



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Robert C. Friedmann, Chairman  
Mark R. Caldarella, Vice Chairman  
Geraldine M. Lewis, Secretary  
Madeleine B. Fish  
Ann Marie Thorsen

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**Alternate Members**  
Michael P. Cianfaglione  
Joanne Gadon  
Justin Terribile

**REGULAR MEETING AGENDA**

Monday, August 19, 2019 – 7:00 P.M.  
Town Hall, 302 Main Street  
1<sup>st</sup> Floor Conference Room

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

A. **MINUTES**  
B. **CORRESPONDENCE**

IV. **CONTINUED PUBLIC HEARINGS**

- A. **“Hanford Commons”** Application for Special Exception Use. (housing separate 8-30g site plan application)—12,361 s.f. total (0.79 ac.)  
**Bldg. A:** 2,345 s.f. for Retail & Office (3,701 s.f. for 3 dwelling units above)—6,046 s.f.  
**Bldg. B:** 3,091 s.f. for Restaurant (3,224 s.f. for 3 dwelling units above)—6,315 s.f.  
76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)  
*Shopping Center Business B-2 District, Pedestrian Node*  
Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.  
*ACTION: Continue or close by 9/4/2019 (NLT 9/8/2019)*
- B. **“Hanford Commons Residences”** Application for Site Plan for Affordable Housing Development CGS 8-30g (businesses separate application)  
**Bldg. A:** 3,701 s.f. for 3 dwelling units (2,345 s.f. Retail & Office below)—6,046 s.f.  
**Bldg. B:** 3,224 s.f. for 3 dwelling units (3,091 s.f. Restaurant below)—6,315 s.f.  
76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)  
**Bldg. C:** 8,676 s.f. for 8 dwelling units—8,676 s.f. total (0.46 ac.)  
99 Lynde St., (Map 36/Lot 87), *Residence A District*  
*Shopping Center Business B-2 District, Pedestrian Node*  
Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.  
*ACTION: Close and act by 8/20/2019*

V **PUBLIC HEARINGS**

- A. **“Ragged Rock Marina”** Application for Special Exception/CSP Review to add 800 s.f. in ground swimming pool, retaining wall, patio and 16 s.f. equipment shed at 54 Ferry Road, Map 43/Lot 22, Marine Industrial MI District, Gateway Conservation Zone, Coastal Area Management Zone.  
Applicant/Owner: Ragged Rock Marina Corporation Agent: Atty. Edward M. Cassella  
*ACTION: Open public hearing, continue or close by 9/16/2019 (NLT 9/22/2019)*

- B. **“Wertheim”** Application for Temp. Special Exception Use/Coastal Site Plan Review – Excavation, filling and grading of 500+/- cubic yds. of earth material (septic 200+/- cubic yards, 300 +/- cubic yards in yard including 15 +/- cubic yards in the VE Flood Zone) associated with the demolition and construction of a new 1,803 s.f. residence. 9,552 s.f. lot, 33 s.f. Inland Wetlands, 120 Sea Lane-2, AKA 118 Sea Lane, Map 13/Lot 79, Residence A District, Coastal Management Zone, FEMA AE11 & VE 14 flood zones.

*Applicant: Pamela Wertheim Agent: Joseph Wren, P.E.*

*ACTION: Open public hearing, continue or close by 9/16/2019 (NLT 9/22/2019)*

- C. **Petition to Amend the Old Saybrook Zoning Map from Residence C District to the Residence AAA District**, (=/-1.910 acres) of land located at 185 Bokum Road (Assessor’s Map 61/Lot 17), *Coastal Area Management Zone*.

Petitioner: Old Saybrook Zoning Commission Property Owner: Christopher Reid

*ACTION: Open public hearing, continue or close by 9/16/2019 (NLT 9/22/2019)*

- D. **Petition to Amend the Old Saybrook Zoning Regulations** Remove references to Sect. 8 throughout the regulations. Sect.9: New definitions: permeable paving materials, sidewalk and walkway. Amend total lot coverage & structure. Rename 27 Residence C to Conservation C and references throughout regulations. Amend uses in C, add purpose. Amend 51.6.4 to require specifications on pervious materials. Amend 51.13.1/51.3.1.2 major/minor amendments to site plan so not all gross floor area modifications trip a full amendment to Special Ex. Permit. Amend 63.1.3c to clarify tree spacing. 62.2.1b1. Clarify stencil sidewalks. Delete 53.12/62.4.1d4 off-site parking. Section 55 PRD & 56 Open Space Subdivision copies required, remove C District and clarify outdated references.

Petitioner: Old Saybrook Zoning Commission.

*ACTION: Open public hearing, continue or close by 9/16/2019 (NLT 9/22/2019)*

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

## VII. ADJOURNMENT

