

OLD SAYBROOK ZONING COMMISSION
TOWN OF OLD SAYBROOK, CONNECTICUT

RESOLUTION-May 7, 1984, effective June 20 , 1984

Whereas, the Old Saybrook Zoning Commission on March 19, 1984, held a duly noticed public hearing to establish a zoning classification for certain real property located easterly of the Middlesex Turnpike adjacent to the townline between Old Saybrook and Essex, known as "Otter Cove" and "Watrous Point", as more particularly shown on the following maps:

1. Map entitled "Otter Cove Estates", dated August 29, 1962, sheet 1 of 4, being map no. 1182, filed October 16, 1962 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 709, excepting however, a parcel of land being a portion of the area shown "N/F Porter" lying adjacent to and 150' northeasterly from the Middlesex Turnpike; and

2. Map entitled "Otter Cove Estates", dated August 29, 1962, sheet 2 of 4, being map no. 1183, filed October 16, 1962 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 711.

3. Map entitled "Otter Cove Estates", dated August 29, 1962, sheet 3 of 4, being map no. 1184, filed October 16, 1962 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 713; and

4. Tract No. 1 shown on the map entitled "Subdivision of Property Owned by William G. Luke, Jr., et al", dated August 7, 1968, being map no. 970, filed November 8, 1968 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 945; and

5. Lot numbers 3, 4 and 5 shown on the map entitled "Subdivision Plan of Property of Cornelia S. Chapin, & Mabel Brace Est., Trustees, to be developed by Benjamin J. Preisner, Jr." dated July 6, 1977, filed September 9, 1977 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 1309; and

6. Land entitled "Land to be Conveyed to Vivian B. and Robert B. Stebbins from the Estate of H.R. Kunhardt", dated December 21, 1966, being map no. 893, filed January 12, 1967 in the Old Saybrook Town Clerk's Office in the Book of Maps on Map Page 893; and

7. the remaining portion of land designated AA-1, being known as "Watrous Point", lying northerly and northwesterly from the land shown on map no. 709, 711 and 713 and bounded northwesterly by the townline between Old Saybrook and Essex, and northerly and northeasterly by the Connecticut River, being property commonly known as Watrous Point, said public hearing having been petitioned by George E. Bant, President, District of Otter Cove, and

Whereas, the Planning Commission of the Town of Old Saybrook at a meeting held February 15, 1984 voted to recommend that said property be classified as a Residential AA-3, and

Whereas, the Zoning Commission, at previous meetings, has considered various zoning classifications for said subject property, and at previous meetings has considered the opinions and views of residents in the general area of such property, all with the object and purpose of determining a zoning classification most suitable for such property, and

Whereas, the Zoning Commission has fully reviewed the history and evolvement of the zoning classification for the subject property as well as neighboring properties and the uses of properties in the general area, since a date on or about 1948 up to the date hereof, and

Whereas, said Commission has duly considered the Comprehensive Plan of Development of the Town of Old Saybrook with particular reference to the Otter Cove and Watrous Point areas and the existing Residential AA-1 and B-3 Zones and the uses provided in each of such zones, and

Whereas, said Commission duly considered matters within its own knowledge with regard to the character of the area, the types of uses of properties within the immediate area of Otter Cove and Watrous Point and the existing Residence Zone and B-3 Zone, and the existing buildings, structures and uses of land within the general area bounded on the east by the Connecticut River and on the West by the Middlesex Turnpike, and that area extending north to the Essex townline, and the various zoning classifications, uses of the property, uses of the buildings and structures within such areas from the period of time from the comprehensive revisions of the Zoning Regulations in 1973, to the date hereof, and

Whereas, the owners of the property under consideration to be changed were fully heard at the public hearing, and at meetings prior thereto, and were afforded the opportunity to present evidence in support of a zoning classification other than the present AA-1 through their own statements and testimony, and

Whereas, the Zoning Commission duly considered the character of the area and the suitability of the subject property for particular uses provided within the framework of the Zoning Regulations and the various uses allowed with a view of conserving the value of existing buildings and uses in the area and encouraging the most appropriate use of land within the general area.

NOW, THEREFORE, BE IT RESOLVED, by the Old Saybrook Zoning Commission, as follows:

1. That the property described in paragraphs 1 through 6 above, be and is hereby classified as a Residence AA-3 Zone, and

2. This zone classification shall become effective on June 20, 1984 and a copy of the boundary change shall be filed in the office of the Old Saybrook Town Clerk, and notice of the decision of the Zoning Commission shall be published in the PICTORIAL the day prior to the aforementioned effective date, and

3. The Old Saybrook Zoning Commission having found that said establishment of a zoning classification of Residence AA-3 for said property and change in the Zoning Map of the Town of Old Saybrook is in accordance with the general standards for the establishment of Zoning Districts as set forth in Sec. 8-2 of the General Statutes and in accordance with the purposes and intent of the Zoning Regulations of the Town of Old Saybrook and the Comprehensive Plan of Development for said town, and

4. Said change takes into account the residential character of the property so zoned and the property adjacent to it and in the immediate area and is in harmony with the existing uses and structures of land in the area, and

5. That full consideration has been given to the growth pattern of buildings, uses and facilities within the immediate area of the B-3 District and Residence District AA-3, and land within the area bordered generally by the Essex townline, the Connecticut River and Middlesex Turnpike, and

6. Consideration has been given to the effect of a two (2) acre requirement for such property, and it is found that such change is in accordance with the well-considered plan of land use and population heretofore made by the Zoning Commission in 1973, representing the more beneficial and convenient relationship among the various areas within the Town of Old Saybrook and specifically for this immediate area, and that such change is in conformity with the suitability of said property for uses appropriate thereto as indicated by the properties and conditions and trends of development within the area, and

7. Consideration has been given by the Commission to the trends of residential uses of lands since the Comprehensive Plan of Development in 1973, to building development and to the economic activity within the area presently classified Residence AA-1, with the view of protecting the value of land and buildings therein and maintaining the character of the area changed hereby, and

8. Further, the text of the Zoning Regulations paragraph 4.1 Districts is amended by adding the following to the list of districts:

<u>District</u>	<u>Map Code</u>
Residence AA-3	AA-3

9. Further, petition to create a new section to the Zoning Regulations, known as Article 2, Section 26 - Residence AA-3 District, is approved as submitted.

Dated at Old Saybrook, Connecticut this 7th day of May,
1984.

Phyllis P. Folsom
Chairman

Marion P. Carpenter
Clerk