



TOWN OF OLD SAYBROOK
Planning Commission

*Norman "Nick" Prevost Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary*

302 Main Street
Old Saybrook, Connecticut 06475

Oldsaybrookct.gov

*Kathleen A. Sugland
Michael K. Bender*

Alternate Members

*Megan Joufflas, Alternate
Jay Beyers, Alternate
Dennis Tulimieri, Alternate*

**REGULAR MEETING MINUTES
HYBRID MEETING**

Wednesday, December 6, 2023 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 6:30 PM

II. ROLL CALL

Present: Norman Prevost, Doug McCracken, Paula Kay, Kathleen Sugland, Michael Bender, Jay Beyers, Dennis Tulimieri

Absent: Megan Joufflas

Staff Present: Christina Costa, Town Planner

Others Present: Attorney D. Royston, Attorney E. Cassella, B. Doane, P.E., Doane Engineering, Architects Chris Free and Jamie Tischler

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for December 6, 2023 with the following changes: Correcting spelling of David Royston (II Roll Call), change spelling of Obstain to Abstain throughout all the motions, delete D. Tulimieri as a voter in all motions, change the voting from 6-0-0 to 5-0-0 in all motions, correct the spelling of convenient stores to convenience stores (pg. 2), and change the wording (pg. 2) that D. McCracken made in the motion to approve the petition and amend the Old Saybrook Zonning regulation from the word so to the word in that it is consistent with the Old Saybrook Plan of Conservation and Development. Made by: D. McCracken; **SECONDED** by: K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender **OPPOSED:** None; **ABSTAIN:** None; **APPROVED:** 5-0-0.

B. Correspondence – None

IV. NEW BUSINESS

- A. **Petition to Amend the Zoning Regulations Section 53 - Drive-through windows** for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments.

Petitioner: Old Saybrook Zoning Commission

ACTION: Review and report to ZC

Attorney Dave Royston presented on behalf of Max's place. The commission members reviewed the eleven-point proposal with the request that the Planning Commission respond to the Zoning Commissions referral in the negative. The Planning Commission suggested that lot sizes have a minimum of 270,00 s.f. (three 90,000 s.f. pads) allowing not more than a total of four drive-through windows. This would allow for three drive-through windows for restaurants and pharmacies (in any combination) and one drive-through window for a bank.

The Commission will send a memo to the Zoning Commission outlining all recommendations discussed during the meeting.

MOTION to send a favorable recommendation to the ZC to approve, with recommended revisions for the Petition To Amend the Zoning Regulations Section 53- Drive-through windows for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments MADE by: D. McCracken; SECONDED by: P. Kay VOTING IN FAVOR: N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender OPPOSED: None; ABSTAIN: None APPROVED: 5-0-0.

- B. **“Van Wilgen’s Garden Center” Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

Applicant: Stanislaw Szcwzyk

Agent: Attorney Edward M. Cassella

ACTION: Review and report to ZC for their 12/18/2023 public hearing.

Attorney Ed Cassella presented for the applicant, Van Wilgren's Garden Center. They are proposing to relocate to 1560 Boston Post Road. This would increase their square footage from 15,000 s.f. to 18,000 s.f. Attorney Ed Cassella stated that the vehicle turn in would be on Orchard Lane and there would be no additional curb cuts.

Ms. Kay inquired about the landscaping plans, and asked about adding additional landscaping. Attorney Ed Cassella stated that this is a small undersized lot. Ms. Costa said that ARB asked that the applicant have additional landscaping and a variance was requested.

The Commission commented on the impact of a seasonal business on the residential neighborhood abutting the property. The Commission would like to see the Van Wilgen business stay in town and questioned if there is a larger lot that would be more suitable for their business.

MOTION to send a favorable recommendation to the Zoning Commission for the “Van Wilgen’s Garden Center” Application for Special Exception Use for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone. **MADE** by: K. Sugland **SECONDED** by: D. McCracken **VOTNG IN FAVOR**: K. Sugland, D. McCracken **OPPOSED**: N. Prevost, P. Kay, M. Bender **ABSTAIN**: None **DENIED 2-0-3**

MOTION to send a disapproving recommendation to the Zoning Commission for the “Van Wilgen’s Garden Center” Application for Special Exception Use for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone. **MADE** by: P. Kay **SECONDED** by M. Bender **VOTNG IN FAVOR**: P. Kay, M. Bender N. Prevost **OPPOSED**: K. Sugland, D. McCracken **ABSTAIN**: None **APPROVED 3-0-2**

- C. **“Shoreline Hyundai” Application for Modification to Special Exception** to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.
235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District
Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.
ACTION: Review and report to ZC for their 12/18/2023 public hearing.

Mr. Doane, P.E. presented for the applicant, stating that Shoreline Hundai would like to renovate the building and add a 3,242 s.f. vehicle delivery area. In response to Mr. Benders’ question about native plantings, Mr. Doane stated that a landscaper has been hired, and plans to use native species among other varieties.

Dave Free, project architect, presented for the applicant. He stated that there will be 3 additional buildings; a battery storage unit, an enclosed service reception for the vehicle lanes and a new vehicle delivery space.

MOTION to send a favorable recommendation to the Zoning Commission for the Shoreline Hyundai Application for Modification to Special Exception to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping **MADE** by: D. McCracken **SECONDED** by K. Sugland **VOTNG IN FAVOR**: P. Kay, M. Bender N. Prevost: K. Sugland, D. McCracken **APPROVED 5-0-0**

- D. **“Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.

255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District

Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.

ACTION: Review and report to ZC for their 12/18/2023 public hearing.

Jamie Tischler, project architect, presented for the applicant, stating that signage has been reduced to two signs, and that jeep would have a separate entrance from Chrysler, Dodge, Ram. Ms. Tischler referenced a report from the OSFD on apparatus data for auto turn analysis, stating that ladder trucks will have access around the building.

MOTION Shoreline Chrysler Dodge Jeep Ram Application for Modification to Special Exception to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping including changes recommended by the ARB MADE by: D. McCracken SECONDED by P. Kay VOTING IN FAVOR: P. Kay, M. Bender N. Prevost: K. Sugland, D. McCracken APPROVED 5-0-0

IV. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Mr. McCracken stated that he and Ms. Costa are meeting with 4Shore. Ms. Kay discussed the Wetlands Commission property at 0 Middlesex Turnpike. The property owners have cleared more land than was originally approved by their permit and the enforcement officers will be investigating.

Ms. Costa stated that 4Shore is working with First Responders to update their planning during a natural disaster. She also stated that the National Wildlife grant was denied, and they are still awaiting the explanation of denial. Ms. Costa stated that they will likely reapply in 2024.

Ms. Costa stated the town is researching gathering a tree inventory. This would help set guidelines for the Commissions and Boards.

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of December 6, 2023 to the next regular meeting on Wednesday, December 20, 2023 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=NndlRm1lenJPS0JBEDVyaHhtMERDQT09> MADE by: D. McCracken; SECONDED by: M. Bender VOTING IN FAVOR: N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender OPPOSED: None; ABSTAIN: None APPROVED: 5-0-0.

Respectfully Submitted,

Wallis Leeds-Grant

Planning Commission Clerk