



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, February 19, 2020 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

The Chairman called the meeting to order at 7:00 P.M.

II. **ROLL CALL**

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

Absent: R. Missel

Staff: C. Nelson, Town Planner

III. **REGULAR BUSINESS**

A. **Minutes**

Mr. Cox asked for the following clarification of the motion to act under item V.A. of the 1/15/20 meeting minutes: “it creates regulations intended to prevent light pollution on site specific illuminated ~~proposals~~ parcels”...

MOTION to **approve the minutes** of the 1/15/20 meeting as amended; MADE by D. McCracken; SECONDED by M. Patterson; **APPROVED** unanimously.

MOTION to **approve the minutes** of the 2/5/20 meeting as prepared; MADE by D. McCracken; 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**

Ms. Sugland indicated that the Economic Development Strategy Group will meet to review its petition to update the Town Plan on 3/5/20. T. Cox related his orientation meeting with the Director and Deputy Director of the Regional Council of Governments regarding his appointment to the Regional Planning Committee. Ms. Kay noted that the Inland Wetlands & Watercourses Commission held a special meeting to reviewing its procedures and considerations for action on proposals for development.

IV. WORKSHOP

A. Procedures and Considerations for Action by the Planning Commission

Ms. Nelson explained that the Connecticut General Statutes require municipalities to have a Plan of Conservation & Development (POCD) as a vision that addresses specified topical or geographical goals and policies (i.e. preferences) in how to fulfill that vision. She also noted that a town may have other plans, separate but equally important to the POCD, such as the Natural Hazard Mitigation Plan, for guidance in consideration of requests for guidance from other agencies. She also indicated that:

- The POCD and other plans *may* guide the Planning Commission's approval or denial of a "municipal improvement" the Town proposes to undertake. A proposal denied by the Planning Commission may be adopted by a majority vote of the Town Meeting (or a two-thirds vote of the Board of Selectmen).
- The POCD alone *must* guide the Planning Commission's finding consistency of proposed changes to the "comprehensive plan of zoning" (zoning map and regulations) any petitioner proposes. A proposal disapproved by the Planning Commission may be adopted by the Zoning Commission by a vote of not less than two-thirds (super majority).
- The POCD and other plans *may* guide the Planning Commission's recommendation to the Zoning Commission for its approval, modification, or denial of a special exception use. A proposal recommended for modification or denial by the Planning Commission, in turn, may guide the Zoning Commission in its consideration of whether to permit unusual uses that under favorable circumstances will be appropriate, harmonious and desirable uses in the district (by simple majority).

B. Topics for Future Discussion

Ms. Nelson offered to make available opportunities for the Commission members to consider for their education or training, as well as a handful of topics about which the Town's staff could give an orientation. The Commission made inquiries and gave suggestions.

V. ADJOURNMENT

MOTION to **adjourn** at 8:00 P.M. to the next regularly-scheduled meeting of March 4, 2020 in the first floor conference room of Town Hall at 320 Main Street, Old Saybrook; **MADE** by D. McCracken; **SECONDED** by M. Patterson; **APPROVED** unanimously.

Respectfully submitted,

Christine Nelson
Town Planner