

# Planning Commission Minutes 10/18/2017



## TOWN OF OLD SAYBROOK Planning Commission

302 Main Street  
Old Saybrook, Connecticut 06475

[oldsaybrookct.gov](http://oldsaybrookct.gov)

*Janis L. Esty, Chairman  
Michael K. Urban, Vice Chairman  
Kenneth W. A. Soudan, Secretary*

*Daniel J. Walden  
Robert D. Missel*

**Alternate Members**  
*Kathleen A. Sugland  
Douglas S. McCracken  
Vacancy*

### MINUTES REGULAR MEETING Wednesday, October 18 2017 at 7:03 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 7:02pm.

#### II. ROLL CALL

Members present: Janis Esty, Michael Urban, Douglas McCracken seated for Ken Soudan

Members absent: Daniel Walden, Ken Soudan, Kathleen Sugland

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

Also present were Paula Kay, member Inland Wetlands & Water Courses Commission, Robert Friedmann, Chairman, Zoning Commission, Madge Fish, Zoning Commission

#### III. REGULAR BUSINESS

##### A. Minutes

**MOTION** to approve the minutes of September 20, 2017 as presented; **MADE** by M. Urban; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** J. Esty, M. Urban, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

##### B. Correspondence

The following items were reviewed:

- A resignation letter from Planning Commission member Daniel Walden. J Esty commended him for his valued contributions and noted he will be greatly missed by the Commission.
- A bill from the law firm of Halloran & Sage, LLP, for legal counsel by attorney Mark Branse.

**MOTION** to pay invoice #11245960 dated October 16, 2017 for \$37.00 to Halloran & Sage, LLP, **MADE** by M. Urban; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** J. Esty, M. Urban, D. McCracken **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

- A Memorandum from the Zoning Commission regarding a draft Resolution to Opt-out of Temporary Health Structures was distributed to members

Town Planner Christine Nelson reported on the following:

- the Coastal Resilience project is wrapping up, the budget is closed out, and the consultants will review their findings at the November 15 meeting of the Planning Commission

- The Mariner's Way Discovery and Action Plan project is wrapping up, and a final presentation by the consultants will follow soon

- MapGeo, a mapping software application used by the Land Use Department, has a feature called "Docs", which stores digital documents related to each property; the Department is making a capital request for this add-on

#### IV. **WORKSHOP**

##### **Local Planning for Integrating and Increasing More Attainable Housing**

Representatives of the Housing Committee of the Shoreline Basic Needs Task Force: Lauren Ashe, Executive Director, HOPE Partnership, and Dawn Parker, Project Manager, The Connection

Dawn Parker explained the origins of the Shoreline Basic Needs Task Force, which today is a Task Force with three action groups: Housing, Hunger, and Wages. Lauren Ashe explained the concept of ALICE, both an acronym (Asset Limited, Income Constrained, Employee) and a representation of a vulnerable individual, and who earns 60% or lower of the area median income. In Old Saybrook, the median income is \$106,200 for a family of 4; 60% of the median is \$63,720.

D. Parker explained the benefits of doing a housing inventory, to determine the "buckets" or categories of existing housing, to know what the town's housing stock is, in order to know what types of development the town wishes to attract. She strongly advised the formation of a coalition of town members to talk about housing and affect change in the long term. D. Parker remarked that housing drives our economy, that the economic engine runs better when people live, work, shop, and volunteer in their community.

D. Parker and L. Ashe noted that the organization Partnership for Strong Communities is a valuable resource.

D. Parker discussed the Connecticut Housing Finance Authority, CHFA, which provides home-buying assistance and financing.

C. Nelson agreed that an updated Town Plan consider including an action item to create a Housing Coalition.

V. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:50 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, November 1, 2017, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; **MADE** by D. McCracken; **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, M. Urban, D. McCracken  
**OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

Respectfully submitted,

Meryl Moskowitz  
Recording Clerk