



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Paula S. Kay, Chairman  
Mark Patterson, Vice Chairman  
Robert D. Missel, Secretary  
Kathleen A. Sugland  
Douglas S. McCracken*

302 Main Street  
Old Saybrook, Connecticut 06475

[oldsaybrookct.gov](http://oldsaybrookct.gov)

REGULAR MEETING MINUTES  
**Wednesday, January 20, 2021 at 7:00 P.M.**  
via teleconference

I. **CALL TO ORDER**

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

II. **ROLL CALL**

Present: P. Kay, M. Patterson, D. McCracken, R. Missel, K. Sugland

D. McCracken has been appointed to a full member.

Members Absent: None

Staff Present: C. Gilman, Recording Clerk

III. **REGULAR BUSINESS**

A. **Minutes**

**MOTION to approve the meeting minutes as amended** for the 01/06/21 Planning Commission meeting with the following amendments: D. McCracken was seated for K. Sugland, on page 2 MOTION to close nomination for Vice Chairman should read "Voting in favor: Patterson, McCracken, Missel, Kay"; a paragraph should be inserted that P. Kay nominated R. Missel for Secretary; page 3 MOTION to table should read "Kay, McCracken, Missel and Patterson"; Under VI Adjournment should read "P. Kay mentioned that she would like to see the appointment for the River Cog Representative on the agenda for the next meeting if necessary." MADE by M. Patterson; SECONDED by R. Missel: VOTING IN FAVOR: Kay, McCracken, Missel, Patterson; OPPOSED: None; ABSTAINING: K. Sugland; **APPROVED** 4-0-1.

**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 has one application at the moment. P. Kay expressed her concern that the Inland Wetlands Commission is the only agency that needs to meet twice. She will bring more information to the commission at a future meeting.

**IV. 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) and Engineer Michael Ott were present.

The commission has received the correspondence that was missing from the 01/06/21 meeting which included the POCD Consistency Analysis, a Statement of Use relating to the development and a copy of the Affordability Plan. There are no variances on the property.

M. Ott shared with the commission the landscaping plan. P. Kay expressed concern over outdoor space for the residents. M. Ott pointed out that there is a covered, outdoor pergola that will be built for residential use. Arborvitae were recently planted along the lot to provide privacy between the neighboring houses. D. McCracken mentioned that two weeks ago there was a discussion of continuing the sidewalk up Elm Street and inquired if M. Ott had discussed that with Zoning. M. Ott expressed that he is about to make that submission to Zoning.

P. Kay expressed concern of a 4<sup>th</sup> large building on the street. Attorney Shansky discussed how 8-30g applies to the property.

P. Kay inquired if the real estate taxes were negotiable. Attorney Shansky responded no.

<p><b>MOTION to send a favorable recommendation to the Zoning Commission for the approval of “Hanford Commons II” Application for Site Plan for Affordable Housing (CGS 8-30g) as it is consistent with the town’s POCD as well as the town’s planning for the next decade and the Planning Commission asks that the</b></p>
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**Zoning Commission consider extending the sidewalk along Elm Street; MADE** by R. Missel; **SECONDED** by M. Patterson. **VOTING IN FAVOR:** Kay, McCracken, Missel, Patterson, Sugland **OPPOSED:** None; **ABSTAINING:** None; **APPROVED** 5-0-0.

## V. NEW BUSINESS

### A. Appointment of Regional Planning Committee Representative

P. Kay inquired if D. McCracken would still be interested in becoming the Regional Planning Committee Representative. D. McCracken stated he was.

**MOTION to Nominate D. McCracken to the Regional Planning Committee Representative; MADE** by: M. Patterson; **SECONDED** by: P. Kay. **VOTING IN FAVOR:** Kay, Patterson, McCracken, Missel, Sugland **OPPOSED:** None; **ABSTAINING:** None; **APPROVED** 5-0-0.

K. Sugland updated the commission on the consultants that were hired regarding the Affordable Housing portion of the POCD. They are in the process of putting together a survey to send out to the town to find out their views on affordable housing. Their next meeting is schedule for 2/26/21. Currently they are deciding on the ways to contact the town regarding taking the survey. M. Patterson suggested reaching out to the local Old Saybrook Facebook groups. K. Sugland expressed that has been discussed as well as putting it on the town electronic board.

## VI. ADJOURNMENT

**MOTION to adjourn** the Planning Commission public meeting of January 20, 2021 at 7:31 p.m. to the next regular meeting on Wednesday, February 3, 2021 at 7:00 P.M. via Zoom Meeting: Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBBeDVyaHhtMERDQT09> teleconference Dial: 929 436 2866 US, Meeting ID: 956 9833 3313; or One tap mobile: +19294362866,,96382281249#  
**MADE** by: M. Patterson; **SECONDED** by: R. Missel. **VOTING IN FAVOR:** Kay, Patterson, McCracken, Missel, Sugland; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED** 5-0-0.

Respectfully submitted,

Christeen Gilman