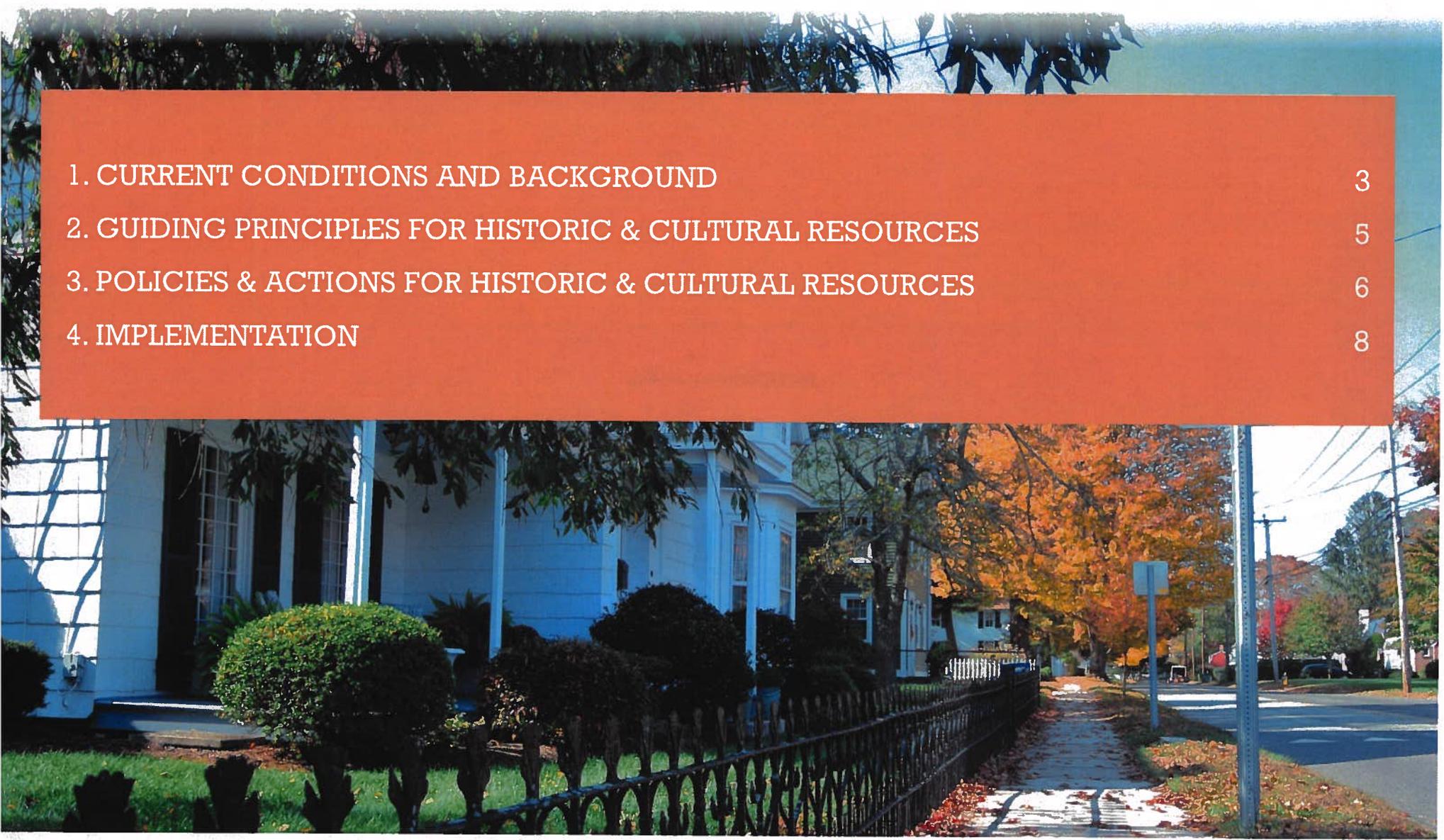
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OLD SAYBROOK PLAN OF CONSERVATION AND DEVELOPMENT HISTORIC AND CULTURAL RESOURCES

REVISED OCTOBER 19, 2022

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1. CURRENT CONDITIONS AND BACKGROUND

As one of Connecticut's oldest towns, Old Saybrook boasts a vibrant history and culture that must be preserved and appreciated. Old Saybrook was pursued by settlers arriving in the New World due to its location at the mouth of the Connecticut River. Old Saybrook's position made it a prime trading post, and therefore appealing to settlers. Old Saybrook's complex history reflects the Town's importance to residents old and new.

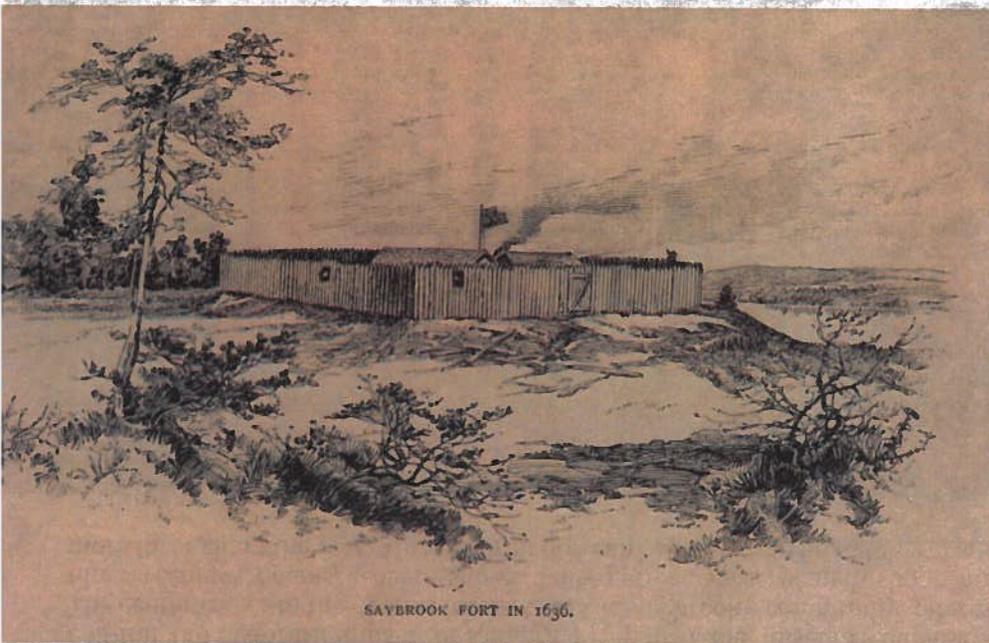
Old Saybrook's known history goes back well over 400 years. For much of the 16th and 17th centuries, several parties disputed who would be able to settle on the territory now known as Old Saybrook. Originally inhabited by the Algonquin Nehantic Native Americans, the area would soon be conquered by the Pequot tribe in 1590. In the following century, the Pequots, Dutch, and English would fight for control over the territory. In 1644, the Saybrook Colony became a part of the Connecticut Colony. Settlers began to move further out from the center of Saybrook and created parishes that would end up establishing the towns of Lyme, Westbrook, Chester, and Essex. In this way, Old Saybrook became a nexus of the lower Connecticut River Valley. For more information on Old Saybrook's history, please refer to the [Town's website](#) or the [Old Saybrook Historical Society website](#).

Given Old Saybrook's rich history, the Town is very dedicated to its historical and cultural resources. This commitment can be seen in the hard work of the Old Saybrook Historical Society, the vibrancy of the Katherine Hepburn Cultural Arts Center ("The Kate"), the many activities in the cultural events calendar, as well as the role of the Historic District Commission. These organizations and events help connect the present day community of Old Saybrook to its historic and cultural resources.



Photo of a concert at the Hart House (from Old Saybrook Historical Society)

