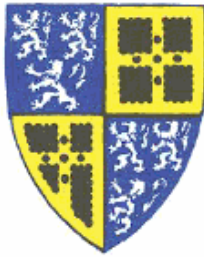


Planning Commission Minutes 05/02/2018



TOWN OF OLD SAYBROOK Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

*Kenneth W. A. Soudan, Chairman
Kathleen A. Sugland, Vice Chairman
Trevor D. Ladd, Secretary*

*Robert D. Missel
Paula S. Kay
Douglas S. McCracken
Thomas R. Cox, Alternate
Vacancy, Alternate*

MEETING MINUTES

Wednesday, May 2, 2018 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Vice Chair Kathy Sugland called the meeting to order at 7:02pm.

II. ROLL CALL

Members present: Kathleen Sugland, Trevor Ladd, Robert Missel, Paula Kay, Doug McCracken seated for Ken Soudan, Thomas Cox,

Members Absent: Ken Soudan

Staff: Meryl Moskowitz, Recording Clerk

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the minutes of April 18, 2018 as amended: p. 2 last sentence of paragraph, change "development plan" to development strategy", change "next week" to "over the next few months" and under New Business, paragraph 4, change final sentence to "...the town not be responsible for removal of the hedge row..."; **MADE** by P. Kay; **SECONDED** by R. Missel; **VOTED IN FAVOR:** K. Sugland, R. Missel, P. Kay, D. McCracken; **OPPOSED:** None; **ABSTAINED:** T. Ladd; **APPROVED:** 4-0-1.

B. Correspondence

Doug McCracken reported that more copies of the 2015 Sea Level Rise Climate Adaptation Report are needed. It has been distributed throughout town and has been helpful as an educational tool, particularly with neighborhood associations like Chalker Beach and Fenwick. He reviewed a recommendation by Town Planner Christine Nelson to reprint 400 copies of the report at a cost of \$1,730, which is covered by the Commission's budget line item for printing.

MOTION to approve printing of 400 copies of the 2015 Sea Level Rise Climate Adaptation Report at a cost of approximately \$1,730, **MADE** by D. McCracken; **SECONDED** by T. Ladd; **VOTED IN FAVOR:** K. Sugland, R. Missel, P. Kay, D. McCracken, T. Ladd; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

D. McCracken reviewed correspondence regarding the incorporation of the Coastal Resilience Study into the Natural Hazard Mitigation Plan. A quote was received from GZA Consultants for \$25,000 but more deliberation by staff and the Commission is needed..

Land Use Academy Fact Sheets were distributed to members.

C. Committee, Representative & Staff Reports

K. Sugland reported that the Economic Development ad hoc committee met. They discussed what they want to see in the town over the next 10 to 25 years. Economic Development Director Susie Beckman is preparing a draft of a Powerpoint presentation and will review with the committee.

IV. REFERRAL

- A. “Calmar” Spec’l Except. for Boat Repair, Sales & Storage—10,004 s.f. (.65 ac.)
34 & 36 Channelside Drive (Assessor’s Map 59/Lots 58 & 58-1)
Marine Industrial MI District, Coastal Area Management Zone
Applicant: Island Cove Marina, LLC Agent: Attorney David Royston
ACTION: *Report about consistency with Town Plans for 5/21/18 p.h.*

Attorney David Royston, representing the applicant, Calmar Properties LLC, explained the application. Also present was Cal Caldarella, owner of Calmar Properties. Calmar Properties proposes to acquire the property from Island Cove Marina, and is located in the Marine Industrial (MI) District. The lot is vacant. Applicant proposes a 10,004 s.f. Two-story building, with upper level for boat sales and storage, the lower level for boat repair, which is expected to be restoration work. Because the gross floor area exceeds 5,000 feet it requires a special exception referral.

D. Royston reviewed areas of consistency with the Town Plan of Conservation and Development, noting consistency with Vision, Town Image, Economic Development and Water Resources.

D. McCracken expressed concern that the application had not yet been reviewed by the Architectural Review Board and therefore proposed that the Zoning Commission give due consideration to ARB’s review.

MOTION to send a favorable recommendation to the Zoning Commission for “Calmar” Spec’l Except. for Boat Repair, Sales & Storage—10,004 s.f. (.65 ac.)34 & 36 Channelside Drive (Assessor’s Map

59/Lots 58 & 58-1) Marine Industrial MI District, Coastal Area Management Zone as it is consistent with the Town Plan of Conservation & Development, and that due consideration be given to the review made by the Architectural Review Board; **MADE** by D. McCracken; **SECONDED** by P. Kay; **VOTED IN FAVOR:** K. Sugland, P. Kay, R. Missel, T. Ladd, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

V. **ADJOURNMENT**

MOTION to adjourn the meeting at 7:53 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, May 16, 2018, at 7:00 P.M., Town Hall, 302 Main Street, 1st Floor Conference Room; **MADE** by R. Missel; **SECONDED** by P. Kay; **VOTED IN FAVOR:** K. Sugland, P. Kay, R. Missel, T. Ladd, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk