



TOWN OF OLD SAYBROOK
Planning Commission

Paula S. Kay, Chairman
Mark Patterson, Vice Chairman
Norman Prevost, Jr.
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, October 6, 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, Norman Prevost, Kathleen Sugland
Megan Joufflas – Virtual, Dennis Tulimieri – Virtual, Mark Patterson – Virtual, Michael Bender - Virtual

Staff Present:

Chris Costa, Zoning Enforcement Officer
Sarah Makowicki, Clerk

P. Kay Motions to move regular business until after New Business. 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.

Attorney Shansky presented the amendments to the original petition presented to the commission. The following changes were made: Change the base size of the lot from 5 acres to 10 acres, change 1 residential lot per an acre to 2 residential lots per an acre, and if plans call for more than 5 units that there is an affordable housing component to the plans.

MOTION to send a favorable recommendation for approval to the Zoning Commission of the referred “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. MADE by: P. Kay SECONDED by: N. Prevost VOTING IN FAVOR:, D. McCracken, N. Prevost, K. Sugland; OPPOSED: P. Kay, M. Patterson; ABSTAINING: None; **MOTION PASSES: 3-2-0.**

IV. NEW BUSINESS

- A. **Petition to Amend the Old Saybrook Zoning Regulations to remove Sect. 68.1.2B4*** Narrow Street Setback, Sect. 9 Definitions Street line to allow other line setback when street is an unimproved road, leads to a coastal resource, CT River or LIS. Sect. 9 Special Flood Hazard Area – add AO & AH, 68.1.2B9* Tidal Wetland Setback to allow vertical expansion over non-conforming structures. New 10.11 Repair to allow reconstruction of certain pre-existing non-conformities of 120 s.f. or less. Section 9 Structure to exclude sheds of 120 s.f. or less, hot tubs, and seasonal inflatable/metal pools. Remove references to previously deleted section 52.7.15, 52.7.18 and 52.7.13 from Adult Entertainment, Automotive Use, Residential Lifecare Facility standards in Section 53. Delete section 53 Accessory apartment (residential) and replace with Accessory Apartment to include both attached and detached apartments for compliance with State Law (PA 21-29). Delete 7.7.1 Min. Building Size. Amend 62.4.5 Parking for 1 or 2 dwelling unit to require 1 space for accessory apartment. Remove/replace the words character and characteristics in 89 places throughout the regulations where appropriate. Amend Section 53 Accessory Apartments Mixed Use in the B-1 District to Mixed Use Apts. and allow for more than 2 when deed restricted affordable.
Petitioner: Old Saybrook Zoning Commission

ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 11/1/2021 PH

Chris Costa went over the proposed amendments to the Old Saybrook Zoning Regulations. For the most part the commission felt that the amendments were common sense and approved of the petition. The commission was split when it came to discussions about Airbnb, and items J and C pertaining to the 30 day occupancy restrictions.

Paula Kay made some editorial suggestions that pertained to the replacement of the word *character* or *characteristic*.

MOTION to send a favorable recommendation for approval to the Zoning Commission of the referred Petition to Amend the Old Saybrook Zoning Regulations to remove Sect. 68.1.2B4* Narrow Street Setback, Sect. 9 Definitions Street line to allow other line setback when street is an unimproved road, leads to a coastal resource, CT River or LIS. Sect. 9 Special Flood Hazard Area – add AO & AH, 68.1.2B9* Tidal Wetland Setback to allow vertical expansion over non-conforming structures. New 10.11 Repair to allow reconstruction of certain pre-existing non-conformities of 120 s.f. or less. Section 9 Structure to exclude sheds of 120 s.f. or less, hot tubs, and seasonal inflatable/metal pools. Remove references to previously deleted section 52.7.15, 52.7.18 and 52.7.13 from Adult Entertainment, Automotive Use, Residential Lifecare Facility standards in Section 53.

Delete section 53 Accessory apartment (residential) and replace with Accessory Apartment to include both attached and detached apartments for compliance with State Law (PA 21-29). Delete 7.7.1 Min. Building Size. Amend 62.4.5 Parking for 1 or 2 dwelling unit to require 1 space for accessory apartment. Remove/replace the words character and characteristics in 89 places throughout the regulations where appropriate. Amend Section 53 Accessory Apartments Mixed Use in the B-1 District to Mixed Use Apts. and allow for more than 2 when deed restricted affordable. With the exclusion of items J and C pertaining to the 30 day occupancy minimum for Airbnb's and to consider the changes proposed by Paula Kay. MADE by: M. Patterson SECONDED by: K. Sugland VOTING IN FAVOR:, D. McCracken, N. Prevost, K. Sugland, P. Kay, M. Patterson; OPPOSED: NONE; ABSTAINING: None; **MOTION PASSES: 5-0-0.**

B. Discussion: Plan of Conservation & Development Updates

Paula Kay discussed with the commission her concerns with the Plan of Conservation and Development (PoCD) materials the current consultant presented to the commission at the September 15, 2021 meeting. Ms. Kay was concerned with the organization of the document and wished to see how other towns were organizing their Residential Development sections of the PoCD. Ms. Kay surveyed the commission as to who would like to be involved and to what capacity. In the end the census of the commission members was that they would like to be involved with the current consultants doing the heavy lift of writing each section and having "check in" points with input from the commission.

C. Workshop: Zoning Regulations & Map

Chris Costa gave the commission a refresher on existing regulations and answered questions. Ms. Costa notified the commission that she would be holding more informational sessions with speakers in the future.

V. REGULAR BUSINESS

A. Election of Commission Secretary

Paula Kay Nominated Doug McCracken for Planning Commission Secretary. There were no other nominations on the floor.

MOTION to elect Doug McCracken to Secretary of Old Saybrook Planning Commission. MADE by: P. Kay SECONDED by: N. Prevost VOTING IN FAVOR:, D. McCracken, N. Prevost, K. Sugland, P. Kay, M. Patterson; OPPOSED: NONE; ABSTAINING: None; **MOTION PASSES: 5-0-0.**

B. Minutes

MOTION to approve the meeting minutes as presented for the 9/15/21 regular meeting. MADE by D. McCracken, SECONDED by N. Prevost, VOTING IN FAVOR: D. McCracken, N. Prevost, K. Sugland, P. Kay, M. Patterson; OPPOSED: None; ABSTAINING: NONE, **MOTION PASSES: 5-0-0**

C. **Correspondence - None**

D. **Committee, Representative & Staff Reports –**

Chris Costa reported that the Land Use office has already approved 30 more applications than all of last year. The amended zoning regulation will go to public hearing in November. Ms. Costa was asked to be apart of a team working to update the FEMA guidebook of regulations for state and local officials.

Paula Kay reported that the Aquifer Protection Agency is updating the fee schedule to be fee standing from the regulations.

Megan Joufflas reported that the River Cog Regional Housing Plan will be publicly launched on October 12th.

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of October 6, 2021 to the next regular meeting on Wednesday October 20, 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: M. Patterson SECONDED by: D. McCracken VOTING IN FAVOR: D. McCracken, N. Prevost, K. Sugland, P. Kay, M. Patterson; OPPOSED: None; ABSTAINING: **MOTION PASSES: 5-0-0.**

Respectfully submitted,
Sarah Makowicki