



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Paula S. Kay, Chairman*  
*Mark Patterson, Vice Chairman*  
*Douglas S. McCracken, Secretary*  
*Norman Prevost, Jr.*  
*Kathleen A. Sugland*  
*Meghan Joufflas, Alternate*  
*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

302 Main Street  
Old Saybrook, Connecticut 06475

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

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**  
**Wednesday, November 3, 2021 at 7:30 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:30 PM

II. **ROLL CALL**

Present:

Paula Kay, Douglas McCracken, Norman Prevost, Michael Bender, Dennis Tulimieri - Virtual

Absent:

Megan Joufflas  
Mark Patterson  
Kathleen Sugland

Staff Present:

Chris Costa, Zoning Enforcement Officer  
Sarah Makowicki, Clerk

P. Kay seats Michael Bender for Kathleen Sugland and Dennis Tulimieri for Mark Patterson.

III. **REGULAR BUSINESS**

A. **Minutes**

Paula Kay advised that the following corrections be made: P. Kay ~~Motions~~ (motions) to move ~~regular business~~ (Regular Business) until after New Business. So moved. P. Kay seats Michael Bender for ~~the absent commission member~~ (Mark Patterson).

**MOTION to approve the meeting minutes with the amendments** for the 11/3/21 regular meeting. MADE by D. McCracken, SECONDED by N. Prevost, VOTING IN FAVOR: D. McCracken, N. Prevost, D. Tulimieri, P. Kay, M. Bender; OPPOSED: None; ABSTAINING: NONE, **MOTION PASSES: 5-0-0**

- C. Correspondence - None
- D. Committee, Representative & Staff Reports – None

IV. CONTINUED WORKSHOP

- A. **“Residential Development” Section of the Plan of Conservation Development**  
 Presenter: John Guskowski, AICP, LEED AP, ENV-SP & Michael D’Amato, AICP, CZEO of Tyche Consulting  
 ACTION: Continue reviewing and drafting updates to the Town Plan.

John Guskowski presented a revised version of the Residential Development (RD) section of the Plan of Conservation and Development (PoCD). After going over the changes from the last draft, Mr. Guskowski presented the implementation table to the commission.

On recommendation from the commission Mr. Guskowski noted that the changing needs of seniors and environmental impact may need some additional examination before the final product is approved.

**MOTION to accept the working draft of the Residential Section of the PoCD.** MADE by P. Kay, SECONDED by D. McCracken , VOTING IN FAVOR: D. McCracken, N. Prevost, D. Tulimieri, P. Kay, M. Bender; OPPOSED: None; ABSTAINING: NONE, **MOTION PASSES: 5-0-0**

V. ADJOURNMENT

**MOTION to adjourn** the Planning Commission public meeting of November 3, 2021 to the next regular meeting on Wednesday 17, 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=NndlRm1lenJPS0JBBeDVyaHhtMERDQT09> MADE by: N. Prevost SECONDED by: M. Bender VOTING IN FAVOR: D. McCracken, N. Prevost, D. Tulimieri,, P. Kay, M. Bender; OPPOSED: None; ABSTAINING: **MOTION PASSES: 5-0-0.**

Respectfully submitted,  
 Sarah Makowicki