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# Planning Commission Minutes 04/05/2017

Old Saybrook Planning Commission

4/05/2017 Meeting Minutes

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## TOWN OF OLD SAYBROOK Planning Commission

302 Main Street  
Old Saybrook, Connecticut 06475

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

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

*Robert Missel  
Daniel J. Walden*

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

### REGULAR MEETING MINUTES Wednesday, April 5, 2017 at 7:00 P.M. Town Hall, 1<sup>st</sup> Floor Conference Room 302 Main Street, Old Saybrook

#### I. CALL TO ORDER

Vice Chairman Michael Urban called the meeting to order at 7:01pm

#### II. ROLL CALL

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

Members absent: Janis Esty, Robert Missel, Daniel Walden, Kenneth Soudan

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

#### III. REGULAR BUSINESS

##### A. Minutes

**MOTION** to approve the minutes of March 1, 2017 as presented; **MADE** by K. Sugland; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** M. Urban, K. Sugland, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

##### B. Correspondence

**MOTION** to pay invoice #42554 dated March 2, 2017 for \$55.50 to Branse & Willis; **MADE** by D. McCracken; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** M. Urban, D. McCracken, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

**MOTION** to pay invoice #85114 dated March 6, 2017 for \$89.25 to Nathan Jacobson & Associates; **MADE** by K. Sugland; **SECONDED** by D. McCracken; **VOTED IN FAVOR:** M. Urban, D. McCracken, K. Sugland; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

### C. Committee & Representative Reports

Town Planner Christine Nelson reported on the following:

- CT DEEP intends to break ground this spring for a parking lot at the entrance to The Preserve, at Rt. 153 on Essex Road in Westbrook;
- the Coastal Resiliency Study is preparing to set up neighborhood meetings as they wrap up the vulnerability assessments piece;
- Mariner's Way committee held its second community meeting in March;
- the State's Blue Plan Advisory Committee will meet April 25 at UCONN's Avery Point. C. Nelson is co-authoring a Stakeholder Engagement Plan.
- the Stormwater Management Plan has been posted on the Town web site. A 2-month comment phase is in progress.
- Westbrook is updating their sidewalk plan and has an online survey. C. Nelson will email the link to members so that they may participate in the online survey.

## IV. NEW BUSINESS

- A. "Spencer 95, LLC" Special Exception for Self-Storage – 21,828 s.f. (5.18 ac.)  
47 Spencer Plain Road (Map 25/Lot 25) Gateway Business B-4 District  
Applicant: Spencer 95, LLC Agent: Edward Casella, Esq.

Ed Cassella, representing Spencer 95 LLC, presented for the applicant. He explained that a special exception is requested to obtain approval for a climate controlled storage facility. The Wetlands permit has been obtained, as well as a variance from the Zoning Board of Appeals. The building will have a proposed footprint of 21,000 sq ft, 3 levels and sit on 5+ acres adjacent to the I-95 off ramp at Spencer Plain Rd. Engineer Pat Benjamin explained that low traffic is anticipated, that the building will match the topography of the site, with half of the building built into the ground, and will have an underground water filtration system. P. Benjamin also reviewed signage and lighting. Members agreed the proposed building and landscaping would be an improvement of the area.

**MOTION** to send a favorable recommendation to the Zoning Commission as it is consistent with the Town Plan of Conservation and Development for "Spencer 95, LLC" Special Exception for Self-Storage – 21,828 s.f. (5.18 ac.) 47 Spencer Plain Road (Map 25/Lot 25) Gateway Business B-4 District; **MADE** by D. McCracken; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** M. Urban, K. Sugland, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

## VI. ADJOURNMENT

**MOTION** to adjourn the meeting at 7:40 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, April 19, 2017, at 7:00 P.M., Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room; **MADE** by D. McCracken; **SECONDED** by K. Sugland; **VOTED IN FAVOR:** M. Urban, K. Sugland, D. McCracken; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 3-0-0.

Respectfully submitted,

Meryl Moskowitz  
Recording Clerk