



TOWN OF OLD SAYBROOK
Planning Commission

Norman Prevost, Jr., Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay
Kathleen A. Sugland
Jon Miles
Meghan Joufflas, Alternate
Dennis Tulimieri Jr., Alternate
Michael K. Bender, Alternate

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

REGULAR MEETING MINUTES
HYBRID MEETING

Thursday, February 24, 2022 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 PM

II. ROLL CALL

Present:

Norman Prevost, Paula Kay, Douglas McCracken, Kathleen Sugland, Jon Miles, Michael Bender, Dennis Tulimieri – Virtual

Absent:

Megan Joufflas

Staff Present:

Chris Costa, Zoning Enforcement Officer
Sarah Makowicki, Clerk

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes as presented for the 2/2/21 regular meeting. MADE by D. McCracken, SECONDED by J. Miles, VOTING IN FAVOR: D. McCracken, N. Prevost, P. Kay, J. Miles; OPPOSED: None; ABSTAINING: K. Sugland; **MOTION PASSES: 4-0-1**

B. Correspondence – Chris Costa informed the Commission that the Conservation Commission, Land Trust, and Parks and Rec were sent the Natural resources worksheet for comment and input.

IV. WORKSHOP: Plan of Conservation & Development

ACTION: Discuss framework of the plan and work on updates to natural resources sections. of the PoCD.

(Conservation & Open Spaces & Water Resources Sections)

John Guskowski presented an outline for the Conservation and Open Spaces section of the Plan of Conservation and Development (PoCD).

Discussion was around the pre-submitted topics below:

CONCERNS FOR THE NEXT DECADE

- Is there such a thing as enough open space?
- Flooding risks how can we mitigate, educate and to a degree regulate what is done within a flood zone.
- Sewage Treatment Plant avoidance
- Balancing the “race to green” with open space (solar / wind)
- Sea level rise & flooding
- Shovel ready projects availability
- Sea Level Rise
- Water Quality
- Shallowing of South Cove
- Increasing development and home sizes near sensitive areas
- Wastewater management
- Privatization of shore access
- Storm damage
- Increased sprawl/impervious surface/GHGs

GOALS AND HOPES

- How can we work to eliminate phragmite and bring our wetlands back.
- Raise the roads that consistently flood during a heavy storm or extreme high tide
- Leveraging UConn & the National Estuarine Designation in managing coastline resources
- Funding for shovel ready projects
- Incentive programs for the Town and its residents to take advantage of
- Equitable access to natural resources
- Partnership with the National Estuarine Research Reserve
- Purchase of additional property near beaches and river (Dock and Dine, beach properties) to promote public access
- Greenways, bikeways, and blueway trails and walking routes highlighting historical, conservation, and scenic locations
- Promotion of low-impact eco-tourism – hiking, biking, non-motorized boating
- Prevent further encroachment by development on existing natural resources and open space

- Find ways to acquire and otherwise prevent development in important natural resource corridors
- Find ways to encourage green building techniques: (Reduce impervious surface; Enhance water filtration for stormwater runoff; Optimize for passive heating and cooling where possible; Reduce, directly or indirectly, reliance on SOVs)

KEY ELEMENTS FOR PROTECTION

- The area along Plum Bank, Saybrook Manor, Indian Town and Chalker Beach, erosion of the beaches will just continue.
- Coastline
- Wetlands
- Public Access to Water
- Water Supply
- Marshes
- Power supply – solar, battery, micro-grids
- Primary wildlife habitat

RECENT “VICTORIES”

- The Preserve

Mr. Guskowski laid out some next steps he will be taking to prepare a working draft of the Conservation and Open Spaces section of the Plan of Conservation and Development Those steps included: Summary of Policy Areas and draft language to review.

V. Committee, Representative & Staff Reports –

D. McCracken reported that the Regional Planning Committee of RiverCog presented their regional housing plan on January 24, 2022. The RiverCog plan has similar principles as the Old Saybrook housing plan, there should be no conflicts.

Chris Costa stated that the Planning website is being overhauled. The stormwater plan and the hazard mitigation plan will be coming soon.

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of February 24, 2022 to the next regular meeting on Wednesday March 2, 2022 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and Zoom Meeting: Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09> MADE by: D. McCracken SECONDED by: K. Sugland VOTING IN FAVOR: D. McCracken, N. Prevost, K. Sugland, P. Kay, J. Miles; OPPOSED: None; ABSTAINING: **MOTION**

PASSES: 5-0-0.

Respectfully submitted, Sarah Makowicki