



**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

**oldsaybrookct.gov**

*Douglas S. McCracken, Alternate*

**REGULAR MEETING AGENDA  
Wednesday, June 3, 2020 at 7:00 P.M.  
via Teleconference**

**I. CALL TO ORDER**

The Chairman called the meeting to order at 7:01 p.m.

**II. ROLL CALL**

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

**III. REGULAR BUSINESS**

**A. Minutes**

The Chairman postponed consideration of the minutes to the next regular meeting because there were no copies available at the meeting.

**B. Correspondence**

There was no correspondence.

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

Ms. Kay reported the Inland Wetlands & Watercourses Commission recently considered a hayfield as a matter that is an example of an interesting activity for which the Commission reviews activity as it relates to the wetlands soils. Mr. Cox reported the Regional Planning Committee is readying to present its process about the Regional Plan of Conservation & Development, as well as seeking input from municipalities regarding the same. Ms. Nelson, Town Planner, discussed recent activities of the Historic District Commission to assess how to conserve a “ghost sign” on the side of a commercial building on Sheffield Street.

**IV. NEW BUSINESS**

**A. Petition to Amend the Town Plan of Conservation & Development**

to incorporate an updated Economic Development Strategy

Petitioner: EDC      Presenter: Matthew Pugliese, EDC Chairman

Mr. Pugliese presented the process for studying factors that affect economic development in Old Saybrook and engaging the residents and businesses in their opinions about what and how the Town can address these concerns at the local level. He presented the organization of the resulting economic development strategy and how it is to be used by the Economic Development Commission and partners. The Chairman asked for public comments:

- David Royston commended the Committee for undertaking the Plan update. He suggested the Commission offer directives to the Zoning Commission regarding how the Zoning Regulations have “flaws” that need correcting regarding automobile circulation patterns, specifically drive-through windows and remote off-street parking lots for commercial activity, as well as to differentiate between new construction and existing buildings and to decrease the need for parking rather than increase it. Mr. Royston also suggested that the Commission indicate in its Plan that zoning regulations should permit a mix of housing and commercial (retail or office) solely on health and safety standards. He applauded the Plan’s mention of outreach to developers and encouraged the Commission to be proactive about the economic vitality of Old Saybrook.
- Ron Lyman spoke about the town’s seasonal economy and demographics that are “only so strong” and the need to stay ahead of the curve and take some direction from circumstances of the pandemic, changing generational attitudes, various commercial zones controlled by architectural standards, as well as a need for drive-through businesses rather than forcing people to get out of their cars hoping they shop multiple locations on-foot. He asked that the Town give developers what tenants need to be viable. He thanked the Commission for undertaking the daunting task of looking at Old Saybrook’s future and maintaining its character as an economic center.

**MOTION to continue public hearing to June 17, 2020;** MADE by R. Missel;  
SECONDED by P. Kay; **ALL IN FAVOR 5-0-0.**

The chairman acknowledged receipt of written reports from various agencies concerning the Economic Development Strategy as a Town Plan section. Mr. Missel wanted to be sure that the concerns of the Harbor Management Commission had been accommodated, especially the need to maintain dredged harbors, which Ms. Nelson stated the Plan does; Ms. Beckman, Economic Development Director, also spoke about purposeful interviews with the HMC chairman during the drafting of the report. The Chairman went through the comments of the Zoning Commission memo: Mr. Cox agreed that the new Plan section ought to state that it replaces the 2006 section of the Town Plan; Ms. Kay said she likes repetition of the word “hub” which sounds strong and positive. Mr. Cox noted that the Strategy’s recommendation to allow increased density in town center is intended to encourage the Zoning Commission to permit three stories in that area. The Commission thought that the proposed Plan section addresses each of the concerns in the ARB report, but directed Ms. Nelson to inquire if there are more exact suggestions for each.

## V. ADJOURNMENT

**MOTION to adjourn** the meeting at 8:00 p.m. to the next regular meeting scheduled for June 17, 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#; MADE by M. Patterson; SECONDED by R. Missel; **ALL IN FAVOR 5-0-0.**

Respectfully submitted,



Christine Nelson