



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

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

REGULAR MEETING MINUTES  
**Wednesday, May 19, 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, K. Sugland, M. Bender, D. Tulimieri Jr., M. Joufflas  
M. Bender & D. Tulimieri Jr. were seated for M. Patterson and R. Missel

Members Absent: M. Patterson, R. Missel

Staff Present: C. Gilman, Recording Clerk

**III. REGULAR BUSINESS**

**A. Minutes**

The following proposed amendments were made for the 04/21/21 PC Meeting Minutes:

Page 2:

- third line: change "misspelt" to "misspelled"
- 4th paragraph, 3rd line: delete "part" from "part River Cog"

Page 3:

- 2nd paragraph: 6th line, BE should be VE
- 4th paragraph "He stated that this is a lunch and dinner, family restaurant that is geared towards some nightmare entertainment." nightmare should be nighttime

Page 6:

- 1st paragraph " He asked if there would be any resolved issues from the ARB?"

- please replace with "... be any unresolved issues from the ARB review?"
- 2nd paragraph " D. McCracken stated in summary they were trying to work through all the ARB concerns?" please replace "stated" with "questioned whether"
  - 3rd paragraph, 5th line: orders should be "odors".
  - 5th paragraph: last line: should read: "P. Kay also expressed that insurance and liability issues would have to be addressed." (Delete: "concern of the")

Page 7:

- 2nd paragraph " all the pillions needed" pillions should be pilings

Page 8:

- 2nd para, 7th line: insert "that" the property...
- 10th line: substitute buffers for "buffering"
- 3rd para: line 4, also, change buffering to buffers
- 3rd para, line 3: insert space between "onto"
- 4th para: line 1: delete "if": should read: M. Patterson asked Attorney Cassella if...

Page 9:

- 2nd paragraph: line 5, Insert space in "onto"
- 3rd paragraph: line 5: than should be "then"
- last paragraph " ..... more material presented if they tabled the conservation in regards to the POCD " please replace "conservation" with "conversation"

**MOTION to approve the meeting minutes as amended** for the 04/21/21 Planning Commission meeting MADE by P. Kay; SECONDED by D. McCracken. VOTING IN FAVOR: Kay, McCracken, Sugland, Bender; OPPOSED: None; ABSTAINING: D. Tulimieri Jr.; **APPROVED** 4-0-1.

## B. Correspondence

The only correspondence received was related to the agenda items.

## C. Committee, Representative & Staff Reports

D. McCracken gave an update on the Regional Planning Committee. The April 26th meeting started the 65-day public comment period. There will be an additional meeting on June 30th, which will be the end of the 65-day public comment period. You can review the plan and comment at [rivercogregionalplan.org](http://rivercogregionalplan.org).

P. Kay gave an update on the Inland/Wetlands Commission. The Environmental Planner has resigned and they will be appointing a temporary replacement.

#### IV. NEW BUSINESS

- A. “Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)** Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District; Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.  
Contract Purchaser: Bedcon Holdings, LLC. Agent: Attorney Edward Cassella  
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 6/7/2021 PH

Attorney Edward Cassella was present representing Bedcon Holdings, LLC as well as A. Williams, who is a member of Bedcon Holdings, LLC. Attorney Cassella gave a presentation to the commission in regards to the application for a residential and commercial use development at 45 Sherwood Terrace and 38 Sherwood Terrace. There will be no structural changes to 45 Sherwood Terrace other than the installation of a walkway and a fenced-in area for garbage. Inside the building there will be an office, which will be occupied by Bedcon Holdings LLC, as well as 3 apartments. On 38 Sherwood Terrace Bedcon Holdings, LLC would like to construct a 2,100 sq. foot building with 3 garage bays and a residential dwelling upstairs. The parking is currently being reconfigured and a crosswalk will be installed to connect the two properties.

Two of the four residential units will be deemed affordable housing. Attorney Cassella explained to the commission how the proposed project relates to the Plan of Conservation and Development.

The Commission asked questions and considered the information presented.

**MOTION to send a favorable** recommendation to the Zoning Commission approval of the referred petition “Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g) Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District; Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District, as it is consistent with the Town Plan of Conservation and Development to expand the mix of housing options within walking distance to the town center and train station and strengthens our local economy; MADE by: P. Kay; SECONDED by: K. Sugland. VOTING IN FAVOR: Kay, Sugland, McCracken, Bender, Tulimieri Jr.; OPPOSED: None; ABSTAINING: None; **APPROVED** 5-0-0.

#### V. ADJOURNMENT

**MOTION to adjourn** the Planning Commission public meeting of May 19, 2021 at 7:38pm. to the next regular meeting on Wednesday, June 2, 2021 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and 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: P. Kay; SECONDED by: K. Sugland. VOTING IN FAVOR: Kay, Sugland, McCracken, Tulimieri Jr., Bender; OPPOSED: None; ABSTAINING: None;  
**APPROVED** 5-0-0.

Respectfully submitted,

Christeen Gilman