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|  | TOWN OF OLD SAYBROOK  **Planning Commission** | *Paula S. Kay, Chairman Mark Patterson, Vice Chairman,*  *Norman Prevost Jr. Kathleen A. Sugland*  *Douglas S. McCracken*  *Meghan Jouflas, Alternate* |
| 302 Main Street  Old Saybrook, Connecticut 06475  **oldsaybrookct.gov** | *Dennis Tulimieri Jr., Alternate*  *Michael K. Bender, Alternate* |

REGULAR MEETING MINUTES

**Wednesday, September 1, 2021 at 7:00 P.M.**  
 via Hybrid Meeting

I. **CALL TO ORDER**

The Chairman Paula Kay called the meeting to order at 7:00 pm

II. **ROLL CALL**

Present:

Paula Kay

Norman Prevost Jr.

Douglas McCracken

Meghan Jouflas

Dennis Tulimieri

Members Absent:

Mark Patterson

Kathleen Sugland

Michael Bender

Staff Present:

Chris Costa, Zoning Enforcement Officer

Sarah Makowicki, Recording Clerk

Alternates Meghan Jouflas and Dennis Tulimieri are seated for the absent commission members.

Chairman Kay motioned to hear regular business after the close of new business. So moved.

III. **NEW BUSINESS**

1. **Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District.  Applicant:  91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 9/8/2021 PH*

Attorney Marjorie Shansky presented the proposed petition to amend the zoning regulations to the commission. Ms. Shansky also presented a proposed development on the applicants land to show how the zoning change would be used.

The commission felt that the proposed amended regulation wording was specifically written for this piece of land and did not represent all of the Marine Industrial land options.

Megan Jouflas commented that the proposed wording did not include alternatives that would be more in line with The Plan of Conservation and Development. Ms. Jouflas commented that these alternatives could include: multi-family housing opprotunities and other alternatives that would fit all MI lots and not only the lot of the applicant.

Paul Kay commented that she did not see the opportunity for the zoning commission to deny the proposed development, because the wording of the amendment is so closly written to fit the proposed project. Ms. Kay asked Attorney Shansky to clarify.

Ms. Shansky stated that each applicant would have to ask for a map amendment and have a master plan. The applicant would then go before the Zoning Commission, who has the legislative authority to grant or deny the proposed development. Each proposal could be subject to modification.

Ms. Shansky was open to the recommendations of the board and would be willing to rework the language in the amendment to appease the commissions requests.

**MOTION to Recommend Denial of Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District.  Applicant:  91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky on the grounds that the proposed amendment is inconsistent with the Plan of Conservation and Development to preserve areas for water dependent industrial and recreational purposes. MADE by P. Kay SECONDED by. D. Tulimieri VOTING IN FAVOR: P. Kay; OPPOSED: D. Tulimieri, Megan Jouflas, Norman Prevost; ABSTAINING: D. McCracken. **Motion Failed**

**MOTION to Table Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District.  Applicant:  91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky on the grounds that the proposed amendment is inconsistent with the Plan of Conservation and Development to preserve areas for water dependent industrial and recreational purposes. MADE by D. McCraken SECONDED by. P. Kay VOTING IN FAVOR: P. Kay, D. Tulimieri, Megan Jouflas, Norman Prevost,D. McCracken; OPPOSED:NONE; ABSTAINING:NONE. **Motion Passes**

1. **“Cannabis Moratorium” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 12 Moratoriums and Section 12.1 to provide time to consider adoption of regulations relating to Senate Bill No. 1201, June Special Session, Public Act No. 21-1 (the “Act”) contains provisions allowing municipalities to prohibit or place reasonable restrictions on Cannabis Establishments.  Temporary Moratorium sought on Cannabis Establishments through May 31, 2022.

*Petitioner: Old Saybrook Zoning Commission*

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 10/4/2021 PH*

Paul Kay commented that the moratorium would allow the Zoning Commission time to consider the health, safety, and welfare of the residence of Old Saybrook.

Doug McCraken recommended two changes:

1. On page 1 at the bottom the phrase should be change to “and/or to consider a ban…”
2. On page 2 in the definition of a cannabis establishment, at the end of the sentence “of cannabis” should be added.

**MOTION to Recommend to the ZC the “Cannabis Moratorium” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 12 Moratoriums and Section 12.1 to provide time to consider adoption of regulations relating to Senate Bill No. 1201, June Special Session, Public Act No. 21-1 (the “Act”) contains provisions allowing municipalities to prohibit or place reasonable restrictions on Cannabis Establishments.  Temporary Moratorium sought on Cannabis Establishments through May 31, 2022. MADE by D. McCraken SECONDED by. P. Kay VOTING IN FAVOR: P. Kay, D. Tulimieri, Megan Jouflas, Norman Prevost, D. McCracken; OPPOSED:NONE; ABSTAINING:NONE. **Motion Passes**

**IV. REGULAR BUSINESS**

1. **Minutes**

**MOTION to approve the meeting minutes as presented** for the MADE by D. McCracken; SECONDED by N. Prevost, Jr. VOTING IN FAVOR: D. Tulimieri, D. McCracken, N. Prevost, Jr., P. Kay OPPOSED: None; ABSTAINING: M. Jouflas **APPROVED**

B. **Correspondence**

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

Megan Jouflas reported that the RPC recommended approval of the regional plan of conservation and development to COG. COG will be voting on the plan in September.

**V. ADJOURNMENT**

**MOTION** **to** **adjourn** the Planning Commission public meeting of to the next regular meeting on Wednesday, September 15, 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=NndlRm1IenJPS0JBeDVyaHhtMERDQT09> teleconference Dial: 929 436 2866 US, Meeting ID: 956 9833 3313; or One tap mobile: +19294362866,,96382281249#

MADE by: D. McCraken SECONDED by: N. Prevost VOTING IN FAVOR: P. Kay, D. Tulimieri, Megan Jouflas, Norman Prevost, D. McCracken; OPPOSED: None; ABSTAINING: **APPROVED**.

Respectfully submitted,

Sarah Makowicki