



TOWN OF OLD SAYBROOK
Planning Commission

*Thomas R. Cox, Chairman
Paula S. Kay, Vice Chairman
Robert D. Missel, Secretary
Kathleen A. Sugland
Mark M. Patterson*

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

Douglas S. McCracken, Alternate

REGULAR MEETING MINUTES
Wednesday, January 6, 2021 at 7:00 P.M.
via teleconference

I. **CALL TO ORDER**

The Vice Chairman called the teleconference to order at 7:00 p.m.

II. **ROLL CALL**

Present: Paula Kay (seated for the vacant Chairman position), Douglas McCracken, Robert Missel, Mark Patterson

Members Absent: Kathleen Sugland

Staff Present: C. Gilman, Recording Clerk

III. **REGULAR BUSINESS**

A. **Minutes**

MOTION to approve the meeting minutes of the 12/16/20 meeting with the following amendments: D. McCracken was seated for Mark Patterson, not R. Missel; under **Non Conformity – Lots** typo change to proposed from purposed; under **Drive through windows for indoor restaurants** it should state drive throughs near residential areas instead of in residential areas. **MADE** by B. Missel; **SECONDED** by D. McCracken: **VOTING IN FAVOR:** Patterson, Kay, McCracken, Missel; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED** 4-0-0.

B. **Correspondence**

The only correspondence received was related to the agenda items.

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

P. Kay reported that the Inland Wetlands Commission had no new reports.

IV. **NEW BUSINESS**

A. **Election of Officers**

D. McCracken nominated P. Kay to be Chairman of the Planning Commission and B. Missel

seconded the nomination.

MOTION to close the nominations for Chairman of the Planning Commission
MADE by D. McCracken, SECONDED by M. Patterson, VOTING IN FAVOR:
Patterson, McCracken, Missel, Kay; OPPOSED: None; **APPROVED** 4-0-0.

D. McCracken nominated B. Missel to be Vice Chairman of the Planning Commission and P. Kay seconded the nomination. B. Missel expressed that he would like to remain secretary. P. Kay nominated M. Patterson to be Vice Chairman and it was seconded by B. Missel.

MOTION to close the nomination for Vice Chairman of the Planning Commission
MADE by D. McCracken, SECONDED by M. Patterson, VOTING IN FAVOR:
Patterson, McCracken, Missel, Patterson; OPPOSED: None; **APPROVED** 4-0-0.

MOTION to close the nomination for Secretary of the Planning Commission
MADE by P. Kay, SECONDED by D. McCracken, VOTING IN FAVOR: Patterson,
McCracken, Missel, Kay; OPPOSED: None; **APPROVED** 4-0-0.

P. Kay inquired if anyone had interest in assuming the responsibility of being the Representative for the Inland Wetlands Commission. D. McCracken stated he would consider it if being Chairman of the Planning Commission interfered with P. Kay's work on the Inland Wetlands Commission. There was a voice vote for P. Kay to continue as Representative of the Inland Wetlands Commission, Kay, Patterson, McCracken, Missel were in favor.

V. REFERRALS

- A. "Hanford Commons II" Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89), Residence A District, Pedestrian Node
Applicant: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Consider per Town Plans; report on consistency to Zoning Commission

Attorney Marjorie Shansky, Esq. (representing 109 Lynde Street LLC), Engineer Michael Ott and property owner, Michael Picard, were present.

Attorney Shansky was in front of the Planning Commission last year in regards to Hanford Commons. She is here today to purpose Hanford Commons II, which will be at the corner of Lynde and Elm Street. The unit will be 9,280 square feet and contain a total of 19 apartments with 6 of those units being deemed affordable. This apartment building fits in with the POCD of the town of Old Saybrook. It was discovered that the two-page Consistency with POCD document, the Statement of Use document and the Affordability Plan document were not included in the Planning Commission packets.

Attorney Shansky went on to explain that the Hanford Commons II plans to compliment the current Hanford Commons being constructed in regards to architectural design. The proposed

plan will have landscaping to provide buffering to adjacent properties. Attorney Shansky explained how Hanford Commons fits in with the POCD for the town of Old Saybrook.

The Commission went through the drawing site plan of the proposed Hanford Commons II with Michael Ott. The landscape plan will be finished once the proposal goes to the Zoning Commission. The lighting will be the same lights already approved for the Hanford Commons site and they meet all requirements. D. McCracken inquired why the sidewalk doesn't continue up Elm Street. M. Ott explained that it is possible to extend it and would speak with C. Costa regarding the matter. Most of the trees are going to be removed on the property. There will be three septic tanks at the upper right-hand corner of the parcel and the leaching field will be along the westerly side of the property; partially beneath the parking area.

D. McCracken inquired if this matter has been scheduled for a Zoning meeting. M. Ott stated it has not but the application was going to be completed this week.

D. McCracken expressed further concern about not having the complete package with the additional documents. Both R. Missel and M. Patterson agreed and would like the opportunity to review the entire documents.

MOTION to table the matter of "Hanford Commons II" Application for Site Plan for Affordable Housing (CGS 8-30g) until the January 20, 2021 Planning Commission Meeting; MADE by R. Missel; SECONDED by M. Patterson. VOTING IN FAVOR: Kay, McCracken, Missel, McCracken; OPPOSED: None; APPROVED 4-0-0.

VI. ADJOURNMENT

P. Kay mentioned that she would like to see the River Cog on the agenda for the next meeting and have C. Costa present to discuss it.

MOTION to adjourn the Planning Commission public meeting of January 6, 2021 at 7:59 p.m. to the next regular meeting on Wednesday, January 20, 2021 at 7:00 P.M. via Zoom Meeting: Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09> teleconference Dial: 929 436 2866 US, Meeting ID: 956 9833 3313; or One tap mobile: +19294362866,,96382281249#
MADE by: M. Patterson; SECONDED by: D. McCracken. VOTING IN FAVOR: Patterson, McCracken, Missel, Kay; OPPOSED: None; **APPROVED** 4-0-0.

Respectfully submitted,

Christeen Gilman