



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, November 16, 2022 at 7:00 P.M.**  
Town Hall, 2nd 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, Paula Kay, Dennis Tulimieri, Michael Bender, Megan Joufflas - Virtual, Jon Miles

Absent: Kathleen Sugland

Staff Present:

Sarah Makowicki, Clerk

Chris Costa, Zoning Enforcement Officer

Dennis Tulimieri seated for Kathy Sugland.

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes for November 2, 2022 as presented.**  
**MADE by:** N. Prevost; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, D. Tulimieri; **OPPOSED:** None; **OBSTAIN:** J. Miles  
**APPROVED: 4-0-1.**

**B. Correspondence – None**

**IV. NEW BUSINESS**

**A. Application for Costal Site Plan Review** to construct a 1,741 s.f. house, 165 s.f. deck, 188 s.f.

deck and a 54 s.f. shed.

190 Plum Bank Road, Map 2/Lot 60, Residence A District, Coastal Area Management Zone, AE Flood Zone

Andrew Kowolenko presented for the applicant. The proposed plan will make the structure FEMA compliant with no negative impact to coastal resources. The applicant has agreed to place a silt fence and other erosion mitigation controls.

**MOTION to APPROVE Application for Costal Site Plan Review** to construct a 1,741 s.f. house, 165 s.f. deck, 188 s.f. deck and a 54 s.f. shed. 190 Plum Bank Road, Map 2/Lot 60, Residence A District, Coastal Area Management Zone, AE Flood Zone, because it is consistent with all applicable coastal policies, it makes all reasonable measures to avoid adverse impacts with the condition that a soil and erosion control plan be implemented. **MADE by:** D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, D. Tulimieri, J. Miles; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

## V. Workshop

### A. Plan of Conservation & Development

#### *Transportation and Infrastructure*

The Board discussed the framework of the Transportation and Infrastructure portion of the PoCD. The Commission emphasized the need for updated utilities, including broadband and alternative grid options, sewer and septic options, expansion of natural gas, and elimination of outdated technologies. Also, the Commission discussed transportation and about the need for reliable public transit with connection to bigger hubs, safe sidewalks, bike paths, and East/West connector routes.

The next step is to consolidate the brainstorming ideas into the five thematic sections, which will be presented at a future meeting.

## V. Committee, Representative & Staff Reports –

None

## VI. ADJOURNMENT

**MOTION to adjourn** the Planning Commission public meeting of November 16, 2022 to the next regular meeting on Wednesday December 7, 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=NndIRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** D. McCracken; **SECONDED by:** J. Miles; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, D. Tulimieri, J. Miles **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

Respectfully submitted,

Sarah Makowicki