



**TOWN OF OLD SAYBROOK
Harbor Management Commission**

302 Main Street • Old Saybrook, Connecticut 06475-1741

Telephone: 860-395-3123 Facsimile: 860-395-3125

**HMC MEETING AGENDA
February 21, 2023 7:00 P.M.
EMPLOYEE CAFETERIA (BASEMENT LEVEL) – TOWN HALL - HYBRID**

**Public Zoom
Link:**

<https://zoom.us/j/96648159035?pwd=L3ZpekNrUncrbmpYc0t4U1NNNzRSdz09>

Dial In: 929-436-2866 Meeting ID: 966 4815 9035 Passcode: 302302

One Tap Mobile: <tel://9294362866,,96648159035#>

For assistance with virtual meetings, please see “Zoom Meetings” on the Town website.

1. Call to Order
2. Roll Call
3. Citizens with Business before the Commission
4. Approval of Minutes
 - a. Regular Meeting of January 17, 2023
5. Clerk Report
6. North Cove
 - a. Wait List Update / Renewal Update
 - b. Review 40+ft Boat Procedures for Non-Mooring Holders
 - c. Filling Final Mooring Space(s) for the Season
7. Clothesline
 - a. Wait List Update / Renewal Update
 - b. North Cove Ramp / Clothesline Permit Discussion / Wall Survey
8. Ferry Road
 - a. Wait List Update / Renewal Update / Slip Assignments
 - b. Elmer Ruddy Slip
 - c. Planning for Additional Slips
 - d. As built
9. Harbor Master/Dock Master Report
10. Correspondence
 - a. Communications
11. New Business
 - a. Petition to Amend the Old Saybrook Zoning Regulations to create a new Section 57 Coastal Access Development District. (CADD), a design development district promoting a mix of marine related and high-density residential uses with a focus on public access to the CT River and Long Island Sound.
Petitioner: Calmar Marine North LLC. Agent: Attorney Larry Shipman
 - b. “Max’s Place, LLC. and Big Y Foods, Inc.” Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to eliminate separation distance requirements for fuel pumps and add a requirement for vehicle battery charging stations.
Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston

“Max’s Place, LLC. and Big Y Foods, Inc.” Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel and add a requirement for vehicle battery charging stations in the Gateway Business B-4 Shopping Center District.
Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston

- c. "Drive-through" Petition to Amend the Old Saybrook Zoning Regulations to 12.3 to Modify and extend the timeline for the moratorium for Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53) to December 31, 2023.
Petitioner: Old Saybrook Zoning Commission
- d. Proposed Bill No. 5615: An Act Concerning the Revision of the Harbor Management Act
- e. LWRD License Application – 012-118 Cottage Avenue

12. Old Business

- a. Close Remaining Zoning Permits
- b. Grounds Maintenance RFP
- c. Kayak Subcommittee
- d. File Cabinet
- e. Video Surveillance
- f. Update on Harbor Management Plan

13. Payment of Bills

14. Adjournment