



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, *Chairman*
Mark R. Caldarella, *Vice Chairman*
Geraldine M. Lewis, *Secretary*
Ann Marie Thorsen
Marc W. Delmonico

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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, August 15, 2022 – 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. **NEW BUSINESS**

“CGCT Old Saybrook, LLC” Preliminary Discussion

1654 Boston Post Road, Assessor’s Map 26, Lot 39, B-4 District, Pedestrian Node
6, 8, 10 & 18 Denmore Lane, Assessor’s Map 26, Lot 36, Assessor’s Map 18, Lots 7, 7-1 & 13
Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward M. Cassella

V. **PUBLIC HEARINGS**

- A. **“Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**
Development to construct a three story 20,539 s.f. apartment building (15 units total/5 affordable)
101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)
- B. **“Hanford Commons Residences” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g)** Development for 8 Residential Units (9,313 s.f.) at 99 Lynde St., Map 36/Lot 87, Residence A District to Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)
- C. **“Hanford Commons” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g)** Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close, decision by 8/15/2022 (NLT 8/21/2022)

- VI. **WORKSHOP:** Discuss the CT River Gateway Commission request to update Zoning Regulations to adopt the most recent Standards of the Gateway Commission, pursuant to the requirements of Section 25-102g of the Connecticut General Statutes.
- VII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, September 7, 2022 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.