



TOWN OF OLD SAYBROOK  
**Zoning Commission**

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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www.oldsaybrookct.org

*Robert C. Friedmann, Chairman*  
*Mark R. Caldarella, Vice Chairman*  
*Geraldine M. Lewis, Secretary*

*J. Colin Heffernan*  
*Madeleine B. Fish*

**Alternate Members**  
*Michael P. Cianfaglione*  
*Joanne Gadon*  
*David Papandrea*

**REGULAR MEETING AGENDA**

Monday, July 17, 2017 – 7:00 P.M.  
Town Hall, 302 Main Street  
1<sup>st</sup> Floor Conference Room

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **MINUTES**
- B. **CORRESPONDENCE**

IV. **DISCUSSION**

- A. **“The Tea Kettle Gourmet”** 1391 Boston Post Road, Map 26/Lot 12, Gateway Business  
B-4 District.  
Retail prepared food for take-out only.

V. **PUBLIC HEARINGS**

- A. **“2017 Housekeeping” Petition to amend the Old Saybrook Zoning Regulations.** Throughout regulations, remove/replace Flood Plain Zone with Special Flood Hazard Area (SFHA). Remove/replace Flood Plain Management Ordinance with Chapter 128 Town Code, Flood Plain Management Ordinance. Amend 66.4 to allow boats on trailers to be stored in SFHA, Amend Sec. 31.2.5 to permit off street parking as a Special Exception Use. Amend Sec. 64.5.5.B.1 & 64.5.8 to limit the size of wall signs to 99 s.f. Amend 9, definition of structure to exclude fences/walls of 7' in height or less as a structure consistent with Building Code amendments. Amend Sec. 63.8.1.2.B.6 to reflect 7' fence/wall height and permit fence/wall more than 4 feet located closer to the streetline than the facade of the principal building. Amend 41.1.18 to remove Special Exception (SPEX) language does not apply. Sec. 41.2.7 permit educational facilities as SPEX in I district. 68.1.2.B.2 add building to title of setback in pedestrian node. Amend 64.3.1 landscape buffer to clarify structure permitted in buffer when building setback is zero. Amend 9 definition deck to allow for non-residential purposes. Amend 51.5.10, 52.6.6.1 site plan/SPEX to improve authority to preserve historically significant buildings/structures more than 50 years old and design standard in column next to 68.2.2. Section 53 increase maximum gross floor area accessory apartment (residential) to 1,000 s.f. Kennel remove references to commercial,

residential, industrial, Drive through window for financial institutions and pharmacies, remove as permitted in B-1 district. Section 62 allow reserve parking for uses with 3,000 s.f. gross floor area. Admin. Policy#1 revise procedures to amend zoning regulations/map to allow for GIS maps, correct number copies and format for submittal. New definition 9 marine vehicle establishment (boat sales, repair, manufacture, storage, etc...) and associated special standards in 53 to allow marine establishments in the I, B-3 & B-4 within 5,000 feet of the navigable channel of the CT River. For compliance with State MS4 stormwater requirements amend 7.8 drainage, 51.6.4 utilities & drainage, 51.6.5b4 stormwater, 61 Water Pollution, 53, 62.4.2 construction 62.4.2f, 67.3 control plan.

*Petitioner: Old Saybrook Zoning Commission*

*ACTION: Open public hearing; continue or close by 8/7/2017 (NLT 8/20/2017)*

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

## VII. ADJOURNMENT

