



145 Dennison Road  
Essex, CT 06426  
Phone: 860-581-8554  
[contact@ctrivergateway.org](mailto:contact@ctrivergateway.org)  
[www.ctrivergateway.org](http://www.ctrivergateway.org)

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Mr. Mark Caldarella, Chair  
Old Saybrook Zoning Commission  
302 Main Street  
Old Saybrook, CT 06475

May 2, 2024

**SUBJECT: 500 Main Street** Special Exception Permit

Dear Mr. Caldarella:

Old Saybrook Zoning Commission submitted the referenced variance application to the Connecticut River Gateway Commission (CRGC) for review in accordance with Old Saybrook Gateway Standards section 58.5.1 Special Exception Uses for single detached dwellings for one family in excess of thirty-five hundred square feet (3,500s.f.) of combined *Gross Floor Area* in the *Gateway Conservation Zone*. These findings are provided for consideration by the Zoning Commission at the public hearing for this application.

#### Findings

At its April 25, 2024 regular meeting, CRGC reviewed the special exception application to permit construction of a 1-story breezeway, first floor veranda with balcony, sunroom and brick paver patio. The proposed project does not conflict with any CRGC Standards and the action requested in the application is not adverse to the protection and development of the conservation zone in accordance with the purposes of CGS Section 25-102 and the standards set forth pursuant to CGS Section 25-102d. Granting this special exception would not have a significant negative impact on the view from the Connecticut River or the ecological health of the river and does no harm to the natural and traditional riverway scene of the Connecticut River or on the values for which CRGC was formed.

If not in conflict with the Secretary of the Interior's standards for buildings on the National Historic Register, the property owner is expected to respect the preservation practices put in place by the Gateway Standards to prevent the deterioration of the riverway scene by:

- Using Dark Sky Compliant Lighting to minimize light pollution;
- Preserving trees and replacing trees that are removed or dead with similar native species;
- Using non-reflective glass in windows and doors;
- Using dark roofing materials and earth-toned colors on the structure;
- Complying with all measures in place to prevent soil erosion and silt control;
- Minimizing use of impervious surfaces; and
- Planting and encouraging the growth of natural riparian vegetation along waterways to improve the ecological health of the CT River.

Thank you for Zoning Commission's continued assistance and partnership in the protection and preservation of the "natural and traditional riverway scene" within the lower Connecticut River Valley.

For the Commission,

*Susan W. Beckman*

Susan W. Beckman, Regional Planner, RiverCOG  
Staff to the Gateway Commission