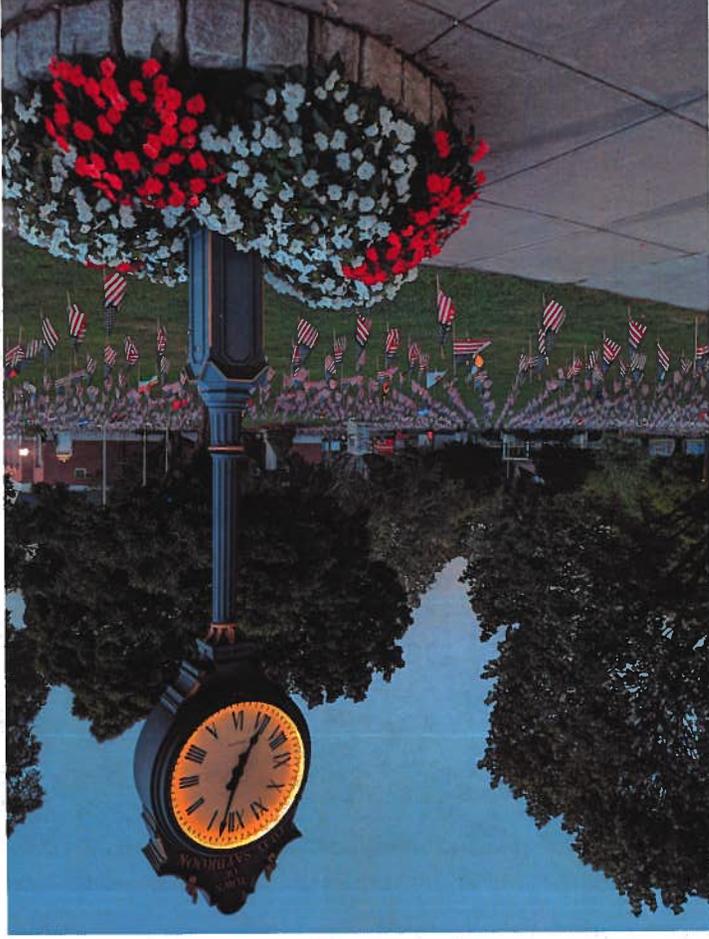
The Old Saybrook Historical Society was founded in 1958 out of the common desire of residents to protect and preserve the rich history of Old Saybrook. The early days of the Society focused on adding historic homes to the National Register of Historic Places, preserving important documents and artifacts, and fundraising for its former headquarters at the Samuel Hart House. The Society is now based at the 1767 General William Hart House, which features beautiful gardens, a 'living' museum, as well as an independent archives building. Today, the Society provides outreach and education to the community and school system to keep Old Saybrook's rich history alive for future generations. More information can be found on the [Historical Society's website](#).



SAYBROOK FORT IN 1636.

Saybrook Fort in 1636 (from New York Public Library)

The Commission's broader role is to "promote the educational, cultural, economic and general welfare of the Town through the preservation and protection of buildings, places and districts of historic interest." The Historic District Commission is an essential organization in Old Saybrook for historic resources. Old Saybrook looks to keep its rich history and culture relevant in a changing world to allow the town to grow into an ever-evolving diverse and vibrant community. By protecting and preserving these resources, our community is enriched and empowered to engage with Old Saybrook's past and present history and culture.



Old Saybrook
Town Green

The Kate provides both historical and cultural entertainment to the shoreline with world class musical acts and a new museum "presents an authentic view of the cultural and historical impact" of Katharine Hepburn, the museum's namesake. The center caters to the diverse interests of Old Saybrook's community, offering film screenings, operas, dance performances, comedy shows, and more throughout the year. More information can be found on [The Kate's website](#).



Photo of "The Kate" (from Katharine Hepburn Cultural Arts Center)

Thanks to a busy cultural events calendar, Old Saybrook regularly comes together to celebrate its business community, history, and community members with annual sidewalk sales, summer concert series, Torchlight parade, Starlight Festival, Chili Festival, and Arts Festivals, and many more events. This programming effectively involves residents of all ages to enjoy and engage in Old Saybrook's unique culture.

In addition to its organizations and events, Old Saybrook's Historic District Commission represents the Town's historic efforts at the local government level. This Commission's primary role is to manage the development within the Historic District to ensure that structural changes are made in an architecturally

2. GUIDING PRINCIPLES FOR HISTORIC & CULTURAL RESOURCES

CONNECTIVITY

Thanks to its location at the mouth of the Connecticut River and Long Island Sound, Old Saybrook's history stretches back centuries earlier than the establishment of the Saybrook Colony in 1635. Algonquin Nehantic tribes farmed and fished in the area and interacted with both native and early European traders. With the Town approaching nearly 400 years since the establishment of the colony, it will seek to strengthen its connections to that cultural history. Old Saybrook also recognizes that it continues to build upon a rich cultural heritage and continues to make its unique history. As the roots of an ancient tree continue to nourish each year's new leaves, so will Old Saybrook seek to connect to its history and culture to foster its new growth.

OPPORTUNITY

The cultural, historic, and natural resources of Old Saybrook are vast. The variety of sites and assets representing centuries of history may be found throughout the community and is particularly focused within the core of the Town and shoreline areas. The Town's contemporary cultural resources, led by the Katharine Hepburn Cultural Arts Center, continue to provide residents and visitors alike with a wealth of opportunities to experience art and performance. The Town will seek to expand public access to and appreciation of these resources by a variety of appropriate methods, using resources like the Old Saybrook Public Library as cultural gateways, while encouraging active stewardship and protection to ensure their continued vitality."

