



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, May 15, 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 7:03pm.

II. **ROLL CALL**

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

Members absent: Kathy Sugland, Trevor Ladd, Mark Patterson

Staff: Christine Nelson, Town Planner, Meryl Moskowitz, Recording Clerk

III. **REGULAR BUSINESS**

A. **Minutes**

MOTION to approve the meeting minutes of April 3, 2019; **MADE** by R. Missel; **SECONDED** by P. Kay; **VOTING IN FAVOR:** K. Soudan, R. Missel, P. Kay, D. McCracken; **OPPOSED:** None; **ABSTAINED:** Tom Cox; **APPROVED:** 4-0-1.

MOTION to approve the meeting minutes of April 17, 2019; **MADE** by D. McCracken; **SECONDED** by P. Kay; **VOTING IN FAVOR:** K. Soudan, P. Kay, D. McCracken, T. Cox; **OPPOSED:** None; **ABSTAINED:** R. Missel; **APPROVED:** 4-0-1.

B. **Correspondence**

Letter from the Old Saybrook Historical Society thanking the Commission for the generous contribution for printing of the brochure, "Siege & Battle of Saybrook Fort."

A memo from the First Selectman re: Standard for Sidewalks on the south side of Route 1, asking the Planning Commission for an advisory opinion. Members discussed the cost savings versus the aesthetic gains of the "Portland concrete" and the "soldier course." Members agreed they would like to see more information about costs before providing an opinion.

MOTION to pay two invoices from Nathan L. Jacobson & Associates: #88898 dated 4/03/2019 in the amount of \$238.64 and #89096 date 5/02/2019 in the amount of \$159.60; **MADE** by D. McCracken; **SECONDED** by R. Missel; **VOTING IN FAVOR:** K. Soudan, R. Missel, P. Kay, T. Cox, D. McCracken; **OPPOSED:** None; **ABSTAINED:** none; **APPROVED:** 5-0-0.

C. Committee, Representative & Staff Reports

Tom Cox gave an update of the Economic Development Strategy group.

Paula Kay reported from the Inland Wetlands & Watercourses Commission that there are contentious water issues, and would like to see the Commission be a resource to help solve problems.

Town Planner Christine Nelson gave an update on the Long Island Sound Blue Plan and Mariner's Way. There will be a public meeting of the Long Island Sound Blue Plan on Thursday, May 23 at the Vicki Duffy Pavilion at 6:30pm.

IV. OLD BUSINESS

Natural Hazard Mitigation Plan Update

It was agreed that the plan will be posted online at a later date for public review, and one more Town Hall meeting will be held for public comment.

V. NEW BUSINESS

“Hanford Commons” Spec'l Ex. Uses (housing separate application)—12,361 s.f total (0.79 ac.)

Bldg. A: 2,345 s.f. for Retail & Office (3,701 s.f. for 3 dwelling units above)—6,046 s.f.

Bldg. B: 3,091 s.f. for Restaurant (3,224 s.f. for 3 dwelling units above)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

Shopping Center Business B-2 District, Pedestrian Node

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

“Hanford Commons Residences” Site Plan for Affordable Housing Developments
(businesses separate application)

Bldg. A: 3,701 s.f. for 3 dwelling units (2,345 s.f. Retail & Office below)—6,046 s.f.

Bldg. B: 3,224 s.f. for 3 dwelling units (3,091 s.f. Restaurant below)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

Shopping Center Business B-2 District, Pedestrian Node

Bldg. C: 8,676 s.f. for 8 dwelling units—8,676 s.f total (0.46 ac.)

99 Lynde St., (Map 36/Lot 87), *Residence A District*

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

Attorney Marjorie Shansky, representing the applicant, Hanford Commons LLC, reviewed the application, a mixed use affordable housing development on Lynde and Elm Streets, with 14 residential units. Proposed are three structures, two mixed use at 96-98 Lynde Street and 76 Elm Street, and a residential building at 99 Lynde Street. Five of the fourteen units, 30 percent, are proposed to be affordable under C.G.S. 8-30g.

Mike Ott, Professional Engineer with Summer Hill Civil Engineers & Land Surveyors, P.C. reviewed plans, as well as parking, sidewalks, streetscapes, and lighting. He explained the idea is to create a sense of place and that it be pedestrian friendly.

Also present was Michael Picard, principal with Hanford Commons LLC.

M. Ott and M. Shansky both expressed that the development is consistent with the Town Plan of Conservation and Development, is designed to be consistent with the character of the neighborhood, and would broaden the availability of rental housing options.

K. Soudan expressed concern about the size and scale of the proposed building at 99 Lynde Street relative to the neighboring homes. M. Ott explained that there is distance between the building at #99 and the next properties on Lynde, and that the proposed building is 2.5 stories and does not exceed the 35' height regulation.

C. Nelson proposed the idea of moving the building at 99 Lynde Street back to accommodate on-street parking.

MOTION to send a favorable recommendation to the Zoning Commission for **“Hanford Commons”** and **“Hanford Commons Residences;”** **MADE** by D. McCracken and **SECONDED** by R. Missel as it is consistent with the Town Plan of Conservation and Development and ask that the Zoning Commission consider moving the structure at 99 Lynde Street back to accommodate on-street parking and the pattern of development; **VOTING IN FAVOR:** K. Soudan, R. Missel, T. Cox, D. McCracken; **OPPOSED:** None; **ABSTAINED:** P. Kay; **APPROVED:** 4-0-1.

VI. ADJOURNMENT

MOTION to adjourn at 8:55p.m. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, June 5, 2019 at 6:30 p.m., at 302 Main Street; **MADE** by K. Soudan; **SECONDED** by R. Missel; **VOTING IN FAVOR:** K. Soudan, R. Missel, P. Kay, D. McCracken and T. Cox; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk