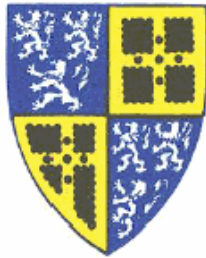


Planning Commission Minutes 01/03/2018



TOWN OF OLD SAYBROOK Planning Commission

Robert D. Missel
Paula S. Kay
Kenneth W. A. Soudan, Secretary

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

Kathleen A. Sugland
Trevor Ladd
Alternate Members
Douglas S. McCracken
Vacancy
Vacancy

MEETING MINUTES

Wednesday, January 3, 2018 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Robert Missel called the meeting to order at 7:00pm.

II. ROLL CALL

Members present: Robert Missel, Ken Soudan, Kathleen Sugland, Trevor Ladd

Members absent: Paula Kay, Doug McCracken

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

MOTION to amend the agenda to hear Referral B, then Referral A, before Item III. Regular Business, **MADE** by K. Soudan; **SECONDED** by T. Ladd; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

III. REFERRAL

A. "Little Pub" Special Exception for Restaurant – 3,315 s.f. (2.37 ac.)

1231 Boston Post Road (Map 27/Lot 39)

Restricted Business B-3 District, CAM Zone, Pedestrian Node

Applicant: 1231 BPROS, LLC Agent: Joe Wren, P.E.

Joe Wren, P.E., Indigo Land Design, representing the applicant, Little Pub, reviewed site plans and proposed modifications of the existing building. Proposed changes to the building include a modified roofline, a new entryway vestibule, and addition of a patio and pergola for outdoor seating. J. Wren reviewed landscaping improvements, and parking lot modifications including reducing the width of the driveway from 40 ft to 30 ft.

For signage, J. Wren explained that the existing street sign's stone base and columns will remain, and the existing sign will be replaced with a smaller conforming sign. The building sign will be placed over the front entry vestibule.

For lighting, the existing utility pole flood lights will be shrouded to minimize light scatter.

Members discussed adding additional lighting at rear of building, for patron and employee safety. J. Wren explained that lighting improvements are proposed for the building, not the parking lot. Town Planner Christine Nelson asked that a photometrics plan be done to inform lighting decisions, and to address concerns of light leakage impacting neighbors.

Joseph Sepot, Joseph Sepot Architects, reviewed architectural plans, explaining the facade will be in the English tudor style, that about 30 sq ft will be added to the building, creating a seasonal outdoor dining with pergola, hip gabled roof, and addition of a chimney.

Members agreed to send a favorable recommendation for little Pub with additional materials to be submitted to the Architectural Review Board, 1) a photometrics plan for the site, and 2) a detailed spec sheet for the utility pole mounted flood light.

MOTION to send a favorable recommendation for “Little Pub” Special Exception for Restaurant – 3,315 s.f. (2.37 ac.) 1231 Boston Post Road (Map 27/Lot 39) with the request that a photometrics plan and a detailed spec sheet for the utility pole mounted flood light be submitted to the Architectural Review Board; **MADE** by K. Soudan; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

A. “Pediatric Dentist” Special Exception for Office – 5,250 s.f. (2.27 ac.)
Shopping Center Business B-2 District, CAM Zone, Pedestrian Node
1017 Boston Post Road (Map 28/ Lot 38)
Applicant: CCPD Properties Agent: Joe Wren, P.E.

Joe Wren, P.E., Indigo Land Design, representing the applicant Pediatric Dentist, reviewed site plans of the proposed new construction, a single story, 5,250 square ft building. The proposed use as a dental clinic is permitted, a Special Exception is required per Section 32.2.6 as the site is located within a Pedestrian Node. J. Wren reviewed parking, lighting, and landscaping. It was agreed that a licensed arborist or tree warden will be consulted to recommend which trees to keep.

Matt Byrnes-Jacobsen, Point One Architects, reviewed site plans and signage. One freestanding sign and one building mounted sign are proposed.

MOTION to send a favorable recommendation for “Pediatric Dentist” Special Exception for Office – 5,250 s.f. (2.27 ac.) *Shopping Center Business B-2 District, CAM Zone, Pedestrian Node* 1017 Boston Post Road (Map 28/ Lot 38); **MADE** by K. Soudan; **SECONDED** by T. Ladd; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

IV. REGULAR BUSINESS

A. Minutes

MOTION to approve the minutes of November 6, 2017 as presented; **MADE** by K. Sugland; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

MOTION to approve the minutes of November 15, 2017 as presented; **MADE** by T. Ladd; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

B. Correspondence

A memo from The Economic Development Commission was distributed, requesting to be placed on the January 17, 2018 meeting agenda to discuss updating the Economic Development section of the Plan of Conservation and Development.

C. Committee, Representative & Staff Reports

C. Nelson reported on the status of previously submitted grants. One such grant is to the D.O.T. for "community connectivity" for sidewalks between Pond and Lynde streets. The final report for Mariner's Way BAR grant is being finalized, and a draft of the final report for the Coastal Resilience Plan is being reviewed.

D. Election of Officers and Representatives

After discussion, members agreed to nominate Ken Soudan, Chairman, Kathleen Sugland, Vice Chair, and Trevor Ladd, Secretary. Paula Kay had previously expressed interest to C. Nelson in being the IWWC representative, and K. Soudan stated he'd like to stay on as the Regional Planning representative.

MOTION to approve the slate of officers as presented: Ken Soudan, Chairman, Kathleen Sugland, Vice Chair, and Trevor Ladd, Secretary; **MADE** by R. Missel; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

MOTION to approve the nominations of Paula Kay as the IWWC representative, and Ken Soudan as the Regional Planning representative; **MADE** by K. Soudan; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 8:42 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, January 17, 2018, at 7:00 P.M., Town Hall, 302 Main Street, 1st Floor Conference Room; **MADE** by R. Missel; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** R. Missel, K. Soudan, K. Sugland, T. Ladd; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk