

TOWN OF OLD SAYBROOK **FILE COPY**
Land Use Department

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

March 7, 2006

TO: Town Clerk Sarah Becker

FROM: Madeleine B. Fish, Chairman
Old Saybrook Zoning Commission

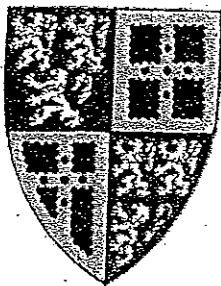
RE: Petition of the Old Saybrook Conservation Commission to amend
Section 56 of the Old Saybrook Zoning Regulations, Open Space
Subdivisions

At the zoning commission meeting of 3/6/06 the above-referenced petition was approved, effective 4/10/06.

Attached are copies of the petition and approved text.

Madeleine B. Fish, Chairman
Old Saybrook Zoning Commission

MBF:cs
Enc.



TOWN OF OLD SAYBROOK
Conservation Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-3125

INTERAGENCY MEMORANDUM

Via Hand Delivery

To: Madeleine B. Fish, Chairman, Zoning Commission
From: Robert W. Fish, Chairman *RWF*
Date: January 3, 2005
Subject: Petition to Amend Section 56 Open Space Subdivisions
of the Old Saybrook Zoning Regulations

This memorandum serves to petition the Zoning Commission to amend the Old Saybrook Zoning Regulations to include the Residence AAA District among those zoning districts in which the Town mandates the "clustering" of new residential development.

As you know, the regulations allow this pattern of development in the Residence AA-1 District, and recently, the Zoning Commission mandated open space subdivisions in the newly created Residence C District. The Residence AAA, which lies north of Interstate 95 and contains many large parcels of yet-undeveloped land, similarly characterizes the rural and rugged terrain that contain much of Old Saybrook's natural resources. Therefore, the Conservation Commission similarly proposes that the Town require Special Exceptions for Open Space Subdivisions within the AAA District.

56.1 General. The Planning Commission may grant a Special Exception, or may require an application for a Special Exception, simultaneous with the application for or approval of a subdivision plan under the Subdivision Regulations of the Town of Old Saybrook, to permit or require the establishment of an Open Space Subdivision in the Residence AA-1 District, involving permanent reservation of land for open space purposes concurrent with reduction of lot area and shape requirements applicable to such District. In accordance with Section 27.10 of these Regulations, no subdivision shall be approved in the Residence C Conservation District nor the Residence AAA District other than as an Open Space Subdivision under this Section; provided, however, that the Planning Commission may waive this requirement where the size, shape, or character of the property makes it unsuitable for Open Space Subdivision treatment.

Thank you in advance for your assistance on this matter.

Copy to: Michael A. Pace, First Selectman
Christine Nelson, AICP, Town Planner

END OF MEMORANDUM

✓ XC: CC
IWWC
PC
PRC

Zoning Commission approved the following text amendment on March 6, 2006. This amendment is effective April 10, 2006.

New Zoning Text to allow Residence AAA District AAA in the Open Space Subdivision Regulations

56.1 **“General.** The Planning Commission may grant a Special Exception, or may require an application for a Special Exception, simultaneous with the application for or approval of a subdivision plan under the Subdivision Regulations of the Town of Old Saybrook in the Residence AA-1 District *and the Residence AAA District*, involving permanent reservation of land for open space purposes concurrent with the reduction of lot area and shape requirements applicable to such district.”

→ 56.6.3. Add to the end of the first paragraph: *“Lots in the AAA District are not required to be served by a public water supply, so long as they demonstrate adequate water service.”*

56.6.4. “For Open Space subdivisions in the Residence C *and AAA* Districts, the area of open space land shown on the final subdivision approval map will not be less than fifty (50%) percent of the total acreage of the subdivision.”

56.6.7. “Each building lot shown on an approved Open Space Subdivision Plan will be used for one or more of the following uses:

- A. *If in District AAA, the uses listed in Paragraph 21.1.1, 21.1.2, 21.1.3, 21.1.4, 21.1.7 and 21.1.8;*
- B. If in District AA-1, the uses listed in Paragraph 22.1.1, 22.1.2, 22.1.3, 22.1.4, 22.1.7 and 22.1.8;
- C. If in the Residence C Conservation District, for one or more of the uses listed in Paragraph 27.1.1 through 27.1.10, 27.2.1 through 27.2.14; and
- D. If for a Planned Residential Development (PRD) if approved under Section 55, and no other, except as provided in Section 55.6.9 in a PRD.
- E. The open space land preserved under an Open Space Subdivision Plan will be used only for the purposes set forth under Paragraph 56.2 and approved by the Planning Commission, and no building or structure will be established in connection with the purposes unless a Special Exception is secured from the Zoning Commission, in accordance with the provisions of Section 52, as consistent with and in support of the approved open space purpose.”