

minimum amount of dry land that the commission should consider increasing the minimum lot size in Residence A zones to 20,000 square feet, thereby insuring a minimum dry area of 15,000 square feet. Mr. Walsh explained to the commission that a change in the regulations would affect only the division or subdivision of land and would not affect existing single lots as Section 10.8 of the zoning regulations would still permit the use of lots between 12,500 and 20,000 square feet for a single family dwelling unit.

There being no further business, the meeting adjourned at 9:43 P.M.

Respectfully submitted,

Mário Sapia, Secretary

1-21-80

1-29-80

Marion Carpenter, Clerk

A public hearing and regular business meeting of the Old Saybrook Zoning Commission were held on Monday, January 21, 1980, in Room #5 of the Town Hall with the following members in attendance: Phyllis Folsom, Betsy Ranelli, Mário Sapia, Charles Ficker, Alternate Jack Soper sitting for Edward McSweeney, and Alternates Elaine Anderson and Edward Dombroskas. Also present were: Attorney John Bennet, Attorney Maurice Feingold, Marguerite Gosselin, Frank Desmond, Joseph Hogan, Donald Woods and members of the Press. The public hearing was called to order at 8 P.M. by the Chairman, Mrs. Folsom, and the Clerk read the legal notice of the hearing and letter of approval from the Planning Commission.

PUBLIC HEARING

Attorney Bennet represented Marian E. Jones, Conservatrix of the Estate of James Jones, who submitted a petition to permit marine research laboratories as a Special Exception Use in Marine Commercial and Marine Commercial Limited Districts. The Jones property has been on the market for many years and has been leased by Ocean Surveys for the last three years. They now wish to purchase the property but want it to be a permitted use. Ocean Surveys conducts studies of aquatic and marine environment, ecology and resources.

There being no one in the audience who wished to speak either for or against the application, the public hearing was closed at 8:20 P.M.

BUSINESS MEETING

SITE PLAN REVIEW: FABRIC STORE

Mrs. Gosselin and Attorney Feingold submitted plans for an addition to an existing dwelling on Elm Street where Mrs. Gosselin and her daughter wish to establish their fabric store. Presently their store is located on Lynde Street. They will live in the dwelling and use the garage and addition for their retail sales of fabrics and the small amount of sewing they might do on slip-covers and draperies. Provision has been made for seventeen parking spaces.

SITE PLAN REVIEW: MACHINE SHOP

Mr. Hogan and Mr. Woods submitted a site plan to relocate their machine shop in the existing building presently occupied by Jade

Auto Sales. They manufacture precision machine parts for the aircraft industry and presently have nine employees. They have no plans for expansion and there will be no outside storage.

AMENDMENTS TO ZONING REGULATIONS TO IMPLEMENT C.A.M. PROGRAM

Amendments to the zoning regulations to implement the Coastal Area Management Program will be referred to the Planning Commission for their review, and a public hearing will be held on said amendments on February 11th. Amendments will also include establishing setbacks from wetlands; increasing minimum lot area in Residence A Zone; authority to allow modifications of required documents; and sale of boats as a permitted use in MC and MCL Districts.

APPROVAL OF MINUTES

Upon a motion made by Mrs. Ranelli and seconded by Mr. Sapia, the minutes of the meeting of January 7, 1980 were unanimously approved.

CORRESPONDENCE RECEIVED

Bill for \$975.00 from Attorney Kinsley covering legal services in connection with Hull Harbor.

Copy of letter from Mrs. Maynard regarding appointment of Edward Dombroskas as an alternate member of the commission.

ZONING DEPARTMENT REPORT

Mr. Walsh reported that papers had been filed by the residents of Ingham Hill Road seeking a restraining order to prevent use of the lights at the athletic field. He stated that they had looked at the lights tonight and the decision is still pending.

Mr. Lizzi of the Ferry Point Convalescent Home has been constructing a 1200 square foot addition to his existing building without benefit of a permit. He is now asking for a waiver of site and architectural plans. Mrs. Folsom moved to DENY the request; the motion was seconded by Mrs. Ranelli and unanimously carried.

Mrs. Folsom stated that she had received a call from Mr. Tietjen regarding a Conservation Commission meeting on January 22nd when they will have a speaker on beach erosion.

DECISIONS

Decision on the Fabric Store was postponed since some of the commission members would like to look at the site.

Mrs. Folsom moved to APPROVE the site plan submitted by Hogan and Woods to establish their machine shop in the building presently occupied by Jade Auto Sales. The motion was seconded by Mr. Ficker and unanimously carried.

Mrs. Folsom moved to APPROVE the amendments to the zoning regulations to permit marine research laboratories as a Special Exception Use in MC and MCL Districts, in accordance with Robert Bryan's letter of December 15, 1979. The motion was seconded by Mr. Ficker and unanimously carried.

Upon a motion made by Mr. Sapia, seconded by Mrs. Ranelli and unanimously carried, the meeting adjourned at 9:30 P.M.

Respectfully submitted,

Mario Sapia, Secretary

Marion Carpenter, Clerk