



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, September 2, 2020 at 7:00 P.M.
via teleconference

I. **CALL TO ORDER**

The Vice Chairman called the teleconference to order at 7:00 p.m.

II. **ROLL CALL**

Present: P. Kay (seated as acting Chairman), D. McCracken, K. Sugland, R. Missal, M. Patterson

Absent: T. Cox

III. **REGULAR BUSINESS**

A. **Minutes**

MOTION to approve the minutes of the 6/17/20 meeting; MADE by K. Sugland; SECONDED by M. Patterson; VOTING IN FAVOR: Sugland, Patterson, Kay, McCracken; OPPOSED: None; ABSTAINING: Missel; **APPROVED** 4-0-1.

MOTION to approve the minutes of the 7/15/20 meeting; MADE by D. McCracken; SECONDED by P. Kay; VOTING IN FAVOR: McCracken, Kay, Sugland, Missel; OPPOSED: None; ABSTAINING: Patterson; **APPROVED** 4-0-1.

B. **Correspondence**

There was no correspondence.

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

P. Kay reported that Inland Wetlands Commission are working on a list of questions and criteria for applications to be approved administratively.

IV. **NEW BUSINESS**

A. **Lot Line Change to Captain Dobleare Resubdivision**

76 & 78 North Cove Road (Assessor's Map 31 / Lots 15-5 & 15-3)

Residence AA-2 District, Coastal Mgmt. Zone, Gateway Conservation Zone

Applicants: Michael & Janet Klett & Patricia Laviere

Action is to consider giving 405 square feet of land from 76 North Cove Road to 78 North Cove Road. Michael & Janet Klett were present. They would like the commission to grant them the 405 square feet to build a pool that will not block 76 North Cove Road's view to the water. M. Patterson asked if the home is in a historic district. M. & J. Klett stated it is not. Building department stated the pool is consistent with building regulations. CT Health District also signed off on the building of the pool.

MOTION to recommend approval “Lot Line Change to Captain Dolbeare Resubdivision” 76 & 78 North Cove Road (Assessor's Map 31 / Lots 15-5 & 15-3) Residence AA-2 District, Coastal Mgmt. Zone, Gateway Conservation Zone; MADE by P. Kay, SECONDED by M. Patterson, VOTING IN FAVOR: Patterson, Sugland, Kay, McCracken, Missel; OPPOSED: None; **APPROVED 5-0-0.**

B. Lot Line Change to Hanford Subdivision

9-19 King Street & 821-825 Boston Post Road (Assessor's Map 36, Lots 4 & 6)
Business B-2 District Coastal Mgmt. Zone, Pedestrian Node
Applicants: LC.J LLC. & Debra VanEpps

Attorney Tighe present representing the Hanford Subdivision. The lot line change is to continue to allow the Hanford Subdivision access to the rear of the building where the loading dock is located. They are not creating a new parcel of land, just a lot line change. The Building Official, Zoning Officer and Health Department have reviewed the lot line change and found compliant it with their regulations. M. Patterson asked if the access is compliant to the Route 1 regulations. P. Kay answered that it is in the attached paperwork. Tighe stated that there is already an informal agreement between the Hanford Subdivision and Debra VanEpps, they are now formalizing. M. Patterson inquired if both parties are in agreement over the lot line change. The Commission discussed if there was an agreement. A. Tighe said yes and could provide the signed contract if needed. P. Kay stated the matter is consistent with the Town Plan of Conservation and Development to develop business opportunities.

MOTION to recommend approval “Lot Line Change to Hanford Subdivision” 9-19 King Street & 821-825 Boston Post Road (Assessor's Map 36, Lots 4 & 6) Business B-2 District, Coastal Mgmt. Zone, Pedestrian Node; MADE by M. Patterson; SECONDED by K. Sugland; VOTING IN FAVOR: Patterson, Sugland, Kay, McCracken, Missel; OPPOSED: None **APPROVED 5-0-0.**

C. “Provence Land Co.” Application for Special Exception Permit / Coastal Site Plan Review to construct a 6,000 s.f. tree service contractors building and parking area
1325 Boston Post Road, Assessor's Map 27, Lot 24-1
Gateway Business B-4 District, Pedestrian Node, Coastal Management Area
Owner: Provence Land Company, LLC. Applicant: Robert Doane, P.E.

Application is asking to construct a 6000 square foot building and parking area for Save a Tree. Owner is Provence Land Co and applicant is Robert Doane, P.E. The parcel of land sits at 1325 Boston Post Road, it is a 2.9 acre parcel and sits back 300 feet from Boston Post Road. R. Doane has an application for a special exception for the Zoning Commission that is why it was referred to the Planning Commission. Zoning has the site plan and is in the

process of reviewing. They have approval from the Wetlands Commission as well as the Architectural Review Board. M. Patterson asked if you could see the site from the road and to explain the business. R. Doane answered no, you can not see the site from the road. Save A Tree is a tree service facility and they have several locations throughout the state. There will be 15 trucks and overnight parking behind the building. The trucks will go out at 7:30am and return at 4:30pm, unless in times of emergencies. They also will be installing a line of plantings along their driveway for Saigon City. The need for additional information was expressed related to concerns on the impact to traffic on Boston Post Road by R. Missel and D. McCracken. There is a public hearing on September 9th.

MOTION to send a favorable recommendation to the Zoning Commission for “Provence Land Co.” Application for Special Permit / Coastal Site Plan Review to construct a 6,000 s.f. tree service contractors building and parking area, 1325 Boston Post Road, Assessor’s Map 27, Lot 24-1, Owner: Provence Land Company, LLC., Applicant Robert Doane, P.E., because it is consistent with the Town Plan of Conservation & Development, provides a range of services and goods, employment, diversifies the tax base and supports business growth.; MADE by M. Patterson; SECONDED by K. Sugland. VOTING IN FAVOR: Patterson, Sugland, Kay; OPPOSED: B. Missal, D. McCracken.; APPROVED 3-2-0.

VI. ADJOURNMENT

MOTION to acknowledge Christine Nelson on her leaving the Land Use Department. Made by M. Patterson; SECONDED by P. Kay. APPROVED 5-0-0.

MOTION to adjourn the Planning Commission public meeting of September 2, 2020 at 7:52 p.m. to the next regular meeting on Wednesday, September 16, 2020 at 7:00 P.M. via Zoom Meeting: <https://zoom.us/j/96382281249?pwd=ZkE0dDNtamYzK3M4K3NiUmpLaWNqQT09> teleconference Dial: 929 436 2866 US, Meeting ID: 963 8228 1249; or One tap mobile: +19294362866,,96382281249#

Respectfully submitted,

Christeen Gilman