

Planning Commission Minutes 11/06/2017



TOWN OF OLD SAYBROOK Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

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

Daniel J. Walden
Robert D. Missel

Alternate Members
Kathleen A. Sugland
Douglas S. McCracken
Vacancy

MINUTES SPECIAL MEETING

Monday, November 6, 2017 at 7:00 P.M.
Town Hall, 2nd 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, Michael Urban, Ken Soudan, Kathleen Sugland seated for Robert Missel, Douglas McCracken seated for Daniel Walden

Members absent: Robert Missel, Daniel Walden

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

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the minutes of October 18, 2017 as presented; **MADE** by M. Urban; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** J. Esty, M. Urban, K. Soudan, D. McCracken, K. Sugland; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

B. Correspondence

MOTION to approve the Planning Commission meeting dates as presented; **MADE** by K. Sugland; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** J. Esty, M. Urban, K. Soudan, D. McCracken, K. Sugland; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

C. Committee, Representative & Staff Reports

Town Planner Christine Nelson reported that the Coastal Resilience project is wrapping up. A public presentation will be made at next week's Planning Commission meeting on November 15, with a final report expected by year-end.

IV. REFERRAL

A. Acquisition of Land as a Municipal Improvement Coulter Street

Petitioner: Board of Selectmen

C. Nelson explained the referral, which pertains to the acquisition of a parcel of land located at the end of Coulter Street, and that is marsh land adjacent to a conserved salt marsh.

MOTION to approve the Acquisition of Land as a Municipal Improvement Coulter Street; **MADE** by M. Urban; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** J. Esty, M. Urban, K. Soudan, D. McCracken, K. Sugland; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

- B. Petition to Amend the Old Saybrook Zoning Regulations & Map to Amend Section 53 Text & Map to reduce Ferry Road, IHZ, MU Subzone to 45 Ferry Road for State Department of Housing funding purposes for zone build out. Rename 35 Marine Commercial MC District to Marine Industrial MI District and amend 35.1.1 to remove single family residential uses as permitted to allow single family in existence to expand. Add Section 11.3 to prohibit residential in MI District to encourage water dependent uses in MI District, Add Section 32.2.12 & 34.2.13 to clarify Special Exceptions required in pedestrian node in the Restricted Business B-1 & Gateway Business B-4 Shopping Center Districts. Amend Section 53, Drive Through Windows for Financial Institutions & Pharmacies for consistency with Section 63 Landscaping.
Petitioner: Old Saybrook Zoning Commission

C. Nelson reviewed the proposed text amendments, as outlined in the draft text, which was distributed to Commission members for review.

MOTION to send a favorable recommendation for Petition to Amend the Old Saybrook Zoning Regulations & Map to Amend Section 53 Text & Map to reduce Ferry Road, IHZ, MU Subzone to 45 Ferry Road for State Department of Housing funding purposes for zone build out. Rename 35 Marine Commercial MC District to Marine Industrial MI District and amend 35.1.1 to remove single family residential uses as permitted to allow single family in existence to expand. Add Section 11.3 to prohibit residential in MI District to encourage water dependent uses in MI District, Add Section 32.2.12 & 34.2.13 to clarify Special Exceptions required in pedestrian node in the Restricted Business B-1 & Gateway Business B-4 Shopping Center Districts. Amend Section 53, Drive Through Windows for Financial Institutions & Pharmacies for consistency with Section 63 Landscaping; ” as it is consistent with the Town Plan of Conservation and Development with respect to the Water Resources and Economic Development sections; **MADE** by K. Soudan; **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, M. Urban, K. Sugland, K. Soudan, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 7:50 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, October 4, 2017, at 7:00 P.M., Town Hall, 302 Main Street, 1st Floor Conference Room; **MADE** by J. Esty; **SECONDED** by K. Soudan; **VOTED IN FAVOR:** J. Esty, M. Urban, K. Sugland, K. Soudan, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk

