



TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Robert C. Friedmann, Chairman*  
*Mark R. Caldarella, Vice Chairman*  
*Geraldine M. Lewis, Secretary*  
*J. Colin Heffernan*  
*Madeleine B. Fish*

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

**REGULAR MEETING AGENDA**

Monday November 20, 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. **“Finder’s Keeper’s”** 141 Boston Post Road, Map 44/Lot 15, Outdoor Sales

V. **PUBLIC HEARINGS**

- A. **“Frisbie” Application for Modification to Special Exception Permit/Coastal Site Plan Review**

To construct a 5412.3 s.f. single family residence, attached garage, and a 450 s.f. in-ground pool with a 1,182.2 s.f. patio

17 Whisper Cove Road, Assessor’s Map 53/ Lot 40-1

Residence AA-2 District, CAM Zone, CT River Gateway Conservation Zone

Applicant: David C. and Earla K. Frisbie

Agent: Michael Ott, P.E.

*ACTION: Open public hearing; continue or close by 12/18/2017 (NLT 12/24/2017)*

- B. **“Mahoney Machine & Fabrication” Application for Spec’l Except Permit**

Application for a 368 s.f. machine & fabrication shop.

Gateway Business B-4 District, CAM Zone

341 Boston Post Road, Assessor’s Map 42/ Lot 11

*Applicant: John Mahoney*

*Owner: Ted Zito*

*ACTION: Open public hearing; continue or close by 12/18/2017 (NLT 12/24/2017)*

- C. **PETITION TO AMEND THE OLD SAYBROOK MAP** to remove 102.4 acres from the Ferry Road Incentive Housing IH Zone including Mixed Use MU Subzone and to allow the area to revert to its original underlying Residence A, Marine Commercial MC, Industrial I and Business B-2 Districts. The original zone encompassed 108 Acres total (23.9 acres of developable land) overlaying portions of the Residence A, Marine Commercial MC, Shopping Center B-2 and Industrial I Zones as shown on the Zoning Map. Proposed zone is located in the Ferry Point area of Town

and encompasses lands located both south of Ferry Road, north of Ferry Road, west of Ferry Road and the Connecticut River, east of I-95, south of Essex Road. 5.6 acres of property owned by the Town of Old Saybrook located at 45 Ferry Road, Assessor's Map 45, Lot 3 designated on the map as "Ferry Crossing" (Phase 1) of the Ferry Point Housing Zone will be the remaining Incentive Housing IH Zone, Mixed Use MU Subzone to qualify for funding from the Housing for Economic Development Program.

## **PETITION TO AMEND THE OLD SAYBROOK ZONING REGULATIONS**

- Section 54.1.3E to reduce the size of the Ferry Point Mixed-use subzone for the purposes of qualifying the zone as built out to qualify for funding from the Housing for Economic Development Program and to amend the Zoning Map consistent with that reduction.
- Section 35 Marine Commercial (MC) District to change the name to Marine Industrial (MI) District and change MC to MI throughout the Zoning Regulations. Remove Section 35.1.1 single family dwellings as a permitted use and replace to allow expansion of single family buildings/uses existing on the effective date of the regulation in the MI District. New Section 11.3 to add prohibition of residential uses in the MI District. Section 35.1.8 delete text as provided in Section 64 for consistency with other sections of regulations.
- Rename Article III Business & Industrial Districts throughout the regulations. Relocate Section 41 Industrial Districts to Article III with no changes and Reserve Article IV for future use.
- Section 53 E Drive-through Window for Financial Institutions & Pharmacies to correctly Section 63 Landscaping.
- New Sections 31.2.10 & 32.2.12 to reaffirm that building, uses or structures in located in the B-1 & B-2 and in the pedestrian node are Special Exception Uses.  
*ACTION: Open public hearing; continue or close by 12/18/2017 (NLT 12/24/2017)*

## **VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

## **VII. ADJOURNMENT**

