



TOWN OF OLD SAYBROOK
Zoning Commission

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Ann Marie Thorsen
Marc W. Delmonico

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Justin Terribile
Vacancy

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, August 16, 2021 – 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. **PUBLIC HEARINGS**

- A. **“McFadden” Application for Special Exception Permit** to permit a 376 s.f. pool house and 927 s.f. addition (7,930 s.f. coverage, 9,514 gfa proposed - 3,500 s.f. trips SPEX) 320 Watrous Point Road, Map 64/Lot 17-3, Residence AA-3 Zoning District, Coastal Area Management Zone, Gateway Conservation Zone.
ACTION: Open public hearing, continue or close by 9/8/2021 (NLT 9/19/2021)
- B. **Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District. Applicant: 91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky
ACTION: Continue opening of public hearing per Applicant’s request to 9/8/2021.

V. **OLD BUSINESS**

- A. **Discussion: Recreational Marijuana** (*continued*)
Guest Speakers: State Representative Holly Cheeseman (37th district) and Attorney Matthew Willis, Halloran & Sage

- B. Discussion: “CT Cancer Foundation”** Options to keep all or portions of pavers in the front landscaping area in violation of Special Exception Permit #16-115
15 N. Main Street, Assessor’s Map 40, Lot 6, Shopping Center B-2 District, Pedestrian Node
Applicant: CT Cancer Foundation Agent: Attorney Ed Cassella
Action: Discuss possible options for compliance that have not yet been proposed to the Commission
- C. Workshop: Accessory dwelling units and possible regulation fixes (continued)**

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, September 8, 2021 at 7:00 P.M.
Town Hall, 2nd 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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