



TOWN OF OLD SAYBROOK
Planning Commission

Norman Prevost, Jr., Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay
Kathleen A. Sugland
Jon Miles
Meghan Jouflas, Alternate
Dennis Tulimieri Jr., Alternate
Michael K. Bender, Alternate

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

REGULAR MEETING MINUTES
HYBRID MEETING

Wednesday, March 16, 2022 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:

Norman Prevost, Paula Kay, Michael Bender, Dennis Tulimieri, Kathleen Sugland, Doug McCracken, Jon Miles, Megan Jouflas- Virtual

Staff Present:

Chris Costa, Zoning Enforcement Officer
Sarah Makowicki, Clerk

The Chairman seated Megan Jouflas for Jon Miles.

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes as presented for the 2/24/22 regular meeting. MADE by D. McCracken, SECONDED by K. Sugland, VOTING IN FAVOR: D. McCracken, N. Prevost, P. Kay, M. Jouflas, K. Sugland; OPPOSED: None; ABSTAINING: None; **MOTION PASSES: 5-0-0**

MOTION to approve the meeting minutes for the 3/2/22 regular meeting with the following corrections. Page 2, first paragraph, change "...one piece of land..." to "easement." MADE by K. Sugland, SECONDED by M. Jouflas, VOTING IN FAVOR: D. McCracken, N. Prevost, P. Kay, M. Jouflas, K. Sugland; OPPOSED: None; ABSTAINING: None; **MOTION PASSES: 5-0-0**

B. Correspondence – None

The Chairman unseated Megan Jouflas and seated Jon Miles who arrived late.

IV. New Business

- A. **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the AA-1 District. Sect. 9 new definition of animal care services, new Sec. 22.2.2 Animal Care Services as Special Exception Use and 53 Special Standards.

Petitioner: Erik P. Anderson and Jenny L. Anderson Agent: Attorney Edward Cassella

Attorney Ed Cassella presented for the applicant. Mr. Cassella stated that in the current regulations there are no accommodations for pet care in the AA-1 zone.

P. Kay stated that she had reservations that the new regulations were so specific, using the railroad abutment clause, that only a few lots would be permitted to have pet care.

Mr. Cassella responded that there would be 4-5 properties that would be permitted to have pet care in the AA-1 zone under the new regulations.

M. Jouflas inquired if the railroad abutment clause was unique to this new regulation?

C. Costa stated that there are other regulations through the town that use the railroad abutment as a clause in the regulation.

MOTION to send a favorable recommendation to the Zoning Commission to Amend the Old Saybrook Zoning Regulations for Animal Care Services as a Special Exception Use in the AA-1 District. Sect. 9 new definition of animal care services, new Sec. 22.2.2 Animal Care Services as Special Exception Use and 53 Special Standards. Which is consistent with the Plan of Conservation and Development. **MADE by:** J. Miles; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** : D. McCracken, N. Prevost, P. Kay, J. Miles, K. Sugland; **OPPOSED:** None; **APPROVED: 5-0-0.**

V. WORKSHOP

A. Plan of Conservation & Development

ACTION: Discuss framework of the plan and work on updates to natural resources sections. of the PoCD.

(Conservation & Open Spaces & Water Resources Sections)

Discussion continued with the Commission going over the Guiding Principles for Natural Resources sections of the PoCD.

The next step will be to work on the policy section for Natural Resources and to continue to refine the language in the rest of the section.

VI. Committee, Representative & Staff Reports –

D. McCracken reported that RiverCog released their regional bike and pedestrian plan for comment from the public.

P. Kay reported from IWWC that the Commission was looking at a disc golf course that was proposed for the town park on Schoolhouse Road. Ms. Kay stated that the IWWC is looking at the fine line between using the natural resources spaces and preservation.

VII. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of March 16, 2022 to the next regular meeting on Wednesday April 6, 2022 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> **MADE by:** N. Prevost **SECONDED by:** D. McCracken **VOTING IN FAVOR:** D. McCracken, N. Prevost, P. Kay, J. Miles, K. Sugland **OPPOSED:** None; **ABSTAINING:** None; **MOTION PASSES: 5-0-0.**

Respectfully submitted,
Sarah Makowicki