



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Ann Marie Thorsen,
Madeleine B. Fish

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Alternate Members
Michael P. Cianfaglione
Justin Terribile
Vacancy

AMENDED
REGULAR MEETING AGENDA
Monday, September 16, 2019 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **REGULAR BUSINESS**

A. **MINUTES**

B. **CORRESPONDENCE**

IV. **OLD BUSINESS**

- A. **“Wertheim”** Application for Temp. Special Exception Use/Coastal Site Plan Review – Excavation, filling and grading of 500+/- cubic yds. of earth material (septic 200+/- cubic yards, 300 +/- cubic yards in yard including 15 +/- cubic yards in the VE Flood Zone) associated with the demolition and construction of a new 1,803 s.f. residence. 9,552 s.f. lot, 33 s.f. Inland Wetlands, 120 Sea Lane-2, AKA 118 Sea Lane, Map 13/Lot 79, Residence A District, Coastal Management Zone, FEMA AE11 & VE 14 flood zones.
Applicant: Pamela Wertheim Agent: Joseph Wren, P.E.
PH Closed: 9/4/2019 ACTION: Deliberate & Act by 10/21/2019 (NLT 10/22/2019)

- B. **“Ashton/Warren” Request** for extension of time for Special Exception Permit #14-131 to construct a 2010 s.f. house and excavate/grade over 100 cubic yards of fill, 22 Ragged Rock Road, Map 53/Lot 30-3, CT River Gateway Conservation Zone, Residential AA-2 District, Coastal Management Zone. Permit expiration: October 6, 2019
Applicant/Owner: Gary Ashton & Debbie Warner Agent: Bob Doane, P.E.
ACTION: Review May 10, 2019 request, determine if work commenced and consider extension.

V. **PUBLIC HEARINGS**

- A. **“Ferry Point Marina”** Application for Special Exception Use/Coastal Site Plan Review for excavation and grading +/- 8,900 cubic yards, to remove land peninsula, reconstruct bulkhead, docks and fingers. 29 Essex Road, Assessor’s Map 59/Lot 83, Marine Industrial (MI) District, CT River Gateway Conservation Zone, Coastal Area Management Zone.
Owner: SMH Ferry Point, LLC Agent: Joe Wren, P.E.
ACTION: Open public hearing, continue or close by 10/7/2019 (NLT 10/20/2019)

B. Petition to amend the Zoning Map from Marine Industrial (MI) to Residence A District

91 Sheffield Street, Assessor's Map 49, Lot 2, Marine Industrial (MI) District, CT River Gateway Conservation Zone, FEMA AE11, VE 15 & 500 yr. flood zones.

Owner: David L. Bell & Seville H. Simonds Contract Purchaser: Greylock Property Group, LLC

Agent: Attorney Edward M. Cassella

ACTION: Open public hearing, continue or close by 10/7/2019 (NLT 10/20/2019)

C. Petition to amend the Old Saybrook Zoning Regulations Section 55 PRD

55.6.4 & 55.2 to allow for a 25' & 15' setback within 500' of the B-1 District and amend dens in all PRD, not only age restricted.

Owner: David L. Bell & Seville H. Simonds Contract Purchaser: Greylock Property Group, LLC

Agent: Attorney Edward M. Cassella.

ACTION: Open public hearing, continue or close by 10/7/2019 (NLT 10/20/2019)

V. PRELIMINARY DISCUSSIONS

A. Preliminary discussion: proposed text amendment to allow for sports field lighting for municipal fields.

Applicant: Town of Old Saybrook Agent: Carl Fortuna, First Selectman

B. Proposed text amendment to allow an increase in propane storage for the purpose of having 2 – 30,000 propane storage tanks on a lot.

103 Mill Rock Road East, Assessor's Map 39, Lot 13, Industrial I District

Applicant: Daniels Propane Inc. Agent: Attorney Ed Cassella

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VI. ADJOURNMENT