PREPAREDNESS & RESILIENCE

Old Saybrook's historic and cultural resources require careful management to ensure their continued longevity. Because of its history and geography, a large number of the Town's most historic areas are within proximity to river and coastal areas that are likely to be most immediately affected by climate change-driven concerns of rising sea levels and increasing frequency and severity of storm events. Other resources simply continue to struggle against the passage of time and require increased preservation efforts. Recognizing this vulnerability and better identifying resources deserving of protection will be critical to Old Saybrook's continued historic and cultural legacy. Building a strong constituency of support for the preservation and safeguarding of its cultural and historic resources will help ensure they survive a changing world.

VITALITY

Celebrating the culture, people, sites, and events that have defined Old Saybrook is key to the community's vitality. Increased community participation in cultural events and activities such as the Town's many parades, festivals, and performances, and appreciation of the Town's historic resources will foster a stronger sense of the Town's vibrant character. The Town will seek to promote the diversity of cultural expression and experience in Old Saybrook to build its identity and legacy. It will also highlight and protect its historic resources as a living foundation to that cultural identity. Old Saybrook will continue to be a hub of celebration, commercial and cultural activity along the shoreline.

SUSTAINABILITY

Balancing a focus on the past with an eye on the future is the key to a sustainable approach to cultural and historic resources. The Town will seek to celebrate, preserve, and protect its historic sites and structures while continuing to allow its cultural diversity to thrive and build upon this legacy in new ways. Investing financial, community, and human resources in supporting a rich cultural experience in Old Saybrook will continue to define the town as a unique and valued place.

3. POLICIES & ACTIONS FOR HISTORIC & CULTURAL RESOURCES

POLICY 1: Celebrate and support living culture in Old Saybrook

While it has centuries of history that form and inform the current day, Old Saybrook is a vibrant place that continues to grow as culturally rich and diverse community. Efforts should be taken to celebrate and give voice to the arts and culture of Old Saybrook in numerous modes and venues. Encouragement of and investment in visual and performing arts and cultural celebration should be a regular municipal priority.

- a. Continue to support cultural arts programming at the Katherine Hepburn Cultural Arts Center
- b. Provide support to community organizations to continue and enhance celebrations, parades, and cultural events of the Town
- c. Encourage collaboration between Economic Development Commission, Parks & Recreation Commission, Public Library, Connecticut Office of Tourism, and the Old Saybrook Chamber of Commerce to ensure that arts and culture events are fully publicized and listed on calendars of events
- d. Connect local arts and cultural institutions with Old Saybrook schools and youth organizations to promote inter-generational cultural continuity

POLICY 2: Focus on historic preservation as a key element of cultural heritage

Despite Old Saybrook's history that spans many centuries, it was not until the establishment of the Old Saybrook Historical Society in 1958 that any organized efforts were made to document and protect the critical historical resources of the town. Through efforts of both volunteers of the Historical Society and the Town, working through the Historic District Commission and other agencies, Old Saybrook has made considerable strides in identifying and protecting its historic resources. Continuing this focus, and recognizing that much of Old Saybrook's ongoing cultural uniqueness lies within its deep and rich history, is a key element of connecting past to future.

- a. Support the work of the Old Saybrook Historical Society in identifying and preserving key documents, sites, buildings, and other historical artifacts
- b. Support the Historic District Commission and provide proactive outreach to new property owners within designated Historic Districts so they understand the responsibilities of ownership
- c. Provide information and support to property owners interested in pursuing property listings on the State or National Register of Historic Places
- d. Develop a town-wide Historic Resources Inventory, seeking outside financial assistance as a Certified Local Government to inventory historic sites
- e. Consider establishing a "Village District" for the area from the railroad station to the Fire Station on Main Street
- f. Leverage the planned Ferry Point and Mariners Way development and redevelopment to reflect the maritime history of Old Saybrook.
- g. Focus joint public and private efforts to redevelop former "Power House" on Clark Street
- h. Partner with organizations to research and document more information on Old Saybrook's pre-colonial era

POLICY 3: Safeguard physical elements of Old Saybrook's history

The traditional dangers that the ravages of time pose to historic documents, landscapes, and structures are often challenging enough to overcome. Dealing with the complications of a changing climate, where extreme heat, drought, increased storm frequency, intensity, and flooding will force a broader approach. Planning for more extreme conditions will require more resources to identify, prioritize, and create techniques for protection of key physical elements to the Town's historic and cultural landscape. Where it is possible, these elements should be documented and protected so that their value may be shared by generations well into the future.

- a. Drawing on current hazard and climate change studies, conduct a vulnerability assessment of critical naturally and historically significant areas, sites, and structures
- b. Consider establishing additional scenic roads and providing funding for protection and maintenance (College, Causeway, Maple, Great Hammock, Old Boston Post Road)
- c. Establish and maintain effective regulations to protect Historic Resources, including formal procedures for including the Old Saybrook Historical Society
- d. Establish a Demolition Delay Ordinance to assist with historic preservation efforts

POLICY 4: Connect community to historic and cultural resources

Old Saybrook's rich historical and cultural heritage presents an important opportunity to promote and differentiate the Town as a destination and a home. Leveraging a commitment to cultural and historic appreciation is a key to continuing Old Saybrook's identity of place. This commitment will involve public education, supporting and publicizing events, and physical and cultural connections between people and resources.

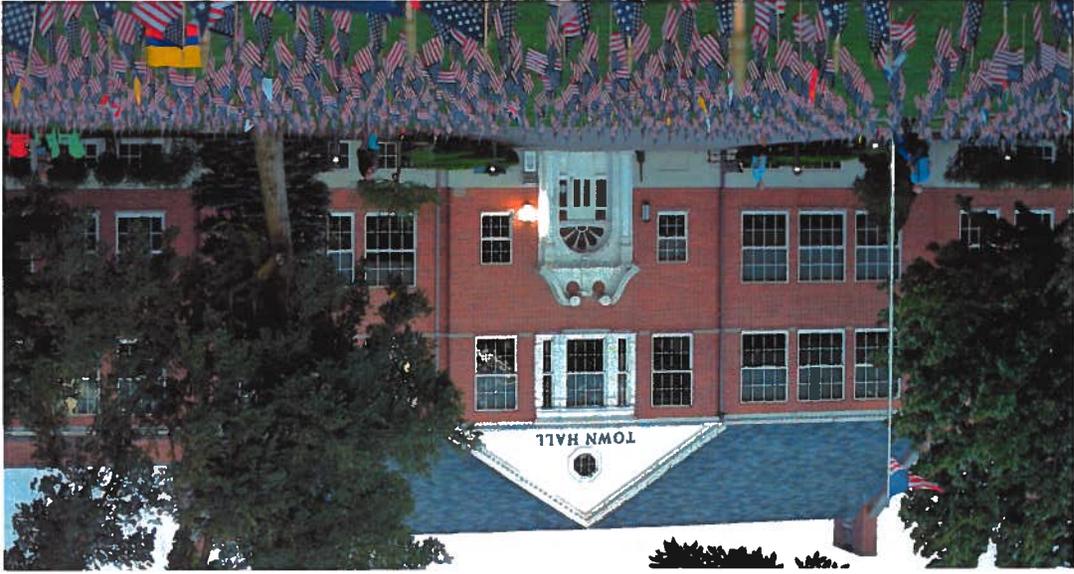
- a. Leverage the Train Station as a cultural hub and welcome center highlighting Old Saybrook's history and a key connection point to the Town
- b. Prioritize Old Saybrook's historic and cultural resources as value propositions in promoting the Town for visitors, businesses, and residents
- c. Consider the establishment of a Historic and Cultural Development Commission to promote cultural interests
- d. Invest in pedestrian and bicycle connections and wayfinding signage between cultural, civic, and historic resource areas
- e. Continue to leverage the Acton Public Library as a hub of cultural and historic education as well as inter-generational cultural interactions
- f. Encourage expanded education about history, art, and architecture of Old Saybrook in public school curricula

