



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**

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

**Wednesday, May 17, 2023 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, Kathleen Sugland, Dennis Tulimieri

Absent: Jon Miles, Megan Joufflas, Michael Bender

Staff Present:

Chris Costa, Town Planner, ZEO

Sarah Makowicki, Clerk

Dennis Tulimieri is seated for Jon Miles.

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes for April 19, 2023 as presented. MADE by: D. McCracken; SECONDED by: K. Sugland; VOTING IN FAVOR: N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; OPPOSED: None; ABSTAIN: None APPROVED: 5-0-0.**

**B. Correspondence – None**

**IV. PUBLIC COMMENT**

**A. "2023 Comprehensive Update to the Plan of Conservation & Development"**

*Petitioner: Old Saybrook Planning Commission*

Chairman N. Prevost opened the floor for public comment on the draft PoCD.

Carol Manning  
7 No. Main St

Ms. Manning stated that a thorough job had been done updating the PoCD and recognized the hard work of the Commission and Chris Costa. Ms. Manning made suggestions regarding senior housing, wastewater and considering a renter's rebate.

John Ogren  
Co-President Land Trust

Mr. Ogren commented on the Natural Resources Section stating that regulations to protect the natural resources regarding new development are not stringent enough. He stated that growth of development needs to be slowed down.

Kathy Connolly

Ms. Connolly stated that the town should be cognizant of where municipal trees are planted and the location of existing trees regarding the protection of the natural canopy and storm water management.

Chairman N. Prevost closed the public comment.

## V. REFERRALS

- A. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District.  
*Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston*

Attorney Royston presented for the applicant. Mr. Royston stated that the amendment is consistent with the PoCD and will attract more business to the B-4 district.

D. McCracken commented, asking the Commission if the amendment should be restricted to the B-4 district. The Commission had a discussion and concluded that the amendment should be restricted.

P. Kay stated that she was not in support of the amendment because the application appeared to be location specific.

<p><b>MOTION to make a FAVORABLE recommendation with recommendations to the Zoning Commission for “Max’s Place, LLC. and Big Y Foods, Inc.”</b> Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District with the recommendation that the amendment be restricted to the B-4 district. <b>MADE by:</b> D. McCracken; <b>SECONDED by:</b> K. Sugland; <b>VOTING IN</b></p>
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**FAVOR:** N. Prevost, D. McCracken, K. Sugland, D. Tulimieri; **OPPOSED:** P. Kay;  
**ABSTAIN:** None **APPROVED:** 4-1-0.

VI. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

D. McCracken reported on the NFWF grant that was received by the towns of Westbrook, Old Saybrook, Clinton, and Fenwick to study sea level rise. The RFP for engineering firms has gone out with two responses back. The next step will be the selection process of the engineering firm. This project has an aggressive timeline with the study beginning in June 2023 and ending July 2024.

C. Costa reported on the 2023 NFWF grant application which was submitted on May 5<sup>th</sup>. This grant is in conjunction with Westbrook and will study Chapman Beach to the Indian Town line. The application included studying marshes and the ecological impact, tide gate at Chalker beach, road flooding, and what is the overall impact to the shoreline.

VII. **ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of May 17, 2023 to the next regular meeting on Wednesday June 7, 2023 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:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; **OPPOSED:** None; **ABSTAIN:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Sarah Makowicki