



TOWN OF OLD SAYBROOK
Planning Commission

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

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

REGULAR MEETING MINUTES
Wednesday, March 3, 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: M. Patterson (acting Chairman as P. Kay is absent), D. McCracken, K. Sugland, R. Missel, M. Joufflas (seated for P. Kay)

Members Absent: P. Kay

Staff Present: C. Gilman, Recording Clerk; C. Costa, Zoning Enforcement Officer

III. **REGULAR BUSINESS**

A. **Minutes**

D. McCracken stated on page 2 that his name was misspelled.

MOTION to approve the meeting minutes for the 02/03/21 Planning Commission meeting as amended to correct D. McCracken's name on page 2; **MADE** by D. McCracken; **SECONDED** by M. Joufflas; **VOTING IN FAVOR:** McCracken, Joufflas, Sugland; **OPPOSED:** None; **ABSTAINING:** M. Patterson, R. Missel; **APPROVED** 3-0-2.

B. **Correspondence**

The only correspondence received was related to the agenda items.

C. Committee, Representative & Staff Reports

C. Costa reminded the commission that there is a Connecticut Bar Association Training this Saturday. There will also be a meeting of the Land Use agencies to discuss housing on March 20th at 6:00pm. Additional information and links will follow.

IV. NEW BUSINESS

MOTION to adjust the Planning Commission agenda for the meeting so that item C: “Residences at 247 Main” can go first.

MADE by: R. Missel; SECONDED by: D. McCracken. VOTING IN FAVOR: Patterson, McCracken, Sugland, Jouflas, Missel; OPPOSED: None; ABSTAINING: None;

APPROVED 5-0-0.

C. “Residences at 247 Main” Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch.

247 Main Street, Assessor’s Map 30/Lot 55, Business B-1 District, Pedestrian Node

Owner: New England Conservation Partnership, LLC Contract Purchaser/ Agent: Joe Wren, P.E.

ACTION: Consider per Town Plan; report on consistency to Zoning Commission for their 3/15/2021 PH

Joe Wren gave a presentation in regards to 247 Main Street, which he would like to purchase and convert the second floor into two apartments. He plans to redo the parking lot, take down the overgrown trees and replant new ones, and fix the front sidewalk. The parking lot will include a handicap spot. A cedar fence will be installed along two sides of the property, with shrubs on the third side. There is a proposed covered porch on the backside for the tenants to have an outdoor area. The rollaway trash barrels will be hidden within a fenced in area. A separate entrance for the residents will be on the north side of the building and the entrance for the existing bakery will be on the right side. The septic system will be replaced.

J. Wren is proposing to keep the same structure with 30X50 exterior walls. The current bakery downstairs will remain. He is proposing to build two 1 bedroom apartments on the second floor. There will be a 7X23 deck off the back for both tenants. Both apartments are approximately 700 sq. feet and have open floor plans with a living room, kitchen, a single bathroom, 1 bedroom, and a flex space. J. Wren stated that the current zoning regulations promote this type of second floor apartment as these type apartments attract younger professionals to Main Street the proposed project is consistent with the Plan of Conservation and Development and Zoning Regulations.

M. Patterson inquired if the plan meets the requirements for parking spaces. J. Wren stated for this property there should be a minimum of fourteen parking spots. There was a

variance in 1999 to allow for 13 parking spaces and, in addition, there is on street parking as well as the new park that is one property to the north, which has additional parking.

MOTION to send a favorable recommendation to the Zoning Commission for the approval of “Residences at 247 Main” Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch as it is consistent with the Town of Old Saybrook Plan of Conservation and Development; MADE by: M. Jouflas; SECONDED by: K. Sugland. VOTING IN FAVOR: Patterson, Missel, McCracken, Sugland, Jouflas; OPPOSED: None; ABSTAINING: None; **APPROVED** 5-0-0.

A. **“Smoke on the Water” Petition to Amend the Zoning Regulations** to include outdoor restaurant definition and standard and to allow temporary non-residential restaurant trailers in the SP-2 District and for the Town owned properties located on the CT River or Long Island Sound for a maximum of 180 days per calendar year.

Petitioner: The Point, LLC. Agent: Attorney Edward Casella

Action: Consider per Town Plans; report on consistency to Zoning Commission for their 3/15/2021 PH

Attorney Edward Cassella and applicant Taylor Colt presented. They are seeking a zoning text amendment to allow for a 300 seat outdoor restaurant on the former Dock & Dine property, which is located at 145 College Street. Attorney Cassella stated they are asking for these changes due to the flood regulations in the SP-2 District. Any building in the SP-2 District has to be elevated 12 feet. The owner did have another Dock & Dine building approved plan several years ago that was 12 feet in the air with 469 seats and over a 100 parking spaces. Due to last year with Covid restrictions and the uncertainty with the sea level rise, the owners came up with a new, outdoor restaurant concept. The restaurant would be made up of different trailers and landscaping to create a restaurant feel. The trailers would contain beverage and bar, ADA-compliant restrooms, office space, storage, cold food prep, refrigeration and freezer. The trailers and other items on the property can be relocated during a storm or an emergency flood event. There will be two long charcoal barrel smokers that will be closed to contain the smoke. This will be a seasonal property that is used 180 days a year and there is plans to add additional parking.

Kathy Connolly, a member of the public, expressed her concern for the outdoor restaurant over issues of parking. Susan Esty from the Park and Rec Commission stated she was not opposed to the zoning changes. Susie Beckman, Economic Development Coordinator for Old Saybrook, stated that the text change proposed fits in with Old Saybrook’s plan for economic development.

MOTION to send a favorable recommendation to the Zoning Commission for the approval of “Smoke on the Water” Petition to Amend the Zoning Regulations to include outdoor restaurant definition and standards to allow temporary non-residential restaurant trailers in the SP-2 District and for the Town owned properties located on the CT River or

Long Island Sound for a maximum of 180 days per calendar year as it is consistent with the town Plan of Conservation and Development as it will increase tourism, redevelop an underperforming property, enhance the economic well-being and quality of life for Old Saybrook residents, sustain a strong business sector and business development while mitigating risk due to natural disaster.

MADE by: D. McCracken; SECONDED by: M. Jouflas. VOTING IN FAVOR: Patterson, McCracken, Sugland, Jouflas; OPPOSED: None; ABSTAINING: R. Missel;
APPROVED 4-0-1.

R. Missel abstained from the vote because he did not feel there was enough information to make an informed decision.

- B. **“Smoke on the Water at Dock & Dine” Application for Special Exception** for an outdoor restaurant with temporary restaurant trailers, pavilion and tents.
145 College Street, Assessor’s Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone
Owner: The Point, LLC. Applicant: Smoke on the Water at Dock & Dine
Action: Consider per Town Plans; report on consistency to Zoning Commission for their 4/5/2021 PH

MOTION to amend the agenda as stated and address only Item A at the March 3, 2021 meeting. Item B, “Smoke on the Water at Dock & Dine” Application for Special Exception, will be heard at a later date.

MADE by: R. Missel; SECONDED by: D. McCracken. VOTING IN FAVOR: Patterson, Missel, McCracken, Sugland, Jouflas; OPPOSED: None; ABSTAINING: None;
APPROVED 5-0-0.

V. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of March 3, 2021 at 8:03 p.m. to the next regular meeting on Wednesday, March 17, 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: R. Missel; SECONDED by: K. Sugland. VOTING IN FAVOR: Missel, Patterson, McCracken, Sugland, Jouflas; OPPOSED: None; ABSTAINING: None;
APPROVED 5-0-0.

Respectfully submitted,

Christeen Gilman