



TOWN OF OLD SAYBROOK

Date Received:

Application No.:

Application for Zoning Commission Review

Application Fees:

+ State of CT Fee: +\$60

Total Fees: \$

APPLICANT INFORMATION

Property Owner: DF SHORELINE, LLC	Applicant/Agent Name: SAME
Property Owner Phone/E-mail: (860) 508-4600	Applicant/Agent Phone/E-mail: FLYNN@FLYNNDEVELOPMENT.COM
Applicant/Agent's Mailing Address: OWNER	
Property Owner's Mailing Address: 62 LASALLE RD., SUITE 301 WEST HARTFORD CT 06107	

PROPERTY LOCATION

Property Address: 707 BOSTON POST ROAD
Assessor's Map # 36 Lot # 101 Zoning District: B-2
<i>If Applicant is not the property owner, indicate Applicant's interest in the property.</i>

APPLICATION

SITE PLAN (Sect. 51) COASTAL SITE PLAN (Sect. 59)

SPECIAL EXCEPTION (Sect. 52)

Reason for SPEX Required: (ie: Use) **NEW TENANTS**

PLANNED RESIDENTIAL DEVELOPMENT (Sect.55) _____ dwelling units

OPEN SPACE SUBDIVISION (Sect.56) _____ dwelling units proposed

AFFORDABLE HOUSING SITE PLAN
(CT General Statutes § 8-30g) _____ dwelling units proposed of which _____ dwelling units are affordable

PETITION to AMEND ZONING REGULATIONS (Admin. Policy #1)

PETITION to AMEND ZONING MAP (Admin. Policy #1)

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)

- Statement of Use, Dated _____ / _____ / _____
- Existing Conditions Survey Map, Dated **3 / 26 / 2024**
- Site Plan, Dated **3 / 22 / 24**
- Architectural Plans, Dated _____ / _____ / _____

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:  Date: **4/3/2024**

DO NOT WRITE BELOW THIS LINE.

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

This form MUST be printed on YELLOW PAPER. Failure to do so will result in the application being deemed incomplete.



TOWN OF OLD SAYBROOK

Certificate of Zoning Compliance

Date Received: _____

Building Permit: Yes No

Application No.: _____

Application Fee: \$100

APPLICANT INFORMATION

Applicant's Name: <u>DF SHORELINE LLC</u>	Telephone No: <u>860 508-4600</u>
Address: <u>62 LASALLE RD. SUITE 301</u>	E-Mail Address: <u>FLYNN@FLYNNDEVELOPMENT.COM</u>
Owner's Name: <u>WEST HARTFORD CT 06107</u>	Telephone No.: _____
Address: <u>OWNER IS APPLICANT</u>	

PROPERTY INFORMATION

Property Address: <u>707 BOSTON POST RD.</u>	Subdivision: _____
Assessor's Map: <u>36</u> Lot: <u>101</u>	Zoning District(s): <u>B-2</u>
Lot Size (s.f.): <u>70,023 SF</u>	<input type="checkbox"/> Corner lot

LOCATION INFORMATION

Water supply: <input checked="" type="checkbox"/> Public (CWC) <input type="checkbox"/> Private Well	<input type="checkbox"/> Coastal Area Management (CAM) Zone
<input type="checkbox"/> Special Flood Hazard Area (SFHA) Flood zone: _____	<input type="checkbox"/> Inland wetlands or watercourse within 100' IWWC Permit No.: _____
<input type="checkbox"/> CT River Gateway Conservation (GC) Zone	<input type="checkbox"/> Tidal wetlands within 50'
<input type="checkbox"/> Aquifer Protection Area (APA) Zone - Level A	<input type="checkbox"/> Historic District (HD)

PROJECT INFORMATION

Existing Use & Structures (i.e.: describe height, square footage of each floor and accessory structures):
STRUCTURE 1 = 16,861 SF BOTH STRUCTURES ARE ONE STORY
STRUCTURE 2 = 1,811 SF

Proposed Use & Structures (i.e.: describe project including height, additions, s.f. of each floor & accessory structures):
NO CHANGE TO STRUCTURES
PROJECT WILL RESTRIPE PARKING, ADD LANDSCAPING, NEW SIGNS

I acknowledge that it is the owner's/agent's responsibility to conform to the Old Saybrook Zoning Regulations, including Section 72.7.6 Measurements & Certifications, which requires the applicant to furnish a plot plan, site plan or A-2 survey if applicable, certified by a licensed surveyor licensed to practice in the State of CT, showing the location of and setback distances for buildings/ structures on the lot "as built", prior to the issuance of a Certificate of Zoning Compliance by the Zoning Enforcement Officer.

[Signature], Applicant/Agent Date: 4/3/2024

REQUIRED REVIEWS

SEPTIC SYSTEM/WATER SUPPLY by Connecticut River Area Health District (CRAHD)	Approved by: _____	Date: _____
FLOOD AREA HAZARD PERMIT	Approved by: _____	Permit No.: _____ Date: _____
<input type="checkbox"/> Not Req'd		
COASTAL SITE PLAN	Approved by: _____	Date: _____
<input type="checkbox"/> Exempt		
Application for CERTIFICATE OF ZONING COMPLIANCE		
per Sections: _____		
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Zoning Enforcement Officer: _____	Date: _____

Certificate of Zoning Compliance

I certify that I have examined the uses and structures established by this application and find them to meet the requirements of the Old Saybrook Zoning Regulations.

_____, Zoning Enforcement Officer Date: _____

Statement of use for 707 Boston Post Road

Property of DF Shoreline, LLC,
62 Lasalle Road, Suite 301
West Hartford, CT 06107

The property is a small shopping center operated continuously since 1966. There are currently two buildings on the site, a 16,861 SF shopping center built in 1966 and a 1,811 SF office/bank built in 1973. Various tenants have occupied the site, including the CT DMV, restaurants, pets stores, office, retail, medical offices and banks. Current tenants include medical office, retail, professional office and restaurant uses.

The site is served by public water supply and onsite subsurface sewage disposal. Drainage is collected in catch basins located in the pavement throughout the site.


We estimate the number of persons visiting the site at 450 per day, with peak hour traffic at 90 trips. This number is expected to remain the same given proposed occupancy.

The parking lot currently consists of 73 parking spaces. There are currently two unscreened dumpster locations.

The proposal includes restriping the parking area to gain spaces for a total of 87. Based on proposed occupancy, we project the regulations require a total of 86. Included in the proposal is the addition of landscaping around the perimeter of the site, and planted islands at the end of the primary parking area. Two dumpster locations are proposed, with screening added as required by landscape regulations. The proposal brings the site as closely into conformance with the Zoning regulations as possible.

David Flynn, on behalf of DF Shoreline LLC

4/3/24



DF Shoreline, LLC