



**TOWN OF OLD SAYBROOK
Planning Commission**

*Kenneth W. A. Soudan, Chairman
Kathleen A. Sugland, Vice Chairman
Trevor D. Ladd, Secretary*

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

*Robert D. Missel
Paula S. Kay
Douglas S. McCracken, Alternate
Thomas R. Cox, Alternate
Vacancy, Alternate*

**MINUTES
REGULAR MEETING
Wednesday, November 7, 2018 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook**

I. CALL TO ORDER

Chairman Ken Soudan called the meeting to order at 7:00pm

II. ROLL CALL

Members present: Ken Soudan, Trevor Ladd, Robert Missel, Paula Kay, Thomas Cox
seated for Kathleen Sugland

Members absent: Kathleen Sugland, Douglas McCracken

Staff: Meryl Moskowitz, Recording Clerk

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the minutes of the meeting held on October 17, 2018; MADE by T. Cox; SECONDED by P. Kay; VOTING IN FAVOR: K. Soudan, T. Ladd, P. Kay, T. Cox; OPPOSED: None; ABSTAINED: R. Missel; APPROVED: 4-0-1.

B. Correspondence

C. Committee, Representative & Staff Reports

K. Soudan gave a brief update on the Regional Planning Commission.

Town Planner Christine Nelson gave a brief update on Natural Hazard Mitigation. She attended a regional meeting at which resilience and sea level rise were discussed. At the December 5, 2018 meeting of the Planning Commission a consultant will give a presentation on natural hazard mitigation, in part looking at likely hazards and probability of occurrences.

IV. OLD BUSINESS

V. NEW BUSINESS

- A. **Multiple Streets Renaming**—Sea Lanes, Sound View Avenues and South Cove Roads
To clarify between east or west locations for ease of deliveries and emergency services
Sponsor: Board of Selectmen Agent: Carl P. Fortuna, Jr.

R. Missel explained that some streets have the same names, and the proposal is to place 'east' or 'west' after each street name, thereby, alleviating confusion, and improving public safety. Members unanimously approved of the street re-naming idea.

MOTION to send a favorable recommendation to the Board of Selectmen for “Multiple Streets Renaming;” MADE by R. Missel; SECONDED by P. Kay; VOTING IN FAVOR: K. Soudan, T. Ladd, R. Missel, P. Kay, T. Cox; OPPOSED: None; ABSTAINED: None; APPROVED: 5-0-0.

- B. **“Off-Site Parking” Petition to Amend the Old Saybrook Zoning Regulations**
To permit off-site parking for permitted principal uses by Special Exception
Industrial (I) District, Shopping Center Business (B-2) District, and Marine Industrial (MI) District
Petitioners: 923 Boston Post Road, LLC; LAB Realty, LLC; Max’s Place, LLC;
McDonald/Sharpe & Associates, LLC; Mill Meadow Development, LLC; Mill Rock Road
Leasing, LLC; Kevin Geenty, Allen Hull, Anthony Izzo & Ron Lyman
Agent: Attorney David M. Royston

Attorney David Royston, representing several business owners and businesses, presented the “Off-Site Parking” Petition. Ron Lyman, owner of Max's Place, was present.

Attorney Royston explained the petition is to allow for off-site parking, which will enhance the potential for development of commercial properties. He emphasized that residences are not permitted in the Districts where the off-site parking would be allowed, and that a special exception would be required to build or utilize off-site parking for a permitted principal use. He reviewed proposed text amendments to Zoning regulations 62.4.1.D “Off-site exceptions.” None of the off-site parking can be located in the Gateway Conservation Zone. Attorney Royston explained that this regulation is limited to districts that are commercial or industrial in nature, in districts where it can assist new or existing businesses. Just as regulations allow abutting properties to have shared parking, now they can be separated but not by more than 1,000 ft.

MOTION to send a favorable recommendation to the Zoning Commission for **“Off-Site Parking” Petition to Amend the Old Saybrook Zoning Regulations** as it is consistent with the Town Plan of Conservation and Development and will encourage economic development while maintaining town character and image; MADE by P. Kay; SECONDED by R. Missel; VOTING IN FAVOR: K. Soudan, T. Ladd, R. Missel, P. Kay, T. Cox; OPPOSED: None; ABSTAINED: None; APPROVED: 5-0-0.

VI. ADJOURNMENT

MOTION to cancel the meeting of November 21, 2018 and to adjourn at 8:46p.m. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, December 5, 2018 at 7:00 p.m., 302 Main Street; MADE by K. Soudan; SECONDED by T. Ladd; DISCUSSION: None; VOTING IN FAVOR: K. Soudan, T. Ladd, R. Missel, P. Kay, T. Cox; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk