



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
Mark M. Patterson, Alternate*

REGULAR MEETING MINUTES Wednesday, April 3, 2019 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 7:03 p.m.

II. ROLL CALL

Members present: Ken Soudan, Kathy Sugland, Robert Missel, Paula Kay, Doug McCracken seated for Tom Cox, and Mark Patterson

Members absent: Trevor Ladd, Tom Cox

Staff: Christine Nelson, Town Planner, Meryl Moskowitz, Recording Clerk. Also present Chris Taylor, P.E. with Nathan Jacobson & Associates

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes of January 16, 2019 as presented;
MADE by R. Missel; **SECONDED** by D. McCracken; **VOTING IN FAVOR:** K. Soudan, K. Sugland, R. Missel, P. Kay, D. McCracken; **OPPOSED:** None;
ABSTAINED: None; **APPROVED:** 5-0-0.

B. Correspondence

None

C. Committee, Representative & Staff Reports

K. Sugland reported for the subcommittee of the Economic Development Commission.

D. McCracken reported that the consulting group GZA will present an update of the Natural Hazard Mitigation Plan at the next Planning Commission meeting of April 17.

K. Soudan reported on the Regional Planning Commission, which continues work on a 10-year plan.

Chris Taylor, P.E. with Nathan Jacobson & Associates, reported that the Town will be applying for a state grant to create a parking lot at The Preserve trailhead at Ingham Hill Road. He also reported on a Community Connectivity grant that funds sidewalks from Pond Street to Lynde Street, and reported that the Town has applied for a grant for the design of sidewalks at the area of Main St, North Main St, and Route 1.

C. Nelson reported that the Long Island Sound Blue Plan is complete and is in a 90-day review period. Old Saybrook will host a regional meeting with the CT Port Authority in May.

IV. **OLD BUSINESS**

None.

V. **NEW BUSINESS**

A. **“Ingham Hill Turnaround” Alteration of a Scenic Road, Municipal Improvement of a Public Way, and Design for Public Use of Road**

Right-of-way and Land (Map 56 / Lot 6) Near Terminus of Ingham Hill Road

Petitioner: Board of Selectmen

Agent: Christopher Taylor, P.E., Town Engineer

Chris Taylor, P.E. explained plans for the municipal improvement of the cul de sac turnaround at the northern terminus of Ingham Hill Road. He explained safety issues with drivers turning around on private property, as well as the need to provide ample space for emergency vehicles to turn around. C. Taylor reviewed plans for a proposed rain garden in the center of the cul de sac, to include native wetland type plants, underground drainage, and storm water treatment. The garden is proposed to be constructed by Public Works, and is designed to require little maintenance.

C. Nelson reviewed the town codes that relate to this application, in particular Ch. 169, which sets forth criteria “to protect from alteration the scenic views, mature trees or stone walls of the roadsides along local scenic roads.”

The Chairman opened the Public Hearing.

Members discussed the scenic road aspect and agreed that the cul-de-sac will be improved, and that overall, the improvements were not inconsistent with the Town Plan. C. Nelson also noted that there are no cultural resources that are being disturbed.

The Chairman opened the floor to public comment. Speaking in favor:

Susan Esty, Chairman of the Parks & Recreation Commission, and a member of the Selectman's Preserve Ad Hoc Committee, stated she feels the plan as presented is the best way to handle the turnaround. She stated they are sensitive to neighbors of The Preserve, while meeting the need for a turnaround for emergency vehicles and regular traffic.

Michael Cummins, resident who lives near the turn around, cautioned about use of the term "driveway" and inquired about pillars near the turn around and if they would be removed.

Michael Townsley of Fox Hill Road, supporter of the Preserve, spoke in favor, and of the need for balance between safety and preserving the scenic value.

The public hearing closed at 7:34pm.

Discussion: Members agreed that the term "driveway" should be removed from the site plan, and also asked that with respect to the posts, also referred to as 'pillars', that C. Nelson send a memo to the Selectman to investigate.

MOTION to approve “**Ingham Hill Turnaround**” Alteration of a Scenic Road, Municipal Improvement of a Public Way, and Design for Public Use of Road Right-of-way and Land (Map 56 / Lot 6) Near Terminus of Ingham Hill Road with the caveat the term “driveway” be removed from all plans, as it is consistent with Town code as relates to altering a scenic road; **MADE** by D. McCracken; **SECONDED** by K. Sugland; **VOTING IN FAVOR:** K. Soudan, K. Sugland, R. Missel, P. Kay, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

- B. **Petition to Amend the Old Saybrook Zoning Regulations**
Sect. 53 Special Standards for Specific Uses **Bed and Breakfast Transient Lodging**
To allow the owner to reside adjacent to the lodging
Petitioner: Lini Holdings, LLC Agent: Edward Cassella, Esq.

Attorney Ed Cassella addressed the Commission, explaining the request to amend the Zoning regulations to allow one owner to live in the bed & breakfast when two bed & breakfasts are adjacent to each other. He explained that current Zoning regulations require each bed & breakfast to have an owner living in the building. He stated the regulations are restrictive to the economic viability of the owners. He asked whether it makes sense to require an inn keeper to live on each property, when in this case, the two structures share a common boundary. He stated that bed & breakfasts are restricted to south of Route 1 and allowed only in certain zones. Furthermore, any change in use would need to go before the Zoning Board of Appeals.

C. Nelson reviewed the proposed change in language.

Paula Kay stated the language for bed & breakfasts states it is owner-occupied, and that it should be the same for everyone, and believes there is merit in having the bed & breakfast distinction stand for something.

K. Soudan stated that what makes a bed & breakfast unique is that it is owner-occupied.

The Chairman opened the floor to public comment. Speaking in opposition:

Catherine Ciardiello, resident, 10 Pennywise Lane
Connie Corbett, resident, 412 Main Street
Nancy Bell, resident, 408 Main Street
Sally Daquila, resident, 43 Cricket Court
Susan Esty, resident, 7 Clevenshire Place
Sal Daquila, resident, 43 Cricket Court
Angela Gaidry, resident, 14 Maple Court
Michael Townsley, resident and Board of trustees, First Church of Christ
Donna De Bella, resident, 11 Otterbrook Drive

Discussion:

Members discussed the merits of the proposed changes. M. Patterson believes it's an

acceptable amendment. K. Sugland stated she would like it to stand the way it is, to keep the two dwellings separate. D. McCracken stated he does not believe it is opening up pandoras box nor that bed & breakfasts would proliferate. P. Kay stated she would like to adhere to the way the rule is now. R. Missel and K. Soudan stated they were not in favor of the amendment.

MOTION to find inconsistency with the Town Plan of Conservation and Development and to recommend denial of Petition to Amend the Old Saybrook Zoning Regulations Sect. 53 Special Standards for Specific Uses Bed and Breakfast Transient Lodging to allow the owner to reside adjacent to the lodging. **MADE** by K. Sugland; **SECONDED** by P. Kay; **VOTING IN FAVOR:** K. Soudan, K. Sugland, R. Missel, P. Kay; **OPPOSED:** D. McCracken; **ABSTAINED:** None; **APPROVED:** 4-1-0.

Staff Report continued: C Nelson reported that the Old Saybrook Historical Society is undertaking a forensic study of Saybrook Point. As part of the project they plan to publish a brochure about the Pequot War. They are requesting funding from various commissions, in part to cover printing costs. Members agreed to allocate \$1,645.00 for the cost of printing 5,000 copies of a brochure.

MOTION to approve allocation of \$1,645.00 to the Old Saybrook Historical Society for printing costs of 5,000 copies of the “Siege & Battle of Saybrook Fort;” **MADE** by D. McCracken; **SECONDED** by K. Sugland; **VOTING IN FAVOR:** K. Soudan, K. Sugland, R. Missel, P. Kay, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

VI. ADJOURNMENT

MOTION to adjourn at 9:03 p.m. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, April 17, 2019 at 6:30 p.m., at 302 Main Street; **MADE** by K. Sugland; **SECONDED** by P. Kay; **VOTING IN FAVOR:** K. Soudan, R. Missel, P. Kay, K. Sugland, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk