

LEGAL NOTICE
OLD SAYBROOK ZONING COMMISSION

The Zoning Commission of the Town of Old Saybrook, Connecticut, will hold a public hearing on Monday, June 5, 1978, on amendments, deletions and additions to Sections 6, 7, 8, 9, 32, 34, 35, 41, 42, 51, 52, 62 and 63 of the Old Saybrook Zoning Regulations. Said changes pertain to wetlands, tree cutting, home occupations, minimum building sizes, heliports, parking, signs and provisions for handicapped persons.

Applicant: Old Saybrook Zoning Commission.

At this hearing interested persons may be heard and written communications received. Copies of proposed changes are on file in the offices of the Town Clerk and the Zoning Commission, Town Hall.

Dated at Old Saybrook, Connecticut, this 23rd day of May, 1978.

OLD SAYBROOK ZONING COMMISSION

Phyllis P. Folsom, Chairman
Robert A. Massa, Secretary

Also read were letters from the Planning Commission and CRERPA, and the proposed changes to the Zoning Regulations. The Planning Commission recommended deletion of Paragraph 8.12.2 since they felt it was unnecessarily restrictive for business uses, and approved the remainder of the proposed changes. CRERPA made the following suggestions: (1) that the Zoning Commission consider the landing and takeoff pattern of aircraft as it might disturb adjacent residential neighborhoods in Westbrook or Essex; (2) that there should be a buffer area between such use and abutting residential properties, and (3) that adjacent town Zoning Commissions be notified of a public hearing for a heliport special exception if it will affect property along a town boundary.

There being no one else present who wished to speak either for or against any of the proposed changes, the public hearing was declared closed at 8:35 P.M.

REGULAR MEETING:

The regular meeting convened and upon a motion made by Mr. Massa and seconded by Mr. McSweegan, the minutes of the meeting of May 15, 1978 were unanimously approved.

MAURICE KENNY - FUTURE USE OF BLACK SWAN

Next on the agenda was Mr. Maurice Kenny of Glastonbury who came before the Commission to discuss his ideas concerning the future use of the Black Swan Complex, which is currently owned by the bank. Since analysis indicates that a Marina alone can't make it, he would like to convert it from commercial to a condominium complex with boat slips. The property consists of 18 acres, 7 acres of which are in the wetlands. One bedroom units will consist of 800 to 1000 square feet, two bedroom units 1600 to 1800 square feet, and prices would range from \$65,000.00 to \$85,000.00. They would hope to build a minimum of 65 units, possibly up to 90. The restaurant would remain but not the shops. Residents would have

first option for slips. Mr. Kenney was mainly interested in the Commission's reaction to his proposal and it was suggested that he contact the Planning and Inland Wetlands Commissions, the Gateway Commission and Jack Milkofsky.

The following correspondence was reviewed:

Letter dated 5/19/78 from Mrs. Maynard stating that the balance of Attorney Kinsley's bill for legal services from 1/7/77 (\$1,430.00) had been referred to the Board of Finance.

Letter dated 5/19/78 from the DEP stating that their application to dredge an irregular shaped channel under the Baldwin Bridge had been approved.

Letter dated 5/24/78 from the DEP stating that they had received an application from Merrill B. Wamester to construct a floating dock in the Oyster River.

Letter dated 5/30/78 from the State of Connecticut, Office of Policy & Management, regarding Comprehensive Planning Assistance Program.

CROWLEY APPLICATION: DISCUSSION

A discussion followed on the Crowley application to add to the Zoning Regulations a Section 57 to be known as Apartment District, after which Mr. Ficker moved to deny the application. The motion was seconded by Mr. Massa and unanimously approved. Reason for denial: It is not in accordance with the Plan of Development for the Town of Old Saybrook as it is now constituted.

ZONING DEPARTMENT REPORT:

Mr. Walsh reported that William Donath is going to the Planning Commission on June 7th for site plan approval to make furniture in the building located next to the structure formerly occupied by Savelli's Antiques on the Boston Post Road, and is asking for a waiver of the site plan requirement pertaining to the total site plan and architectural plans being prepared by a licensed engineer. The Commission agreed to waive this requirement.

Mr. Walsh also reported that he had received an application from Kemp Enterprises of South Windsor to install a game room at Terra Mar. Mrs. Folsom moved to decline to accept the application as it is not permitted under the Zoning Regulations. If it is not specified as a permitted use, it is prohibited. The motion was seconded by Mrs. Ranelli and unanimously carried.

With regard to the Summerwood Condominiums, when filing for a permit to construct the second group of dwellings, they would be required to sell 25% of the first group, or 6-1/2 units. It was agreed that they will be allowed to proceed after six units have been sold.

DECISION: ZONING REGULATION AMENDMENTS

Upon a motion made by Mr. McSweegan and seconded by Mr. Ficker, the amendments to the Zoning Regulations were unanimously approved. Said amendments will become effective on June 15, 1978.

OTHER BUSINESS:

Mr. Walsh is to obtain copies of the State and Federal regulations on heliports.