



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Kenneth W. A. Soudan, Chairman  
Kathleen A. Sugland, Vice Chairman  
Trevor D. Ladd, Secretary*

302 Main Street  
Old Saybrook, Connecticut 06475

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

*Robert D. Missel  
Paula S. Kay  
Douglas S. McCracken, Alternate  
Thomas R. Cox, Alternate  
Vacancy, Alternate*

**MINUTES**  
REGULAR MEETING  
**Wednesday, September 19, 2018 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

The Chairman called the meeting to order at 7:05 p.m.

**II. ROLL CALL**

Present: Ken Soudan, Kathleen Sugland, Trevor Ladd, Robert Missel, Paula Kay, Doug McCracken, Thomas Cox

Staff: Christine Nelson, Town Planner; Chris Taylor, Town Engineer

Three people were present in the audience.

**III. REGULAR BUSINESS**

**A. Minutes**

MOTION to approve the minutes of the meeting held on September 5, 2018; MADE by R. Missel; SECONDED by K. Sugland; DISCUSSION: T. Cox asked for explanation of some terms; K. Soudan acknowledged a letter asking to correct an omission by adding “Ms. Esty asked if the true nature of Mr. Antonino’s request to buy a segment of Ingham Hill Road was because he wanted to subdivide and develop his land”; VOTING IN FAVOR: K. Soudan, K. Sugland, T. Ladd, R. Missel, P. Kay; OPPOSED: None; ABSTAINED: R. Missel; APPROVED: 5-0-0.

**B. Correspondence**

None.

**C. Committee, Representative & Staff Reports**

Members and staff gave brief reports about the progress of their work on coordinating projects and representing the Commission as members of other agencies.

## IV. OLD 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

The Commission acknowledged comments and letters of concern about the proposal by The Preserve Ad Hoc Committee and the Conservation Commission and spoke with the adjacent property owner about the benefits of the proposal.

**MOTION to disapprove the proposed municipal improvement to transfer ownership of an unimproved portion of the right-of-way at the terminus of Ingham Hill Road; MADE by R. Missel; SECONDED by K. Sugland; DISCUSSION: The Commission finds the proposal to be inconsistent with the Scenic Roads section of the Town Plan; VOTING IN FAVOR: K. Soudan, K. Sugland, T. Ladd, R. Missel; OPPOSED: P. Kay; ABSTAINING: None; MOTION APPROVED: 4-1-0.**

The Commission recommends that the Board of Selectmen proactively consider short-term solutions to alleviate the traffic situation.

## V. NEW BUSINESS

- A. **Tax Increment Finance (TIF) Policy & “Mariner’s Way TIF District” Master Plan**  
Route 1 East and Ferry Road, *Business B-4 and Industrial Districts*  
Petitioner: Board of Selectmen                      Agent: Carl P. Fortuna, Jr., First Selectman

The Town Planner explained the broad Tax Increment Finance (TIF) Policy that had been adopted by the Board of Selectmen earlier that day. The Commission considered the request from the Board of Selectmen for an advisory opinion about the proposed Mariner’s Way TIF District Master Plan. The Town Planner explained the proposal and answered general questions. The Commission will meet next with the Town’s consultant, Patrick McMahon, CEO, Connecticut Main Street Center, for a deeper discussion.

**MOTION to continue discussion of the “Mariner’s Way TIF District” Master Plan to the next meeting of October 3, 2018; MADE by R. Missel; SECONDED by K. Sugland; DISCUSSION: None; VOTING IN FAVOR: K. Soudan, K. Sugland, T. Ladd, R. Missel, P. Kay; OPPOSED: None; ABSTAINING: None; MOTION APPROVED: 5-0-0.**

- B. **“Saybrook Jct. Pedestrian Node” Muni. Improvement to Replace/Connect Sidewalks**  
Stage Road and Route 1, *Business Districts*  
Petitioner: Board of Selectmen                      Agent: Carl P. Fortuna, Jr., First Selectman

The Town Engineer presented the proposed design for installation of sidewalks and curbcuts within the right-of-way and within easements over the frontage of private property for access or grading. He explained the concerns of some of the property owners and the modifications made to better accommodate residences or business

operations. The Commission considered the crosswalk across Main Street at length and the pros and cons of the series of scenarios considered for overcoming site constraints—working with Saybrook Country Barn to maintain some driveway while working with the Garden Club to accommodate a vehicle line-of-sight for pedestrian crosswalks. The Commission urged the Town Engineer to pursue solutions to make the crossing as safe as possible.

**MOTION to approve the proposed municipal improvement to replace and connect sidewalks along Stage Road and Route 1 as presented; MADE by K. Soudan; SECONDED by T. Ladd; DISCUSSION: The Commission finds the proposal to be consistent with the Town's Sidewalk Plan; VOTING IN FAVOR: K. Soudan, K. Sugland, T. Ladd, R. Missel; OPPOSED: P. Kay; ABSTAINING: None; MOTION APPROVED: 5-0-0.**

## VI. ADJOURNMENT

**MOTION to adjourn the meeting to October 3, 2018, 7:00 p.m., 302 Main Street; MADE by R. Missel; SECONDED by P. Kay; DISCUSSION: None; VOTING IN FAVOR: K. Soudan, K. Sugland, T. Ladd, R. Missel; OPPOSED: P. Kay; ABSTAINING: None; MOTION APPROVED: 5-0-0.**

Respectfully submitted,



Christine Nelson

