

---

# Planning Commission Minutes 02/01/2017

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

### I. CALL TO ORDER

Chairman Janis Esty called the meeting to order at 7:03pm

### II. ROLL CALL

Members present: Janis Esty, Robert Missel, Kenneth Soudan, Michael Urban, Douglas McCracken, Kathleen Sugland seated for Daniel Walden until 7:06pm, Daniel Walden

Staff: Meryl Moskowitz, Recording Clerk

### III. REGULAR BUSINESS

#### A. Minutes

**MOTION** to approve the minutes of January 4, 2017 as presented; **MADE** by K. Soudan; **SECONDED** by R. Missel; **VOTED IN FAVOR:** J. Esty, R. Missel, K. Soudan, M. Urban, **OPPOSED:** none; **ABSTAINED:** K. Sugland; **APPROVED:** 4-0-1

#### B. Correspondence

The discussion of "Demolition Delay" was moved to after New Business.  
Dan Walden arrived at 7:06pm.

#### C. Committee & Representative Reports

J. Esty reported that the Inland Wetlands and Watercourses Commission met in January and heard from an applicant who proposes to develop a storage facility behind Spencer Plains Rd and I95.

Town Planner Christine Nelson reported the following:

- the Coastal Resiliency Plan is progressing and consultants are working on modeling.
- The Vulnerability and Risk Assessment is nearly done, and consultant will meet with resiliency team 1<sup>st</sup> week of March.
- The consulting team for the Mariner's Way Bar project has completed a marketing study.

- For the Storm Water Management Plan, a draft plan will be submitted by April 1. The draft will be posted to the Town web site for public review, and submitted to the State July 1.

#### IV. NEW BUSINESS

##### A. "Town Dock" Municipal Improvement – .07 ac.

Sheffield St. (Map 31 / Lot 2-1)

*Residence A District, Gateway Conservation Zone, Coastal Management Zone*

C. Nelson explained this was referred by the Harbor Management Commission as a Municipal Improvement. The town dock at the end of Sheffield Street is in need of repair. The proposal is to remove the existing fixed pier and replace with a floater, accessed by a hinged gangway. Commissioners agreed the proposed dock is an improvement, and that it would provide more capacity for tying up boats. Commissioners found the proposal to be consistent with the Town Plan of Conservation & Development (TPCD), specifically with the goal of providing "Increased opportunities for recreational boating at marinas and docking areas."

**MOTION** to send a favorable recommendation to the Board of Selectmen as it is consistent with the Town Plan of Conservation and Development; **MADE** by K. Soudan; **SECONDED** by R. Missel; **VOTED IN FAVOR:** J. Esty, R. Missel, K. Soudan, M. Urban, D. Walden; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

##### B. "Ferry Dock" Municipal Improvement for Timber Pier Modif. - 0.43 ac.

Ferry Pl. (Map 43 / Lot 1)

*Marine Commercial District, Gateway Conservation Zone, Coastal Management Zone*

C. Nelson explained that the Ferry Dock is in need of repair. The proposal is to remove the existing dock and replace with a floating one. Commissioners agreed the proposal would be an improvement, and found it consistent with the TPCD, specifically with the goal of providing "Increased opportunities for recreational boating at marinas and docking areas."

**MOTION** to send a favorable recommendation to the Board of Selectmen as it is consistent with the Town Plan of Conservation and Development; **MADE** by M. Urban; **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, K. Soudan, M. Urban, D. Walden; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

#### V. OLD BUSINESS

Discussion of "Demolition Delay" Ordinance

The Commission compared two drafts of the Demolition Delay Ordinance, one dated November 16, 2016 and the most recent dated January 23, 2017.

Tedd Levy, representing the Historical Society, distributed a memo to the Commission with his observations, and noted four major differences between the two drafts:

1. A shortened period of delay from 180 days shortened to 120 days.
2. Addition of a historic review committee, a 3-person committee headed by the 1<sup>st</sup> selectman and 2 designates.
3. If the age of the building is unknown, the Building Official will make a final determination whether or not a building is 75 years old
4. Giving power to selectman's committee in a case where the Committee felt the structure was not historic or significant (Section 'F' under Procedures)

**MOTION** to add "Demolition Delay" to Old Business; **MADE** by J. Esty; **SECONDED** by R. Missel; **VOTED IN FAVOR:** J. Esty, R. Missel, K. Soudan, M. Urban, D. Walden; **OPPOSED:** none; **ABSTAINED:** None; **APPROVED:** 5-0-0.

**MOTION** to continue discussion of "Demolition Delay" to the next regularly scheduled meeting of the Planning Commission on February 15, 2017; **MADE** by J. Esty; **SECONDED** by R. Missel; **VOTED IN FAVOR:** J. Esty, R. Missel, K. Soudan, M. Urban, D. Walden; **OPPOSED:** none; **ABSTAINED:** None; **APPROVED:** 5-0-0.

## VI. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:15 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, February 15, 2017, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; **MADE** by J. Esty; **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.

Respectfully submitted,

Meryl Moskowitz  
Recording Clerk