



TOWN OF OLD SAYBROOK  
**Planning Commission**

302 Main Street  
Old Saybrook, Connecticut 06475

[oldsaybrookct.gov](http://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 R. Cox, Alternate  
Mark Patterson, Alternate*

**MEETING MINUTES**

**Wednesday, September 4, 2019 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Members present: Ken Soudan, Paula Kay, Thomas Cox, Doug McCracken, Robert Missel, Mark Patterson

Members Absent: Kathleen Sugland, Trevor Ladd

Staff: Christine Nelson, Town Planner; Sharon Migliaccio, Recording Clerk

Several members of the public were present.

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION** to approve the minutes of June 5, 2019 meeting; **MADE** by. M. Patterson; **SECONDED** by P. Kay; **VOTED IN FAVOR:** K. Soudan, D. McCracken, P. Kay, T. Cox, M. Patterson; **OPPOSED:** None; **ABSTAINED:** R. Missel; **APPROVED: 5-0-1.**

**B. Correspondence**

There was no Correspondence

**Committee, Representative & Staff Reports**

Doug McCracken gave his report on the Sealevel Rise Committee. He said they are exploring replacing the bridges on Great Hammock Road and maybe raising them.

Tom Cox reported the EDC is drafting a new plan which will be ready for approval in December.

Ken Soudan had no report for the Regional Planning Commission.

Town Planner, Christine Nelson reported on the Sustainable CT and said she has reapplied to the State and believes it should be done every year.

IV. NEW BUSINESS

A. **Petition to amend Zoning Map from Marine Industrial (MI) to Residence A District**

91 Sheffield St. (Assessor's Map 49/Lot 2), Marine Industrial (MI) District, Gateway Conservation Zone, FEMA AE11, VE 15 & 500 yr. flood zones. Petitioner: Greylock Property Group, LLC, contract purchaser. Agent; Edward M. Cassella, Esq.

**ACTION:** *Consider per Town Plans; Report on consistency to ZC for 9/16/2019 p.h.*

B. **Petition to amend the Old Saybrook Zoning Regulations**

Section 55 Planned Residential Development (PRD) to allow for a 25' & 15' building setback for any PRD property located within 500' of B-1 District and to increase the number of dens allowed per unit in any PRD..

Petitioner: Greylock Property Group, LLC, contract purchaser. Agent; Edward M. Cassella, Esq.

**ACTION:** *Consider per Town Plans; Report on consistency to ZC for 9/16/2019 p.h.*

Ken Navarro of Greylock Properties and John Aldi talked about projects on the shoreline with similar aspects to the proposal.

Edward Cassella gave an overview of both petitions to amend the map and the regulations. He explained these petitions are a precursor to later proposals for development. Attn Cassella oriented the commission to a scheme for development of the 5.5 acres at a density of one dwelling unit per 12,500 s.f. which is the minimum in the A district. The other four acres would be conserved as open space to preserve the environment. He went on to explain the map amendment and the uses permitted on the property as is. He presented text to change building setbacks as well as text to allow dens in non-age restricted PRDS. Architectural renderings of the proposed building scheme were displayed.

Arnold Robinson, professional planner, spoke about the adjacent uses as residential and civic. There are no other industrials nearby. He spoke about existing densities of development (acreage per dwelling unit). He gave the commission photo images of the site to demonstrate change in site water fronts overtime and would require a lot of work to reestablish it. The uses allowed in the existing MI would be unlikely to locate here. He continued about the distance requirement of the PRD setback.

Doug McCracken asked about the DEEP review letter's question concerning the schematic proposal infringing on Gateway Conservation Zones partial buffer. Attn Cassella explained that exception is for the already developed shoreline.

Ken Navarro described the vegetation and restoration as a buffer. He described the garages and parking in the proposed area.

J. Wren spoke about design requirements of dwelling units in a flood zone. The scheme is to enhance the native and return the developed area within the 50-foot tidal wetlands buffer. He displayed renderings mocked-up to show visual buffering of existing trees and proposed trees. Mr. Wren also described the on-site septic system.

The team spoke about eradicating non-native or invasive plant species and supplementing the buffer and its seasonal views.

The Commission discussed the aspects of the site as it exists and allowed Attn John Bennett to speak. He presented a history of the uses of the site as compatible in the neighborhood. He spoke of rights established by the zoning for property owners use not being an obligation for the Town to customize or optimize for any potential users. He spoke about concerns about concentrating residential development in a flood zone.

The chairman asked for a quick response to the biggest concern. Atty Bennet replied density is a concern. Linda and John Steller from Beaver Dam Trail spoke to the commission about the benefits of eliminating the current use. Bob Antoniac, a longtime resident, spoke about a desire to have places to downsize to in town.

Atty Cassella summed up the petitions, the process and the consistency with the Town Plans. The commission spoke with Town Planner about her thoughts on the petitions and Atty Cassella about clarifications of the information. There was some discussion among the members about the Town Plan.

<p><b>MOTION</b> to continue both agenda items to the 9/18/19 meeting; <b>MADE</b> by. R. Missel; <b>SECONDED</b> by T. Cox; <b>VOTED IN FAVOR:</b> K. Soudan, D. McCracken, P. Kay, T. Cox, M. Patterson, R. Missel; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 6-0-0.</p>
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## VI. ADJOURNMENT

<p><b>MOTION</b> to adjourn the meeting at 9:18 P.M. until the next regularly scheduled meeting of the Planning Commission which will be held on Wednesday, September 18, 2019, 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. Cox; <b>VOTED IN FAVOR:</b> K. Soudan, D. McCracken, P. Kay, T. Cox, M. Patterson, R. Missel; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 6-0-0.</p>
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Respectfully submitted,

Sharon Migliaccio  
Recording Clerk