



TOWN OF OLD SAYBROOK  
**Planning Commission**

302 Main Street  
Old Saybrook, Connecticut 06475

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

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

*Megan Joufflas, Alternate*  
*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

REGULAR MEETING MINUTES  
**Wednesday, March 17, 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, D. McCracken, M. Joufflas (seated for Mark Patterson), D. Tulimieri Jr. (seated for K. Sugland), M. Bender (seated for R. Missel until he arrived),

Absent: M. Patterson, K. Sugland

Staff: C. Gilman (Recording Clerk)

III. **REGULAR BUSINESS**

A. **Minutes**

P. Kay pointed out that the Land Use Agencies meeting is on March 30th, not March 20th. D. McCracken stated that on page two the last line of the second paragraph should be two sentences.

**MOTION to approve the minutes** of the 03/03/21 meeting with the following amendments: the date of the meeting for the Land Use Agencies be changed to is March 20<sup>th</sup> and the last line in paragraph two on page two should be split into two sentences; **MADE** by D. Tulimieri; **SECONDED** by P. Kay; **VOTING IN FAVOR:** McCracken, Missel, Joufflas, Tulimieri, Bender; **OPPOSED:** None; **ABSTAINING:** P. Kay; **APPROVED** 5-0-1.

B. **Correspondence**

The only correspondence was related to the agenda items.

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

D. McCracken is new to the team for the Regional Plan of Conservation and Development with River Cog. He is representing Old Saybrook. M. Joufflas is leading the team. They had a meeting a week ago and they are currently resolving the internal comments with M. Joufflas.

Once that is complete there will be a public meeting.

P. Kay reported that the Aquifer Protection Agency has been active in renewing applications. She also reported that the Inland Wetlands Commission had no new reports other than an ongoing legal situation.

#### IV. REFERRALS

##### A. “Theater Marquee Sign” Petition to Amend the Old Saybrook Zoning Regulations

Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illuminated flashing Marquee sign for theaters in the Business B-1 Zoning District as a Special Exception Use.

*Petitioner: The Katharine Hepburn Cultural Arts Center Agent: Brett Elliot, Executive Director*

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for their 4/5/2021 PH*

**MOTION made to consider the two agenda items at the same time.** MADE by P. Kay, SECONDED by M. Jouflas, VOTING IN FAVOR: Kay, Jouflas McCracken, Tulumieri, Bender; OPPOSED: None; **APPROVED** 5-0-0.

Brett Elliot was present and gave a presentation regarding a theater marquee sign that the theater would like to attach to the side of the Kate. The proposed design of the sign compliments the historic features of the building. It is a backlight sign and the perimeter lights around the sign would be in motion on show nights. Those lights will be in a “twinkle” motion to not distract away from Main Street. B. Elliot stated that the sign fits into the town’s Plan of Conservation and Development under the Vibrant Living Section. The sign also helps support the arts.

D. McCracken expressed concern over the wording of the text amendment of the sign that it should be a sign that is attached to a theater. The commission agreed to make that a recommendation to the Zoning Commission in the motion.

B. Missel entered the meeting and M. Bender was unseated for him.

D. Tulumieri had a question on why the trees differ on the drawing that the commission was given. B. Elliott stated there has been discussion about redoing the landscaping in front of the Kate.

R. Missel expressed concerns over the lighting that is above the columns. He believes that they should remain a natural color rather than green and red as it would conflict with the sign. B. Elliot stated that the lights are only different colors at the holidays, in January, and red for Katharine Hepburn, as that was her color.

M. Jouflas commented that the sign fits in with the Plan of Conservation and Development as the sign is geared towards pedestrian traffic rather than street traffic. B. Elliot stated that it is their intention.

**MOTION to recommend to the Zoning Commission approval** of the referred petition to amend the Zoning Regulations Section 9 Definitions to add new marquee sign, amend flashing sign, and new 31.2.11 to allow for an illuminated flashing marquee sign for theaters in the Business B-1 Zoning District as a Special Exception Use as it is consistent with the town's Plan of Conservation and Development, specifically the economic sections goal to provide Old Saybrook as a regional destination for visual and performing arts. Planning requests that the language of the text be clear that marquee sign must be attached to the theater building. MADE by: P. Kay; SECONDED by: R. Missel. VOTING IN FAVOR: Kay, McCracken, Joufflas, Missel, Tulimieri; OPPOSED: None; ABSTAINING: None; APPROVED 5-0-0.

**B. "The Kate" Application for Special Exception Use** for a 34.83 s.f. theater marquee wall sign with flashing lights. 300 Main Street, Assessor's Map 30, Lot 63-1, Business B-1 Zoning District, Pedestrian Node Applicant: The Katherane Hepburn Cultural Arts Center Agent: Brett Elliot, Executive Director ACTION: Consider per Town Plans; report on consistency to Zoning Commission for their 4/19/2021 PH

**MOTION Motion to recommend to the Zoning Commission approval** of the referred Special Exception Use for 34. 83 s.f. Theater marquee wall sign with flashing lights. 300 Main Street, Assessor's Map 30, Lot 63-1, Business B-1 Zoning District, Pedestrian Node as it is consistent with the town's Plan of Conservation and Development developing economic goal to extend the tourist season to support town center business community and providing Old Saybrook with a vibrant living lifestyle. MADE by: P. Kay; SECONDED by: M. Joufflas. VOTING IN FAVOR: Kay, McCracken, Joufflas, Missel, Tulimieri; OPPOSED: None; ABSTAINING: None; APPROVED 5-0-0.

## VI. ADJOURNMENT

P. Kay asked the commission to look at the summer calendar as it's been the convention that the commission meets once a month in the summer. For August, Paula would like to meet the first meeting of the month (August 4th). She asked that the commission look at their calendars and they can discuss the summer calendar at the next meeting.

**MOTION to adjourn** the Planning Commission public meeting of March 17, 2021, at 7:43 p.m. to the next regular meeting on Wednesday, April 7, 2021, at 7:00 P.M. via Zoom Meeting: Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBeDVyaHhtMERDQT09> teleconference Dial: 929 436 2866 US, Meeting ID: 956 9833 3313; or One tap mobile: +19294362866,,96382281249#. MADE by: R. Missel; SECONDED by: D. McCracken VOTING IN FAVOR: Kay, McCracken, Joufflas, Missel, Tulmieri; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0

Respectfully submitted,

Christeen Gilman

