
Planning Commission Minutes 03/01/2017

REGULAR MEETING MINUTES Wednesday, March 1, 2017 at 7:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman Janis Esty called the meeting to order at 7:00pm.

II. ROLL CALL

Members present: Janis Esty, Robert Missel, Michael Urban, Douglas McCracken seated for Ken Soudan, Kathleen Sugland, Daniel Walden

Members absent: Ken Soudan

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

Also present: Attorney Mark Branse, Historic District Commission members Diane Aldi DePaola and Laura Gray, and Board of Finance member Tom Stephenson

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the minutes of February 1, 2017 as presented; **MADE** by D. Walden; **SECONDED** by M. Urban; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, D. McCracken; **OPPOSED:** none; **ABSTAINED:** None; **APPROVED:** 5-0-0.

B. Correspondence

MOTION to pay invoice #84967 dated February 7, 2017 for \$290.06 to Nathan Jacobson & Associates; **MADE** by M. Urban; **SECONDED** by D. Walden; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

MOTION to pay invoice #42393 dated February 2, 2017 for \$37.00 to Branse & Willis; **MADE** by R. Missel; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** J. Esty, R. Missel, D. Walden, M. Urban, D. McCracken; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

A memo dated February 27, 2017 from Tedd Levy, "Observations regarding the proposed Delay of Demolition Ordinance," was distributed to members.

C. Committee & Representative Reports

Town Planner Christine Nelson stated that two land use items will be discussed at the March 6, 2017 Special Town Meeting, the first about updates to the flood plain ordinance, and the second regarding a grant for transit oriented growth, having to do with streetscape improvements in the area of N. Main and Stage Road.

First Selectman Carl Fortuna summarized some of the other municipal improvements, noting that bids are out for reconstruction of N. Main St., and tomorrow bids go out for development of the parcel on Main Street that was formerly the police station.

C. Nelson reported that the consulting group, GZA Environmental will be meeting with municipal and state experts about areas affected by sea level rise, and how their mandates may be affected. On March 9, the Town will host the second community meeting for Mariner's Way with property owners, tenants, and residents, primarily discussing market uses.

C. Nelson also reported that a draft of the storm water management plan has been completed and is out for public comment. It is to be adopted no later than July 1.

IV. OLD BUSINESS

A. Historic Preservation Tools

C. Fortuna reported that he has received lots of feedback on the topic of the demolition delay, and has attended recent meetings of both the Historic District Commission and the Architectural Review Board. He highlighted three areas of particular consideration as the Board of Selectman look to finalize the ordinance:

- 180 vs. 120 days delay
- the 75 year qualifier
- the 21 day waiting period

C. Fortuna stated he is in favor of the 120 day period, finding it to be reasonable. Attorney Branse offered that most towns have a flat time period, with no appeal committee. Michael Urban stated his concerns about a shorter notification period and would rather err on the side of caution. He and other members acknowledged Tedd Levy's memo stating appreciation for his thoughtful work and concern.

Commission members discussed a Historic Review Committee, agreeing that a 5-person panel is preferable to a 3-person, thereby avoiding potential political bias. Members

agreed that the two additional committee members be assigned from the Planning Commission, in part because members are not appointed.

Commission members also unanimously agreed

- that 75 years be used as a criteria for determining historic significance
- to a delay period of 120 days
- that a Historic Review Committee consist of 5 members
- to a 30 day waiting period

Historic District Commission members Diane Aldi DePaola and Laura Gray stated that at the February HDC meeting members recommended a 120-day delay period, a 5 member review committee, and an age of 100 years for determining significance.

Board of Finance member Tom Stephenson, present in the audience and Old Saybrook resident of 50 years, stated he is glad to see the Commission is taking measures to preserve structures for the future.

V. NEW BUSINESS

A. "Otter Cove Subdivision" Lot Line Modification for Lot Consolidation 8 Hill Road (Assessor's Map 63 / Lots 40, 40-1 & 40-2)

C. Nelson reviewed the site map with members, explaining that the site currently contains three lots, and owners wish to reconfigure the lot lines to create two lots. Members had no objections. C. Nelson noted that the Building Official, Zoning Enforcement Officer, and the Health District had no objections.

<p>MOTION to approve a lot line change for "Otter Cove Subdivision" Lot Line Modification for Lot Consolidation 8 Hill Road, MADE by M. Urban; SECONDED by D. Walden; VOTED IN FAVOR: J. Esty, R. Missel, D. McCracken, M. Urban, D. Walden; OPPOSED: none; ABSTAINED: none; APPROVED: 5-0-0.</p>
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VI. ADJOURNMENT

J. Esty adjourned the meeting at 8:45 pm.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk