



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Kenneth W. A. Soudan, Chairman  
Kathleen A. Sugland, Vice Chairman  
Trevor D. Ladd, Secretary*

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

*Robert D. Missel  
Paula S. Kay  
Douglas S. McCracken, Alternate  
Thomas R. Cox, Alternate  
Mark M. Patterson, Alternate*

REGULAR MEETING MINUTES  
**Wednesday, November 6, 2019 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:00 P.M.

II. **ROLL CALL**

SEATED: K. Soudan, K. Sugland, R. Missel, P. Kay, D. McCracken

PRESENT: T. Cox, M. Patterson

ABSENT: T. Ladd

STAFF: C. Nelson, Town Planner

III. **REGULAR BUSINESS**

A. **Minutes**

**MOTION** to **amend the minutes** of the 9/4/19 meeting to remove D. McCracken from votes, to correct the votes to 5-0-0, and to amend IV.B. as follows; **MADE** by T. Cox; **SECONDED** by D. McCracken; **APPROVED** unanimously.

Edward Cassella gave an overview of both petitions to amend the map and the regulations. He explained these petitions are a precursor to later proposals for development. ~~Attn Attorney~~ Cassella oriented the commission to a scheme-plan for development of ~~the 9.5 acres with~~ 5.5 acres at having a density of one dwelling unit per 12,500 *s.f.*, which is the minimum in the A district. ~~The other and the remaining~~ four acres ~~would be being~~ conserved as open space to preserve the environment. He went on to explain the map amendment and the uses permitted on the property as is currently zoned. He presented text to change building setbacks as well as text to allow dens in non-age restricted PRDS. Architectural renderings of the proposed building scheme-plan were displayed.

Arnold Robinson, professional planner, spoke about the adjacent uses as residential and civic. ~~indicating There there~~ are no other industrials nearby. He spoke about existing densities of development (acreage per dwelling unit). He gave the commission photo images of the site to demonstrate change in site's water fronts over time ~~and, which~~ would require a lot of work to reestablish ~~it~~. He suggested The the uses allowed in the existing MI Marine Industrial District would be unlikely to locate here. ~~He continued about he also discussed~~ the distance requirement of the PRD setback.

Doug McCracken asked about the DEEP review letter's question concerning the schematic proposal infringing on the Gateway Conservation Zone's partial buffer. ~~Attn~~ Attorney Cassella explained that there is an exception ~~is~~ for the already developed shoreline.

Ken Navarro described the vegetation and restoration as a buffer. He also described the garages and parking in the proposed area.

J. Wren spoke about design requirements of dwelling units in a flood zone. ~~The He~~ indicated the scheme plan is to enhance the native vegetation and return the developed area with the same within the 50-foot tidal wetlands buffer. He displayed renderings mocked-up to show visual buffering of existing trees and proposed trees. Mr. Wren also described the proposed on-site septic system.

The Commission discussed the aspects of the site as it exists and allowed ~~Attn~~ Attorney John Bennett to speak on behalf of neighbors. He presented a history of the uses of the site as compatible in the neighborhood. He spoke of rights established by the zoning for property ~~owners~~ owner's use not being an obligation ~~for of~~ the Town to customize or optimize the same for any potential users. He spoke about concerns about concentrating residential development in a flood zone.

Atty Cassella summed up the petitions, the process and the consistency with the Town Plans. The commission spoke with Town Planner about her thoughts on the petitions and Atty Cassella about clarifications of the information. There was some discussion among the members about the Town Plan of Conservation and Development.

B. **Correspondence**

The Commission acknowledged a letter from Dr. Dunn to the Zoning Commission regarding the proposed by Greylock LLC considered by the Commission at a previous meeting.

C. **Committee, Representative & Staff Reports**

D. McCracken reported that the Natural Hazard Mitigation Plan is finalized; the Chalker Beach Improvements Association is seeking assistance in how to implement coastal resilience measures from a student program offered by UCONN and CT Sea Grant. K. Soudan reported the RiverRPC hired a consultant to complete the Regional Plan of Conservation & Development; he encouraged the members to participate in the upcoming process. P. Kay shared an observation from her participation as representative to the Wetlands Commission that the process is a burden to property owners in terms of time and money. T. Cox reported that the joint PC/EDC committee is ready to share a draft of the Strategic Economic Development Plan.

D. **2020 Meeting Calendar**

**MOTION** to send the **2020 Meeting Calendar** to the Town Clerk as prepared; MADE by R. Missel; SECONDED by K. Sugland; **APPROVED** unanimously.

## IV. NEW BUSINESS

- A. **Petition to Amend the Old Saybrook Zoning Map**  
from Residence AA-1 to the Restricted B-3 District  
807 Middlesex Turnpike (Assessor's Map 68, Lot 28-1)  
Petitioner: SVH, LLC, owner Agents: Suzy & Scott Magruder

The Magruder explained how the bisection of the property by the district boundary line affects their use of the property. Ms. Nelson explained the origin of the current boundary line as a distance parallel from the centerline of the Route 154 right-of-way, and that the petition proposes to amend the boundary to be associated with the rear line of the property. The Commission discussed the matter in the context of the area of town.

**MOTION** to find that the **Petition to Amend the Old Saybrook Zoning Map from Residence AA-1 to the Restricted B-3 District at 807 Middlesex Turnpike (Assessor's Map 68, Lot 28-1)** is consistent with the Town Plan of Conservation & Development in that it makes the zoning district boundary concurrent with the existing property line; MADE by D. McCracken; SECONDED by R. Missel; **APPROVED** unanimously.

- B. **Petition to Amend the Old Saybrook Zoning Regulations**  
Section 33 Restricted Business B-3 District regarding Veterinary Hospitals  
Petitioner: SVH, LLC, owner Agents: Suzy & Scott Magruder

The Magruder recounted the long history of their business, which is prohibited in the district, and how its legal non-conformity limits their ability to adapt to modern veterinary practices. Ms. Nelson explained that the petition proposes to allow the use in the zoning district by Special Exception with a condition of a minimum area of land. The Commission discussed the matter in the context of the other uses permitted in the district.

**MOTION** to find that the **Petition to Amend the Old Saybrook Zoning Regulations Section 33 Restricted Business B-3 District regarding Veterinary Hospitals** is consistent with the Town Plan of Conservation & Development in that it accommodates a traditional business use in a mixed-use district but it protects residential uses by requiring a lot size sufficient to buffer business activities; MADE by D. McCracken; SECONDED by K. Sugland; **APPROVED** unanimously.

## V. ADJOURNMENT

The Commission recognized Ken Soudan for his excellent leadership during his term of service to the Town. Mr. Soudan thanks the members for the opportunity to act as chairman, and he encouraged the Commission to "keep looking at the big picture".

**MOTION** to **adjourn** at 8:00 P.M. to the next regularly-scheduled meeting of November 20, 2019 in the first floor conference room of Town Hall at 320 Main Street, Old Saybrook; MADE by D. McCracken; SECONDED by R. Missel; **APPROVED** unanimously.

Respectfully submitted,

Christine Nelson  
Town Planner