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# Planning Commission Minutes 01/04/2017

REGULAR MEETING MINUTES  
Wednesday, January 4, 2017 at 7:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

## I. CALL TO ORDER

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

## II. ROLL CALL

Members present: Janis Esty, Robert Missel, Daniel Walden, Michael Urban, Ken Soudan, Douglas McCracken

Members absent: Kathleen Sugland

Staff: Meryl Moskowitz, Recording Clerk

Three people were present in the audience including Director of Public Works, Larry Bonin.

## III. REGULAR BUSINESS

### A. Minutes

<p><b>MOTION</b> to approve the minutes of December 7, 2016 as presented; <b>MADE</b> by D. Walden; <b>SECONDED</b> by K. Soudan; <b>VOTED IN FAVOR:</b> J. Esty, R. Missel, D. Walden, K. Soudan, M. Urban; <b>OPPOSED:</b> none; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 5-0-0.</p>
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### B. Correspondence

A greeting card was received from Nathan Jacobson & Associates.

### C. Committee, Representative & Staff Reports

No reports.

### D. Election of Officers

D. Walden moved to reelect the current slate of officers. R. Missel offered up his position as vice chair. M. Urban offered to be vice chair. D. Walden modified his motion to withdraw R. Missel and replace with M. Urban as vice chair.

**MOTION** to elect Janis Esty as chairman, Michael Urban as vice chair, and Kenneth Soudan as secretary; **MADE** by J. Esty; **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, K. Soudan, M. Urban; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

#### IV. NEW BUSINESS

- A. **“Horan” Municipal Improvement for Easement of Land – 1,647± s.f. (0.04± ac.)**  
Anchorage Lane, *Marine Commercial MC District, Coastal Area Mgmt. Zone*  
Petitioner: John & Gertrude Horan      Agent: David M. Royston, Esq.

Attorney David Royston explained that the application is for a municipal improvement for easement of land, and that in 1959, when the subdivision was approved by the Old Saybrook Planning Commission, there was no prohibition in the Public Health Code for septic systems on filled land. The Horan property sits on filled land, and so they are seeking approval of an agreement with the Town for an easement on the unused cul-de-sac on Anchorage Lane for a septic system serving their lot.

D. Royston concluded that he believes the proposal is consistent with the Town plan of Conservation and Development and noted that Director of Public Works, Larry Bonin, found no issues with the easement area. He also noted that the Board of Selectmen asked L. Bonin to investigate the easement area and that he found the existing use right-of-way to be sufficient for emergency vehicles to turn around.

Members discussed the proximity of the septic system to the body of water and agreed that any development would need to meet public health codes, and also discussed that the granting of an easement for septic should be conditioned on use by one single family residence of no greater than three bedrooms.

Director of Public Works Larry Bonin stated he had no issues with the turn-around.

**MOTION** to recommend approval with conditions of **““Horan” Municipal Improvement for Easement of Land – 1,647± s.f. (0.04± ac.) Anchorage Lane, Marine Commercial MC District, Coastal Area Mgmt. Zone** that construction of a residence be restricted to no more than three bedrooms, and that all public health codes and regulations are met, **MADE** by J. Esty; **SECONDED** by R. Missel; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban; **OPPOSED:** K. Soudan; **ABSTAINED:** none; **APPROVED:** 4-1-0.

#### V. ADJOURNMENT

**MOTION** to adjourn the meeting at 7:46 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, January 18, 2017, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; **MADE** by M. Urban; **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, K. Soudan; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.