



TOWN OF OLD SAYBROOK  
**Planning Commission**

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

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

*Douglas S. McCracken, Alternate*

REGULAR MEETING MINUTES  
**Wednesday, January 15, 2020 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

K. Sugland, the sitting Vice Chairman called the meeting to order at 6:59 P.M.

II. **ROLL CALL**

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

Staff: C. Nelson, Town Planner; E. Cosenza, Clerk; C. Costa, Enforcement Officer; C. Fortuna, First Selectman

III. **REGULAR BUSINESS**

A. **Minutes**

P. Kay asked to make a clarification of III.C. of the 11/6/19 meeting minutes: “P. Kay shared an observation from her participation as representative to the Wetlands Commission that ~~the process is a burden to property owners in terms of time and money~~ she is concerned about the effects of regulations and their administrative costs and that they can work for or against the Town’s stated goals.”

**MOTION** to **approve the minutes** of the 11/6/19 meeting as amended; MADE by R. Missel; SECONDED by P. Kay; **APPROVED** unanimously.

**MOTION** to **approve the minutes** of the 12/4/19 meeting as presented; MADE by T. Cox; SECONDED by P. Kay; **APPROVED** unanimously.

B. **Correspondence**

There was no correspondence requiring response. Issues of *Planning* magazine were distributed.

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

The Economic Development Strategy Group will make its second presentation to the Planning and Economic Development Commissions on 2/5/2020 at 7:00 PM in the Town Hall and seek consensus from both agencies to petition to update the Town Plan. There were no reports from

representatives to the Regional Planning Agency or the Inland Wetlands & Watercourses Commission. The Town Planner informed the Commission that budget requests for the upcoming FY21 have been submitted to the Board of Selectmen. Construction of sidewalks between Pond Rd. and Lynde St. are anticipated for the 2020 building season through the CT-DOT's Connecticut Connectivity Grant Program (\$225K). Construction funds for streetscape improvements to Stage Road and Route 1 (between Stage and Elm St.) are scheduled to be available in 2022 through the CT-DOT's Local Transportation Capital Improvement Program (\$1.4M). A proposal for outside funding for planning and design of streetscape improvements for Mariner's Way was unsuccessful through the CT-DOT's Transportation Alternatives Program for 2021-2026.

#### D. Election of Officers & Appointment of Representatives

**MOTION to elect Thomas Cox as Chairman** of the Planning Commission; MADE by M. Patterson; SECONDED by R. Missel; **APPROVED** unanimously.

The newly-elected Chairman assumed the role of running the meeting.

**MOTION to elect Paula Kay as Vice Chairman** of the Planning Commission; MADE by R. Missel; SECONDED by T. Cox; **APPROVED** unanimously.

**MOTION to elect Robert Missel as Secretary** of the Planning Commission; MADE by P. Kay; SECONDED by K. Sugland; **APPROVED** unanimously.

**MOTION to appoint Paula Kay as a Member** of the Inland Wetlands & Watercourses Commission from a Participating Commission and **to appoint Thomas Cox** as representative to the Regional Planning Committee of the Lower Connecticut River Regional Council of Governments from a member town; MADE by M. Patterson; SECONDED by T. Cox; **APPROVED** unanimously.

#### IV. OLD BUSINESS

None.

#### V. NEW BUSINESS

##### A. Petition to Amend the Zoning Regulations

Remove prohibition of "illumination of a playing field" in Sec. 68.1.5 B.3. Neighborhood Pattern-Outdoor Illumination; Add new Spec'l Standard to Sec. 53 for "Athletic Field Lighting"  
Petitioner: Old Saybrook Boards of Education & Selectmen

Carl Fortuna, First Selectman, presented a background to the problem of limited use of athletic fields to be solved by the proposed amendment to the Zoning Regulations. The Commission asked questions and considered the information presented, as well as comments from the Board of Education, the Parks & Recreation Commission. Concerned residents of the lower Ingham Hill Road neighborhood attended the meeting to express how the proposed regulation change could affect the enjoyment and value of their homes if lights were permitted to be installed at the Old Saybrook High School.

**MOTION to find** that the Petition to Amend the Old Saybrook Zoning Regulations to remove a prohibition of “illumination of a playing field” in Sec. 68.1.5 B.3. Neighborhood Pattern-Outdoor Illumination and to add a new Special Standard to Sec. 53 for “Athletic Field Lighting” is **consistent with the Town Plan of Conservation & Development in that it creates regulations intended to prevent light pollution on site-specific illuminated proposals** and to suggest a revision to C. to specify that lights are “not powered by the use of gas, diesel or other fuel powered generators on-site or on an adjacent property”; MADE by M. Patterson; SECONDED by R. Missel; **APPROVED** unanimously.

**B. Petition to Amend the Zoning Regulations**

Delete Section 65 Excavation & Grading; Add new Special Standard to Section 53 for “Material Removal, Filling & Excavation”

Petitioner: Old Saybrook Zoning Commission

Chris Costa, Zoning Enforcement Officer, presented a background to the problems of duplicative or inconsistent text to be solved by the proposed amendment to the Zoning Regulations. The Commission asked questions and considered the information presented.

**MOTION to find** that the Petition to Amend the Old Saybrook Zoning Regulations to delete Section 65 Excavation & Grading and to add new Special Standard to Section 53 for “Material Removal, Filling & Excavation” is **consistent with the Town Plan of Conservation & Development in that it consolidates and relocates existing regulations intended to prevent natural geologic hazards, such as soil erosion, subsidence or sedimentation, that have a negative effect on humans or the environment (Natural Hazard Mitigation Plan, Water Resources section of the Town Plan)** and to suggest a revision to use the terms of 65.1 (“earth, including, loam, sand, gravel, clay, peat or quarry stone”) to better specify the intention of the proposed term “material”; MADE by M. Patterson; SECONDED by P. Kay; **APPROVED** unanimously.

**VI. ADJOURNMENT**

**MOTION to adjourn** at 8:19 P.M. to the next regularly-scheduled meeting of February 5, 2020 in the first floor conference room of Town Hall at 320 Main Street, Old Saybrook; MADE by K. Sugland; SECONDED by M. Patterson; **APPROVED** unanimously.

Respectfully submitted,

Christine Nelson  
Town Planner