



TOWN OF OLD SAYBROOK
Planning Commission

*Thomas R. Cox, Chairman
Paula S. Kay, Vice Chairman
Robert D. Missel
Kathleen A. Sugland
Mark M. Patterson*

302 Main Street
Old Saybrook, Connecticut 06475

Douglas S. McCracken, Alternate

oldsaybrookct.gov

REGULAR MEETING AGENDA
Wednesday, May 6, 2020 at 7:00 P.M.
via Teleconference

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:03 p.m.

II. **ROLL CALL**

Present: T. Cox, P. Kay, K. Sugland, M. Patterson, D. McCracken (seated for R. Missel)

III. **REGULAR BUSINESS**

A. **Minutes**

Ms. Kay asked for correction of a typographical error under item IV. A. of the 3/25/20 meeting minutes: The Commission reviewed its budget line items for a source of its share of the project.”

MOTION to **approve the minutes** of the 3/25/20 meeting as amended; **MADE** by K. Sugland; **SECONDED** by P. Kay; **VOTING IN FAVOR:** Cox, Kay, Sugland and Patterson; **AGAINST:** None; **ABSTAINING:** McCracken; **APPROVED** 4-0-1.

B. **Correspondence**

There was no correspondence.

C. **Committee, Representative & Staff Reports**

Mr. Cox and Ms. Sugland said that the Economic Development Strategy Group has concluded its work; Ms. Nelson reported that she Commission should begin to receive reports from agencies to which it distributed the resulting Petition to amend the Town Plan (scheduled the public hearing for 6/3/20). Ms. Kay reported that the Inland Wetlands & Watercourses Commission recently permitted work adjacent to wetlands along Route 1 for installation of sidewalks between Lynde Street and Pond Road. Mr. Cox reported that the Regional Planning Committee’s consultant is editing a presentation about the Regional Plan of Conservation & Development created to receive input during the process, as well as a survey. Ms. Nelson followed on from Ms. Kay’s report about the sidewalks funded under the CT-DOT Community Connectivity Grant Program that construction is scheduled for September through November of this building season. She also indicated that the Board of Selectmen will soon consider another grant application for construction of the Ingham Hill Trailhead to The Preserve. Ms. Nelson reported that the Commission’s recommendation to the Board of Selectmen to apply for the CT-DOH Affordable Housing Technical Assistance Grant Program was endorsed by the BOS, then submitted to and received by CT-DOH. She also said an initiative is underway to digitize existing documentation of historic resources and to geo-reference the documents to property location through the geographic information system.

IV. NEW BUSINESS

A. “Mill Rock Green Assoc., LLC” Petition to Amend the Zoning Regulations

Petitioner: Mill Rock Green Associates, LLC Agent: Attorney Edward Cassella

Attorney Cassella, representing Mill Rock Green Associates, a real estate holding company of Daniels Oil, is attempting to buy property in Old Saybrook to expand its ability to serve propane customers on the shoreline. The petition to amend existing text in the Zoning Regulations is to increase the capacity prohibited above 20,000 to 60,000 gallons of bulk fuel storage per site in the Industrial District. Mr. Cassella explained that the facility for which Daniels would seek a permit under the proposed regulation is similar to other storage facilities used solely for distribution by local fuel companies to their customers in nearby towns in the area, and he cited a few. He explained that the Petitioner seeks to consolidate its business office with its storage facility on one site to serve the mid-shoreline area. Mr. Cassella indicated that the petition credits the Town Plan’s goal for Old Saybrook as a regional hub of business.

Mr. Cassella stated that his client is willing to revise its petition to incorporate other reviewing agencies’ recommendations to prohibit bulk storage of fuel from the Gateway Conservation, Floodplain Management and Coastal Area Management Zones. Mr. Cassella presented the Zoning Map superimposed by these Zones to indicate what pockets of the Industrial Zone would be eligible for such a facility. The Commission agreed these were areas in which bulk fuel storage should be prohibited.

Mr. Cox expressed concern for the appearance of the storage tanks from the commercial corridor as potentially detrimental to the character of the town. Discussion of the matter indicated that the existing regulation permits any eventual application for development in the Industrial District as a site plan review when a special use such as this might be considered at a higher level of discretion if it were to be a special exception use. The Commission considered other conditions under which the use could be developed in a manner that mitigates concerns, including screening and setbacks. Ms. Kay noted that the prohibition of tank size sought to be amended in Section 11 refers to fuel types in addition to propane (liquefied petroleum gas and liquefied natural gas) and that might be made consistent in the petition to create special standards for the same special uses.

MOTION to recommend approval of “Mill Rock Green Assoc., LLC” Petition to Amend the Zoning Regulations conditioned upon revisions to: prohibit the use from the Gateway Conservation, Floodplain Management or Coastal Area Management Zones; include a minimum setback of the storage tanks 600’ from Route 1; and expand reference to multiple fuels in Section 53 to mirror that in Section 11; **MADE** by P. Kay; **SECONDED** by M. Patterson; **APPROVED** unanimously.

V. ADJOURNMENT

MOTION to adjourn to the next regular meeting on May 20, 2020 at 7:00 P.M. via Zoom Meeting: <https://zoom.us/j/96382281249>; Teleconference Dial: 929 436 2866, Meeting ID: 963 8228 1249; or One tap mobile: +19294362866,,96382281249#

Respectfully submitted,

Christine Nelson