



TOWN OF OLD SAYBROOK
Planning Commission

Norman "Nick" Prevost, Jr., Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay
Kathleen A. Sugland
Jonathan Miles
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, June 1, 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, Doug McCracken, Dennis Tulimieri, Paula Kay, Megan Joufflas-Virtual, Michael Bender-Virtual

Absent:

Kathleen Sugland, Jon Miles

Staff Present:

Sarah Makowicki, Clerk
Chris Costa, ZEO
Lynette Wacker, Assistant Town Planner

The Chairman seated Dennis Tulimieri for Kathy Sugland and Megan Joufflas for Jon Miles.

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for May 18, 2022 as presented. MADE by: N. Prevost; SECONDED by: P. Kay; VOTING IN FAVOR: N. Prevost, D. McCracken, D. Tulimieri, P. Kay; OPPOSED: None; APPROVED: 4-0-0.

B. Correspondence – None

IV. New Business

A. “Whisper Cove” Discussion

Conservation Easement at Whisper Cove Subdivision (formerly Pashebeschauke Subdivision), Whisper Cove Road.

Lynette Wacker led the discussion with the Commission, reviewing the findings from the May 16, 2022 site visit. At this site visit, Torrance Downes from the Gateway Commission and Kathy Connolly a plant expert met with residents to assess what actions can be taken by the residents to clean up the easement area, while keeping the integrity of the site. The Commission noted that a list of native, invasive, and non-native plants should be compiled expanding on Kathy Connolly’s findings and the State of Connecticut list of invasive plants.

The Commission proposed that Lynette Wacker write a memo to the residents to clarify what can and cannot be done within the easement area. There is no need for the easement to be rewritten, just a clarification for the residents.

The following three application were heard together:

B. “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)

Development to construct a three story 20,539 s.f. apartment building (15 units total/5 affordable) 101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node

C. “Hanford Commons Residences” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development for 8 Residential Units (9,313 s.f.) at 99 Lynde St., Map 36/Lot 87, Residence A District to Pedestrian Node**D. “Hanford Commons” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.**

109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node

Mike Ott, PE presented for the applicant. Mr. Ott stated that the 99 Lynde St and 109 Lynde St applications have already been approved by the Zoning Commission, 101 Lynde St. is a new application. All three applications are being presented together to apply for a minor change on the 99 lot and a redesign with the removal of 5 parking spots on the 109 lot with the intention of connecting all three lots together with a driveway. Mr. Ott stated that this connection will allow easy access for emergency vehicles.

MOTION to send a favorable recommendation to the Zoning Commission for the “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g) Development to construct a three story 20,539 s.f. apartment building (15 units total/5 affordable) 101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node. **“Hanford Commons Residences”** Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development for 8 Residential Units (9,313 s.f.) at 99 Lynde St., Map 36/Lot 87, Residence A District to Pedestrian Node. **“Hanford Commons”** Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage. 109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node. Which is consistent with the Plan of Conservation and Development. **MADE by:** N. Prevost; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, D. Tulimieri, P. Kay, M. Jouflas **OPPOSED:** None; **APPROVED:** 5-0-0.

- E. **“Horan” Municipal Improvement for Easement of Land – 1,647± s.f. (0.04± ac.)**
Anchorage Lane, *Marine Commercial MC District, Coastal Area Mgmt. Zone*

Mike Ott, PE presented for the applicant. Mr. Ott stated that the application presented is a modification to an easement for septic that was granted in 2017. The easement plan was never submitted to the State Health Department and therefore never approved at the state level. Mr. Ott stated that this application with the modification will be presented for approval to the state and then come back to the municipality to be approved.

MOTION to find that the modifications are consistent with the 2017 approval for the “Horan” Municipal Improvement for Easement of Land – 1,647± s.f. (0.04± ac.) Anchorage Lane, *Marine Commercial MC District, Coastal Area Mgmt. Zone* **MADE by:** D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, D. Tulimieri, P. Kay, M. Jouflas **OPPOSED:** None; **APPROVED:** 5-0-0.

- V. **Committee, Representative & Staff Reports –**
None

VI. **ADJOURNMENT**

MOTION to adjourn the Planning Commission public meeting of June 1, 2022 to the next regular meeting on Wednesday June 15, 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/9569833313?pwd=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09> **MADE by:** N. Prevost **SECONDED by:** D. McCracken **VOTING IN FAVOR :** N. Prevost, D. McCracken, D. Tulimieri, P. Kay, M. Jouflas; **OPPOSED:** None; **ABSTAINING:** None; **MOTION PASSES: 5-0-0.**

Respectfully submitted,
Sarah Makowicki