



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, July 18 2022 – 7:00 P.M.
Town Hall, **1st 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. **CONTINUED PUBLIC HEARINGS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the I Industrial Zone.
Sect. 9 new definition of animal care services, new Sec. 41.2.9 Animal Care Services as Special Exception Use and 53 Special Standards.
Applicants: Janet & Michael Stoner Agent: Attorney Terry Lomme
ACTION: Continue or close by 8/1/2022 (NLT 8/9/2022)

V. **PUBLIC HEARINGS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166.
Applicant: SPR Oasis, LLC Agent: Attorney Edward M. Cassella
ACTION: Open public hearing, continue or close by 8/15/2022 (NLT 8/21/2022)
- B. **“Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**
Development to construct a three story 20,539 s.f. apartment building (15 units total/5 affordable)
101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)

- C. **“Hanford Commons Residences”** Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development for 8 Residential Units (9,313 s.f.) at 99 Lynde St., Map 36/Lot 87, Residence A District to Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)
- D. **“Hanford Commons”** Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g) Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, August 1, 2022 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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