



TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475
Oldsaybrookct.gov

Norman "Nick" Prevost, Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary
Kathleen A. Sugland
Jonathan C. Miles

Alternate Members

Michael K. Bender, Alternate
Megan Joufflas, Alternate
Dennis Tulimieri Jr., Alternate

REGULAR MEETING MINUTES
HYBRID MEETING

Wednesday, September 20, 2023 at 6:30 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 6:30 PM

II. ROLL CALL

Present: Norman Prevost, Doug McCracken, Paula Kay, Kathleen Sugland, Dennis Tulimieri (seated for J. Miles), Michael Bender (not seated)

Absent: Jonathan Miles, Megan Joufflas

Staff Present: Lynette Wacker, Asst. Town Planner

Others Present: Sam Bell, GZA Consultant; Marilyn Ozols, Borough of Fenwick Planner; Bruce Baird, Fenwick resident

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for August 16, 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; **OBSTAIN:** None;
APPROVED: 5-0-0.

B. Correspondence – None

IV. NEW BUSINESS

**A. The Town of Old Saybrook & Borough of Fenwick Hazard Mitigation Plan
(NHMP) 2024 Update Kick-off Meeting**

Presentation by Sam Bell, CFM. Senior Resiliency Planner, GZA Consulting on the
NHMP and workshop with the Borough of Fenwick

Petitioner: Old Saybrook Zoning Commission

Action: Consider per Town Plans; report on consistency to Zoning Commission for 10/16/2023 PH

Sam Bell, Project Hazard Planning Consultant from GZA, the Town's consultant for the Natural Hazard Mitigation Plan (NHMP) update, explained why the NHMP is being updated, the planning team that will work on the update, the process and schedule for the update, the Town's current NHMP, what will be included in the update, and next steps.

Old Saybrook is partnering with the Borough of Fenwick for this update and both communities will be covered in the plan. The planning team will include Old Saybrook Town Planner/ZEO Chris Costa, Planning Commission member Dennis Tulimieri, Borough of Fenwick Planner/ZEO Marilyn Ozols, and Fenwick resident Bruce Baird.

Mr. Bell explained that in order to participate in the FEMA flood insurance program a NHMP is required. These plans must be updated every five years. Old Saybrook's current NHMP was updated in 2019 and will need to be updated in 2024. The purpose of a NHMP is to identify actions that can reduce dangers due to natural hazards. Having a current NHMP provides eligibility for grant funding, enhances public safety, helps prevent town losses and operating costs, helps prevent private property loss, supports economic development and conservation planning, and helps maintain a good municipal bond rating.

Planning tasks for the NHMP update will include project initiation and data collection, working group meetings, planning process documentation, drafting the NHMP update, draft plan review and revision, and local adoption.

The schedule of tasks for the NHMP update was presented. Data collection has already begun. The process is expected to conclude with plan adoption in July of 2024. D. McCracken recommended holding one of the public workshops during the summer when more property owners are in town. Mr. Bell stated that they could do that and there is some flexibility in the schedule.

Mr. Bell went on to review the current NHMP and what is expected to be included in the 2024 update. There was a discussion of impacts from changing climate and sea level rise.

V. REFERRALS

- A. **“Drive-through” Petition to Amend the Old Saybrook Zoning Regulations to 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).** Temporary Moratorium sought on Drive-through Establishments through June 1, 2024.
Petitioner: Old Saybrook Zoning Commission ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 10/16/2023 PH

Chairman Prevost stated that he spoke to M. Caldarella who is the new chair of the Zoning Commission (ZC). The ZC is now considering how this petition will affect the entire town, not just the Max's Place area. Concerns about the length of the moratorium extension were expressed. D. McCracken stated that this is the second extension and it could stymie future growth. Chairman

Prevost stated that the steps in the process take a long time. The ZC does have a draft. P. Kay stated that the town has regulations for drive-throughs and the ZC is considering an amendment at the request of an applicant. She supports giving the Zoning Commission the time they need. The members discussed drive-throughs in town. Chairman Prevost feels the ZC needs a plan to get this done. D. McCracken feels they need to balance the need to follow the Plan of Conservation and Development with economic development, and would like to support the extension but also let the ZC know that the Planning Commission would like to see the process move forward more quickly.

MOTION to send a favorable recommendation to the ZC to extend the temporary moratorium for the “Drive-through” petition to amend the Old Saybrook Zoning Regulations to 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). Temporary Moratorium sought on Drive-through Establishments through June 1, 2024, noting a concern with the lack of progress and extended duration. MADE by: D. McCracken; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

VI. Committee, Representative & Staff Reports

Chairman Prevost reported that there is a kickoff date for “THRIVE”, an effort being spearheaded by the national DOT which RiverCOG is involved in.

Mr. McCracken reported on the 4-town shore resiliency project. There are events coming up on September 21st and 26th and October 2nd. Land Use will distribute and promote the flyer when it is delivered to Town Hall. They are encouraging community input.

D. Tulimieri reported that he is registered to attend a state presentation related to the NHMP update. He also reported that the Mariners Way study will soon be kicking off with a site walk.

P. Kay reported that the Whole Foods wetlands application has an intervenor and the public hearing is continuing on September 21st.

VII. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of September 20, 2023 to the next regular meeting on Wednesday, October 4, 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/9569833313?pwd=NndIRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** D. McCracken; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

Respectfully submitted,
Lynette Wacker