



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
HYBRID MEETING
Wednesday, September 15, 2021 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 PM

II. ROLL CALL

Present:

Paula Kay, Douglas McCracken, Michael Bender, Megan Joufflas – Virtual, Dennis Tulimieri - Virtual

Members Absent:

Mark Patterson, Norman Prevost, Kathleen Sugland

Staff Present:

Chris Costa, Zoning Enforcement Officer
Sarah Makowicki, Clerk

Alternates Joufflas, Tulimieri, and Bender are seated for absent members.

P. Kay Motions to move regular business until after the workshop. So moved.

III. OLD BUSINESS

- A. 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.

<p>MOTION to continue without discussion to 10/6/2021 meeting at the request of the applicant. MADE by: P. Kay SECONDED by: D. McCracken VOTING IN FAVOR: P.</p>

Kay, D. McCracken, M. Bender, M. Jouflas, D. Tulimieri OPPOSED: None;
ABSTAINING: None; **MOTION PASSES: 5-0-0.**

IV. CONTINUED WORKSHOP

A. “Residential Development” Section of the Plan of Conservation Development

Discussion for update to Town PoCD

Presenter: John Guskowski, AICP, LEED AP, ENV-SP of Tyche Consulting.

ACTION: Take under advisement for consideration of eventual update to the Town Plan.

Mr. Guskowski presented to the board speaking on elements of the PoCD that focused on connectivity, opportunity, preparedness and resilience, vitality, and sustainability.

The board asked for the next step to be that Mr. Guskowski refine the language of the text and finalize the document into a presentable plan.

V. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes as amended On the second page Paul should be corrected to Paula. In the second motion for A. the sentence should end after Shansky with the rest of that sentence being omitted. On the fourth page Regional Plan of Conservation and Development should be capitalized. McCracken should be changed to the correct spelling of McCracken for the 9/1/21 regular meeting. **MADE** by D. McCracken, **SECONDED** by M. Jouflas, **VOTING IN FAVOR:** P. Kay, D. McCracken, M. Jouflas, D. Tulimieri **OPPOSED:** None; **ABSTAINING:** M. Bender, **MOTION PASSES: 4-0-1**

B. **Correspondence** - None

C. **Committee, Representative & Staff Reports** - None

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of to the next regular meeting on Wednesday, 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: D. McCracken **VOTING IN FAVOR:** P. Kay, D. McCracken, M. Bender, M. Jouflas, D. Tulimieri; **OPPOSED:** None; **ABSTAINING:** **MOTION PASSES: 5-0-0.**

Respectfully submitted,
Sarah Makowicki