

PLANNING COMMISSION

The Planning Commission is responsible for reviewing all proposed subdivision of land for residential, commercial or industrial purposes and for updating of the Town's Plan of Conservation & Development. During this fiscal year, the Commission conducted 6 public hearings, reviewed 5 applications for Subdivision of Land, 3 applications for Re-subdivision of Land, and one Lot Line Modification. Of the 8 Applications, the Commission approved 7.

The Commission received 27 referrals from other land use agencies for approval as consistent with the Plan of Conservation & Development. The Zoning Commission referred 11 applications for Special Exception uses and 2 revisions to the Zoning Regulations. The Commission reviewed 8 proposals for Municipal Improvement from the Board of Selectmen and one from the Parks & Recreation Department.

The Commission continued its review of Town road endings for the Board of Selectmen and made a formal recommendation of public improvements for Willard Avenue for the Board to adopt and construct. The Commission will continue to investigate road endings during the next fiscal year.

The Planning Commission conducted its first review and approval of an application for Open Space Subdivision in the newly zoned Residence Conservation District was conducted. This type of Special Exception permit conserves half of any land proposed for development to be permanently preserved as open space. On behalf of the Commission, many thanks go out to the public, my fellow Commission members, and the Commission's staff and consultants for their input, efforts and many long hours spent on processing the application for "The Preserve".

In September 2004, the Commission formed a subcommittee to evaluate the Town's existing pedestrian resources, such as sidewalks, trails, and bikeways. We expect to finalize the findings and recommendations of this initiative to the Board of Selectmen by the end of 2005. The Sidewalk Plan will be used then to update sidewalk regulations and policies and to guide boards and commissions during their reviews of proposed development and municipal improvement projects. The study benefited from a town-wide Sidewalk Survey, which that Commission sent out to obtain citizen input, as well as technical advice received from CT DOT, CRERPA, the Selectmen's Office, the Public Works Department, the Parks & Recreation Department, and the Land Use Department.

The Planning Commission meets the 1st and 3rd Wednesday of each month (except July and August when only one regular monthly meeting is scheduled) at 7:30 p.m. at Pasbeshauke Pavilion at Saybrook Point Park, 155 College Street. The Commission consists of 5 members and 3 alternate members. Some members also serve to represent the Commission on other Town land use agencies:

Inland Wetlands & Watercourses Commission – Robert J. McIntyre
FEMA Community Rating System Committee – H. Stuart Hanes (Coordinator)
Regional Planning Agency (CRERPA) – Karen Jo Marcolini (former Commission Member)

Boston Post Road Corridor Study – Dave Hoey (Representative)

Robert J. McIntyre, *Chairman*