4. IMPLEMENTATION

Priority	Partner Entities	Lead Organization	Action Items
Policy #1: Celebrate and support living culture in Old Saybrook			
Moderate (Year 1 and ongoing)	Board of Selectmen	Economic Development Commission	1a. Continue to support cultural arts programming at the Katherine Hepburn Cultural Arts Center
High (Years 1-3)	Board of Selectmen	Economic Development Commission	1b. Provide support to community organizations to continue and enhance celebrations, parades, and cultural events of the Town
High (Years 1-3)	Connecticut Office of Tourism	Economic Development Commission, Parks and Recreation Commission, Action Public Library	1c. Encourage collaboration between Economic Development Commission, Parks & Recreation Commission, Public Library, and Connecticut Office of Tourism to ensure that arts and culture events are fully publicized and listed on calendars of events
Moderate (Years 3-5)	Youth and Family Services	Board of Education	1d. Connect local arts and cultural institutions with Old Saybrook schools and youth organizations to promote inter-generational cultural continuity
Policy #2 : Focus on historic preservation as a key element of cultural heritage			
Moderate (Years 1 and ongoing)	Historical Society	Historic District Commission	2a. Support the work of the Old Saybrook Historical Society in identifying and preserving key documents, sites, buildings, and other historical artifacts
Moderate (Years 1-5)	Historic District Commission	Land Use Department, Planning and Zoning Commissions	2b. Support the Historic District Commission and provide proactive outreach to new property owners within designated Historic Districts so they understand the responsibilities of ownership
Moderate (Years 3-5)	Historic District Commission	Land Use Department	2c. Provide information and support to property owners interested in pursuing property listings on the State or National Register of Historic Places
High (Years 1-4)	U.S. National Park Service	Historic District Commission, Historical Society	2d. Develop a town-wide Historic Resources Inventory, seeking outside financial assistance as a Certified Local Government to inventory historic sites
Moderate (Years 3-4)	Economic Development Commission	Planning and Zoning Commissions	2e. Consider establishing a "Village District" for the area from the railroad station to the Fire Station on Main Street

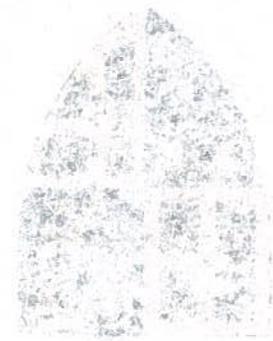
Action Items	Lead Organization	Partner Entities	Priority
2f. Leverage the planned Ferry Point and Mariners Way development and redevelopment to reflect the maritime history of Old Saybrook.	Planning and Zoning Commissions, Land Use Department	Economic Development Commission	High (Year 1)
2g. Focus joint public and private efforts to redevelop former “Power House” on Clark Street	Land Use Department, Planning and Zoning Commissions	Economic Development Commission	High (Year 1)
2h. Partner with organizations to research and document more information on Old Saybrook’s pre-colonial era	Historical Society		Moderate (Year 4-5)
Policy #3: Safeguard physical elements of Old Saybrook’s history			
3a. Drawing on current hazard and climate change studies, conduct a vulnerability assessment of critical naturally and historically significant areas, sites, and structures	Historical Society	Land Use Department	High (Year 1-2)
3b. Consider establishing additional scenic roads and providing funding for protection and maintenance (College, Causeway, Maple, Great Hammock, Old Boston Post Road)	Conservation Commission, Land Use Department	Historic District Commission, Planning and Zoning Commissions	Moderate (Year 3-5)
3c. Establish and maintain effective regulations to protect Historic Resources, including formal procedures for including the Old Saybrook Historical Society	Historic District Commission	Board of Selectmen	Moderate (Year 2-3)
3d. Establish a Demolition Delay Ordinance to assist with historic preservation efforts	Historic District Commission	Land Use Department	Moderate (Years 3-4)
Policy #4: Connect community to historic and cultural resources			
4a. Leverage the Train Station as a cultural hub and welcome center highlighting Old Saybrook’s history and a key connection point to the Town	Historical Society	Economic Development Commission	High (Years 1-2)

Priority	Partner Entities	Lead Organization	Action Items
High (Years 1-3)	Historic District Commission	Economic Development Commission	4b. Prioritize Old Saybrook's historic and cultural resources as value propositions in promoting the Town for visitors, businesses, and residents
High (Year 1)	Historic District Commission	Board of Selectmen	4c. Consider the establishment of a Historic and Cultural Development Commission to promote cultural interests
Moderate (Years 3-5)	Historical Society	Planning and Zoning Commissions, Land Use Department	4d. Invest in pedestrian and bicycle connections and wayfinding signage between cultural, civic, and historic resource areas
Moderate (Years 2-5)	Historical Society	Acton Public Library and Historic District Commission	4e. Leverage Acton Public Library as a hub of cultural and historic education as well as inter-generational cultural interactions
Moderate (Years 4-5)	Historical Society and Board Architectural Review Board	Board of Education, Historic District Commission	4f. Encourage expanded education about history, art, and architecture of Old Saybrook in public school curricula



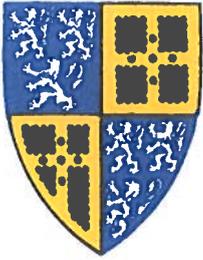
Old Saybrook Town Hall

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TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216

REFERRAL MEMORANDUM

TO: Carl Fortuna, First Selectman, Board of Selectmen

FROM: Norman “Nick” Prevost, Chairman, Old Saybrook Planning Commission

DATE: May 2, 2023

RE: **Proposed Amendment to the Regulations for Public Improvements, Section 103 B.3 to allow for expansion of maximum pavement width at the discretion of the Director of Public Works to exceed twenty feet where no parking ais allowed on the street and there are physical on-site constraints related to Public Health Code Requirements.**
Petitioner: Old Saybrook Planning Commission

This memorandum serves to refer to you a request of the Planning Commission to review the referenced matter within your regulatory or administrative authority and recommend any required modifications.

Public Hearing has been set for **Wednesday, June 21, 2023** and will be held in the Old Saybrook Town Hall 1st floor conference room, 302 Main Street, at 7:00 p.m. and via teleconference at

Public Zoom Link:

<https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

We would greatly appreciate a response no later than **June 12, 2023**.

Thank you in advance for your assistance.

END OF MEMORANDUM

Proposed Amendment to the Regulations for Public Improvements, Section 103 B.3 to allow for expansion of maximum pavement width at the discretion of the Director of Public Works to exceed twenty feet where no parking is allowed on the street and there are physical on-site constraints related to Public Health Code Requirements.

Petitioner: Old Saybrook Planning Commission

Draft for Public Hearing Scheduled for June 21, 2023

Text updated to 4/28/2023

Proposed new text underlined.

130B.3 Driveway Width

Driveways shall have a minimum pavement width of ten (10) feet, and a maximum pavement width of twenty (20) feet except in Residence A zoning districts where the maximum pavement width may, at the discretion and direction of the Director of Public Works, exceed twenty (20) feet where no parking is allowed on the street along the frontage of the property, or where there are on-site physical constraints related to Public Health Code requirements.

The minimum corner or curb radius at the intersection of a town road and driveway shall be five (5) feet. All brush, trees and any other obstructions shall be cleared and removed for a distance of three (3) feet beyond the edge of pavement along both sides of the entire length of the driveway, and to a height of twelve (12) feet above the driveway surface.

PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at the Old Saybrook Town Hall, 302 Main Street, First Floor Conference Room, Old Saybrook, Connecticut, on Tuesday, May 23, 2023 at 6:00 p.m. (or upon conclusion of the Board of Selectmen meeting with the ARPA Adhoc Committee, whichever is later) for the following purpose:

To discuss an application for the Neighborhood Assistance Act (NAA) for The Connecticut Cancer Foundation: \$150,000 based on the NAA's Program Serving Low-Income Persons tax credit of 60%.

Carl P. Fortuna, Jr., First Selectman
Scott Giegerich, Selectman
Matthew Pugliese, Selectman

Dated at Old Saybrook, Connecticut this 9th day of May, 2023.
ATTEST: Sarah V. Becker, Town Clerk

CALL OF SPECIALTOWN MEETING

Notice is hereby given that a Special Town Meeting of the electors and citizens qualified to vote in Town meetings of the Town of Old Saybrook will be held in the Old Saybrook Town Hall, 302 Main Street, First Floor Conference Room, Old Saybrook, Connecticut, on Tuesday, May 23, 2023 immediately following the Public Hearing which shall take place at 6:00 p.m. (or upon conclusion of the Board of Selectmen meeting with the ARPA Adhoc Committee, whichever is later) for the following purpose:

To act upon the recommendation of the Board of Selectmen to approve an application for the Neighborhood Assistance Act (NAA) (Connecticut General Statutes Sections 12-631-12-638) for The Connecticut Cancer Foundation: \$150,000 based on the NAA's Program Serving Low-Income Persons tax credit of 60%.

Carl P. Fortuna, Jr., First Selectman
Scott Giegerich, Selectman
Matthew Pugliese, Selectman

Dated at Old Saybrook, Connecticut this 9th day of May, 2023.
ATTEST: Sarah V. Becker, Town Clerk