



**Application for
Zoning Commission Review**

Application Fees:

Application Fees:

Application Fee: _____

+ State of CT Fee: +\$60

Total Fees: \$

APPLICANT INFORMATION

Property Owner: Mary Tokar	Applicant/Agent Name: Joe Wren, PE
Property Owner Phone/E-mail: 203-627-9171 / jklausen8@gmail.com	Applicant/Agent Phone/E-mail: 860-388-9343 jwren@indigo-land.com
Applicant/Agent's Mailing Address: Indigo Land Design 40 Elm Street, 2nd Fl. Old Saybrook, CT 06475	

PROPERTY LOCATION

Property Address: 500 Main Street
Assessor's Map # 23 Lot # 3 Zoning District: A
<i>If Applicant is not the property owner, indicate Applicant's interest in the property.</i>

APPLICATION

<input type="checkbox"/> SITE PLAN (Sect. 51)	<input type="checkbox"/> COASTAL SITE PLAN (Sect. 59)
<input checked="" type="checkbox"/> SPECIAL EXCEPTION (Sect. 52) <i>Reason for SPEX Required: (ie: Use) Total GFA > 3,500 s.f. in GCZ</i>	
<input type="checkbox"/> PLANNED RESIDENTIAL DEVELOPMENT (Sect.55) _____ dwelling units	
<input type="checkbox"/> OPEN SPACE SUBDIVISION (Sect.56) _____ dwelling units proposed	
<input type="checkbox"/> AFFORDABLE HOUSING SITE PLAN (CT General Statutes § 8-30g) _____ dwelling units proposed of which _____ dwelling units are affordable	
<input type="checkbox"/> PETITION to AMEND ZONING REGULATIONS (Admin. Policy #1)	
<input type="checkbox"/> PETITION to AMEND ZONING MAP (Admin. Policy #1)	
<input type="checkbox"/> OTHER	
Are any waivers of site plan application content requirements (Sect. 51) being requested in connection with the application? If yes, explain.	
Identify All Documents Submitted: (List additional documents on the back of this form using same format)	
<ul style="list-style-type: none"> • Statement of Use, Dated <u>N/A</u> / _____ / _____ • Existing Conditions Survey Map, Dated <u>8</u> / <u>27</u> / <u>21</u> rev. 3/6/24 • Site Plan, Dated <u>3</u> / <u>7</u> / <u>24</u> rev. thru 4/19/24 • Architectural Plans, Dated <u>1</u> / <u>25</u> / <u>24</u> rev. thru 4/18/24 	

AFFIDAVIT OF ACCURACY

I certify that the information set forth and attached hereto is true and correct. I acknowledge that it is the owner's/agent's responsibility to conform to all Zoning Regulations of the Town of Old Saybrook.

Owner or Agent/Applicant's Signature: Mary B Tokar

Date: 4-22-24

DO NOT WRITE BELOW THIS LINE.

Commission/Board	Date of Receipt	Hearing Dates	Decision	Stipulations
Zoning Board of Appeals				
IWWC				
Planning Commission				
Zoning Commission				

GROSS SQUARE FOOTAGE (GSF) ANALYSIS

TOKAR RESIDENCE
500 MAIN STREET
OLD SAYBROOK, CT

4/18/24

EXISTING GSF:

1. RESIDENCE:

- a. First Floor: 1656 GSF (w/o stairway) *
 - b. Second Floor: 1586 GSF (w/o stairway)
 - c. Attic 416 GSF (w/o stairway and above 6')
2. Garage 729 GSF *

Total: 4387 GSF

*FOOTPRINT: 2386 GSF

PROPOSED GSF:

1. RESIDENCE:

- a. First Floor: 1946 GSF (w/o stairway) *
 - b. Second Floor: 1586 GSF (w/o stairway)
 - c. Attic: 416 GSF (w/o stairway and above 6')
2. Garage 729 GSF *

Total: 4677 GSF

*FOOTPRINT: 2675 GSF

500 Main Street, Old Saybrook

Scofield, Jenny <Jenny.Scofield@ct.gov>

Thu, Apr 18, 2024 at 11:05 AM

To: Mary Tokar <mary.tokar@gmail.com>

Cc: Sarah Lyons <Sarah.Lyons@oldsaybrookct.gov>, "Kinney, Jonathan" <Jonathan.Kinney@ct.gov>, "Ifkovic, Diane" <Diane.Ifkovic@ct.gov>, "Geoffrey Jacobson P.E." <gjacobson@nlja.com>, Joe Wren <jwren@indigo-land.com>, Julia Klausen <jklausen8@gmail.com>, "Land.Use@oldsaybrookct.gov" <Land.Use@oldsaybrookct.gov>, "christina.costa@oldsaybrookct.org" <christina.costa@oldsaybrookct.org>

Good morning,

This looks much better. Based on this revision, the building would retain its National Register listed status. Thank you for considering the change to your plans.

Sarah and Christina, let me know if you need anything else from me.

Regards,

Jen Scofield



JENNY FIELDS SCOFIELD, AICP
Deputy State Historic Preservation Officer,
National Register & Architectural Survey Coordinator
[Connecticut Economic & Community Development](#)

Phone: 860-500-2343

jenny.scofield@ct.gov

From: Mary Tokar <mary.tokar@gmail.com>

Sent: Thursday, April 18, 2024 10:57 AM

To: Scofield, Jenny <Jenny.Scofield@ct.gov>

Cc: Sarah Lyons <Sarah.Lyons@oldsaybrookct.gov>; Kinney, Jonathan <Jonathan.Kinney@ct.gov>; Ifkovic, Diane <Diane.Ifkovic@ct.gov>; Geoffrey Jacobson P.E. <gjacobson@nlja.com>; Joe Wren <jwren@indigo-land.com>; Julia

Klausen <jklausen8@gmail.com>; Land.Use@oldsaybrookct.gov; christina.costa@oldsaybrookct.org
Subject: 500 Main Street, Old Saybrook

Some people who received this message don't often get email from mary.tokar@gmail.com. Learn why this is important

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