



## 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*

302 Main Street  
Old Saybrook, Connecticut 06475

*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

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

### REGULAR MEETING MINUTES HYBRID MEETING

Wednesday, June 15, 2022 at 7:00 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 7:00 PM

#### II. ROLL CALL

##### Present:

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

##### Staff Present:

Sarah Makowicki, Clerk

Chris Costa, ZEO

Lynette Wacker, Assistant Town Planner

#### III. REGULAR BUSINESS

##### A. Minutes

**MOTION** to approve the meeting minutes for June 8, 2022 as presented. **MADE**  
**by:** D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D.  
McCracken, P. Kay, J. Miles; **OPPOSED:** None; **OBSTAIN:** K. Sugland **APPROVED: 4-**  
**0-1.**

##### B. Correspondence – None

#### IV. OLD BUSINESS

**A. “Whisper Cove” Discussion Conservation Easement at Whisper Cove Subdivision (formerly Pashebeshaue Subdivision), Whisper Cove Road**

Lynette Wacker led the discussion with the Commission, reviewing the draft letter that will be sent to the residents along with the easement.

The Commission members asked Ms. Wacker how the letter will be dispersed to the residents and future homeowners. It was decided that the letter will be added to the land records and the master files of all properties on Whisper Cove Road.

**MOTION to approve draft letter with the clarification of establishing the pathways. MADE by:** P. Kay; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, P. Kay, J. Miles; **OPPOSED:** None; **OBSTAIN:**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)*

The Commission reviewed the final draft of the PoCD conservation, open space, and water resources section.

**MOTION to approve final draft of the PoCD Conservation, Open Spaces, and Water Resources Sections. MADE by:** P. Kay; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland; **OPPOSED:** P. Kay; **OBSTAIN:** None; **APPROVED: 4-0-1.**

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

Megan Jouflas reported on RiverCog, the draft of the Regional Housing Plan will be open for comment at their next meeting.

Chris Costa reported on some of the upcoming applications. Ms. Costa reported that the Natural Hazard Mitigation Plan will be up for review next year and she is looking into consultants to help with the plan.

**VII. ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of June 15, 2022 to the next regular meeting on Wednesday July 6, 2022 at 7:00 P.M. via in person at the Old Saybrook Town Hall Second 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 :** N. Prevost, D. McCracken, D. Tulimieri, P. Kay, M. Jouflas; **OPPOSED:** None; **ABSTAINING:** None; **MOTION PASSES: 5-0-0.**

Respectfully submitted, Sarah Makowicki