



TOWN OF OLD SAYBROOK  
**Planning Commission**

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

*Paula S. Kay, Chairman*  
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*Megan Jouffas, Alternate*  
*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

**Wednesday, October 6, 2021 at 7:00 P.M.**

Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **Minutes**
- B. **Correspondence**
- C. **Committee, Representative & Staff Reports**

IV. **OLD BUSINESS**

- A. **Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District.  
Applicant: 91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky  
*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 10/18/2021 PH*

V. **NEW BUSINESS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to remove Sect. 68.1.2B4\* Narrow Street Setback, Sect. 9 Definitions Street line to allow other line setback when street is an unimproved road, leads to a coastal resource, CT River or LIS. Sect. 9 Special Flood Hazard Area – add AO & AH, 68.1.2B9\* Tidal Wetland Setback to allow vertical expansion over non-conforming structures. New 10.11 Repair to allow reconstruction of certain pre-existing non-conformities of 120 s.f. or less. Section 9 Structure to exclude sheds of 120 s.f. or less, hot tubs, and seasonal inflatable/metal pools. Remove references to previously deleted section 52.7.15, 52.7.18 and 52.7.13 from Adult Entertainment, Automotive Use, Residential Lifecare Facility standards in Section 53. Delete section 53 Accessory apartment (residential) and replace with Accessory Apartment to include both attached and detached apartments for compliance with State Law (PA 21-29). Delete 7.7.1 Min. Building Size. Amend 62.4.5 Parking for 1 or 2 dwelling unit

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to require 1 space for accessory apartment. Remove/replace the words character and characteristics in 89 places throughout the regulations where appropriate. Amend Section 53 Accessory Apartments Mixed Use in the B-1 District to Mixed Use Apts. and allow for more than 2 when deed restricted affordable.

Petitioner: Old Saybrook Zoning Commission

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 11/1/2021 PH*

**B. Discussion: Plan of Conservation & Development Updates**

**C. Workshop: Zoning Regulations & Map**

*ACTION: Refresher on existing regulations and Q&A with Town Planner.*

**VI. ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, October 20, 2021 7:00 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**Check our website for dial in information and additional  
meeting documents.**

**[Planning Commission web page](#)**

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