



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
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Alternate Members
Justin Terribile
John Henry

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, November 1, 2021 – 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
 - A. **MINUTES**
 - B. **CORRESPONDENCE**
- IV. **PUBLIC HEARINGS**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, November 15, 2021 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.
[Zoning Commission web page](#)
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- 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 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: Open public hearing, continue or close by 11/15/2021 (NLT 12/5/2021)

V. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

VI. **ADJOURNMENT**