

# Planning Commission Minutes 09/05/2018



## 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, Alternate  
Thomas B. Cox, Alternate  
Vacancy, Alternate*

### MEETING MINUTES

Wednesday, September 5, 2018 at 7:00 P.M.  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

#### I. CALL TO ORDER

Chairman Ken Soudan called the meeting to order at 7:00pm.

#### II. ROLL CALL

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

Members Absent: Thomas Cox

Staff: Christine Nelson, Town Planner; Carl Fortuna, First Selectman; Meryl Moskowitz, Recording Clerk

Twelve people were present in the audience.

#### III. REGULAR BUSINESS

##### A. Minutes

**MOTION** to approve the minutes of July 18, 2018 as presented; **MADE** by K. Sugland; **SECONDED** by P. Kay; **VOTED IN FAVOR:** K. Soudan, K. Sugland, P. Kay, Trevor Ladd; **OPPOSED:** None; **ABSTAINED:** R. Missel; **APPROVED:** 4-0-1.

##### B. Correspondence

**MOTION** to pay invoice #11266567 dated July 17, 2018 in the amount of \$222.00 to Halloran & Sage; **MADE** by R. Missel; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** K. Soudan, K. Sugland, T. Ladd, P. Kay, R. Missel; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

**MOTION** to pay invoice #11269306 dated August 14, 2018 in the amount of \$111.00 to Halloran & Sage; **MADE** by K. Sugland; **SECONDED** by T. Ladd; **VOTED IN FAVOR:** K. Soudan, K. Sugland, T. Ladd, P. Kay, R. Missel; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

C. Committee, Representative & Staff Reports

Town Planner Christine Nelson reported on the Multi-Hazard Mitigation Plan-25k has been budgeted and the firm GZA will perform a programmatic update this fiscal year. The design and permitting is wrapping up for the sidewalks at Saybrook Junction; a grant for the sidewalks at Pond to Lynde Roads was received. First Selectman Carl Fortuna added that the grant of \$225k will provide for completion of the stretch of sidewalk along the south side of Route 1 between Pond and Lynde. Also, the Board of Finance has approved 250k for sidewalk reconstruction and repair along parts of College Street.

C. Nelson commented on: the Residential Development section of the Town Plan, the Long Island Sound and Blue Plan; she is working with Economic Development Director Susie Beckman on a Tax Increment Financing Policy and District Master Plan for Mariner's Way, and branding for Mariner's Way. The content of the Town's website is being transferred to a new platform.

IV. OLD BUSINESS

V. NEW BUSINESS

A. "Ingham Hill Road" Municipal Improvement to Transfer Ownership of Unimproved Portion at Terminus of Ingham Hill Road—17,526 s.f.

Ingham Hill Road, *Residence Conservation C District*

Petitioner: Board of Selectmen

Agent: Carl P. Fortuna, Jr., First Selectman

C. Fortuna explained that this portion of property, referred to as the terminus of "Ingham Hill Road," has been a subject of discussion for years. The abutting property owner, Chris Antonino, approached him about a solution to the traffic that turns around and speeds at and into this location. The abutting owner is looking for a solution to the traffic issue. C. Fortuna requests the opinion of the Planning Commission on this matter.

C. Fortuna noted that Ingham Hill Road terminus is under a conservation easement.

Also, a 25-space parking lot and a cul-de-sac is to be built at the terminus; the cul-de-sac would provide a place for vehicles to turn around. The assessor's estimate of the value of the property in question is 7-8k. C. Fortuna also noted that the Town would maintain access for emergency vehicles and for pedestrians, but would not be open to regular vehicular traffic.

The proposal is to transfer the asphalt piece to the owner. There would be an easement in the deed.

The Commission heard from members of the audience:

Roy McDougal of 67 Middletown Avenue spoke regarding signage.

Glenda Sohl, a member of the Conservation Commission, speaking as a resident, expressed unease, does not see a benefit to the town by letting go of the property, and not knowing what future plans might be.

Susan Esty, resident, member of the Board of Selectman Ad Hoc Committee, and Parks and Recreation Commission, asked the Commission to defer making a decision. Better signage, and a better border between private and public properties would likely help, and she'd like to allow time for the new parking and cul de sac to take effect.

Kathy Connelly, resident, a volunteer of the 3 acre property, and member of The Preserve Ad Hoc Committee. Her points are summarized in a letter dated September , 2018 and submitted to the Commission.

Member Doug McCracken queried that if the purpose of the transfer of property is to restrict vehicular traffic, the Town could take measures to enforce no traffic.

Liz Swenson, member of the Economic Development Commission, The Preserve Ad Hoc Committee and resident believes the proposal is not a good deal for the town, that ceding the property to the owner would eliminate future options for the Town. She noted that the proposal hadn't been discussed with the ad hoc committee.

Renee Shippee, resident, spoke against the proposal.

Chris Antonino, property owner at the Ingham Hill terminus, explained that speeding cars are a danger to his family; that cars speed into the road ending, that cars and trucks cause damage to his property, and above all he is concerned about safety and seeks a solution to the speeding cars.

Marty Ladd, resident, asked the owner if he thought improved and larger signage would help, and if the cul de sac would deter speeding.

R. Missel asked for clarification as to what the Town Plan states about Ingham Hill Road and road endings. The Town Plan identifies it as "emergency access" and "a potential emergency connector road."

Members unanimously agreed to continue the discussion to the next meeting.

<p><b>MOTION</b> to continue the discussion of "Ingham Hill Road" Municipal Improvement to Transfer Ownership of Unimproved Portion at Terminus of Ingham Hill Road to the next regular meeting of September 19, 2018; <b>MADE</b> by K. Soudan; <b>SECONDED</b> by R. Missel; <b>VOTED IN FAVOR:</b> K. Soudan, K. Sugland, P. Kay, R. Missel, T. Ladd; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 5-0-0.</p>
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## VI. ADJOURNMENT

<p><b>MOTION</b> to adjourn the meeting at 8:35 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, September 19, 2018, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; <b>MADE</b> by R. Missel; <b>SECONDED</b> by T. Ladd; <b>VOTED IN FAVOR</b> K. Soudan, K. Sugland, P. Kay, R. Missel; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 4-0-0.</p>
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Respectfully submitted,

Meryl Moskowitz, Recording Clerk