

A public hearing and business meeting of the Old Saybrook Zoning Commission were held on Monday, July 2, 1979, in Room #5 of the Town Hall. Members present were: Phyllis Folsom, Edward McSweeney, Robert Massa, Betsy Ranelli, and Alternates Elaine Anderson, Mario Sapia and Charles Ficker. Mrs. Anderson sat for George Steele and Mr. Sapia sat for Mr. Massa who did not sit. The public hearing, which was recorded on tape, was called to order by the Chairman, Mrs. Folsom, at 8:03 P.M. The Clerk read the legal notice of Item #1 as follows:

LEGAL NOTICE  
OLD SAYBROOK ZONING COMMISSION

The Zoning Commission of the Town of Old Saybrook, Connecticut, will hold public hearings on Monday, July 2, 1979, commencing at 8:00 P.M. in Room #5 of the Town Hall, on the following:

Item #1: Petition for Zone Change from Residential A to B-2 on the northerly 350 feet of property identified as Lot #17 on Assessor's Map #29, and all of Lot #35 on Assessor's Map #29, both properties being located on the Boston Post Road. The combined properties are bounded on the North by the Boston Post Road; on the East by properties N/F of Esther A. Boone, Lillian DeRinno and N. C. Drew, Inc.; on the South by properties N/F of Robert & Mary Hennessey, Florence & Elwood Butler and other land of Woodrow G. Kloiber Et Al; and on the West by properties N/F of Emanuel Baptist Church and United Advertising Corporation. Map showing proposed zone change is on file in the office of the Town Clerk, Town Hall.

Applicants: Woodrow G. Kloiber Et Al and Virginia C. Harrington.

At this hearing interested persons may be heard and written communications received.

Dated at Old Saybrook, Connecticut, this 19th day of June, 1979.

OLD SAYBROOK ZONING COMMISSION  
Phyllis P. Folsom, Chairman  
Robert A. Massa, Secretary

Mr. Endrich, representing both applicants, submitted a petition for a zone change from Residence A to Business 2 on property located opposite Barker's Shopping Center and the Bowling Alley and includes the northerly 350 feet of Mr. Kloiber's lot and all of Mrs. Harrington's. The applicants feel that the properties are not suited for residential development because of the pollution and noise caused by the traffic on the Post Road. Several residents of the Quarry Street area were present to express their opposition to the zone change and were concerned that Quarry Street might be made a through street. However, zoning regulations prohibit constructing access roads through residential districts to commercial zones.

The Clerk also read letter from the Planning Commission approving the zone change, stating that they feel this is the best use of the land and is in accordance with the Plan of Development.

The public hearing on Item #1 ended at 8:28 P.M.

Item #2: Petition to amend Sections 31, 32, 34 and 41 of the Zoning Regulations of the Town of Old Saybrook to require Special Exception approval for all proposed restaurants. Copy of proposed changes is on file in the office of the Town Clerk, Town Hall.

Applicant: Old Saybrook Zoning Commission

The Clerk read letter of approval from the Planning Commission and letter from the Connecticut River Estuary Regional Planning Agency stating that since these amendments will not affect a district abutting a neighboring town, no report from them is necessary. The reason for this change in the regulations is to give the public an opportunity to speak on any new restaurants. The results of an Economic Development Commission questionnaire indicated that many people felt there were enough restaurants in town and that the regulations should be rightened.

The public hearing on Item #2 was closed at 8:40 P.M.

#### BUSINESS MEETING

##### SITE PLAN REVIEW: COMMERCIAL BUILDING, BOSTON POST ROAD

Mr. McDonald, representing Dennis Breslin, submitted plans for a six-unit building to be used for retail sales or offices. The property in question is over 200 feet deep with over 100 ft. frontage. This would be a wood frame building and would be built at 17-1/2 ft. elevation. The building would be set back over 100 feet from the Post Road in order to allow for parking in front of the building. There will be additional parking in the rear, providing a total of 34 spaces in all. The building will be about 2800 square feet in size and there would be two septic systems, each including a 1000-gallon tank, which have been approved by Mr. Milkofsky. There will be lighting at the entrance and in the rear and a lighted sign. Landscaping will be done by Laurelwood Landscape. The commission would like the reserve area shown on the site plan and would also like to talk to Mr. Milkofsky about the septic systems.

#### APPROVAL OF MINUTES

Upon a motion made by Mrs. Ranelli and seconded by Mr. Massa, the minutes of the meeting of June 18, 1979 were unanimously approved.

#### CORRESPONDENCE RECEIVED

Letter dated 6/4/79 from Southern Connecticut State College Foundation.

Letter dated 6/18/79 from the D.O.T. regarding extension of the traffic island on Main Street.

ZONING DEPARTMENT REPORT

Mr. Walsh received a memo from Mrs. Maynard stating that the roll-up door originally required for the transfer station addition was being eliminated and replaced with an expansion type gate, thus reducing the cost of the project. The change was approved by the D.E.P. but was never referred to the Zoning Commission. Mrs. Folsom will write to Mrs. Maynard referring to the fact that when the Zoning Commission approved this project, the door was required. Since elimination of the door will cause a change in the site plan, it should have been referred to the Zoning Commission for approval. Reference will also be made to the fact that at the present time there is nothing there for the protection of the public. Letter from the Historical Society requesting permission to place signs advertising their doll show on July 28th. No objections.

Site plans for Love Boat Lounge (revised) and Sorensen Transportation were signed.

Re Thorne vs. Zoning Commission: The Supreme Court agreed with the lower court that Ross Byrne should have disqualified himself in connection with this matter and that the matter of determining the zone is within the purview of the Zoning Commission. Attorney Kinsley will furnish written guidelines.

Regarding change of ownership of restaurants: This does not require site plan approval and can be handled by the Zoning Enforcement Officer.

The owner of Gene's Package Store wishes to discuss outdoor storage with the commission. He will be asked to attend the next meeting on August 6th.

Since several members will be away on the day of the next scheduled meeting, July 16, 1979, that meeting will be canceled.

DECISION: REGULATIONS CHANGES

Mrs. Folsom moved to APPROVE the amendments to Sections 31, 32, 34 and 41 of the zoning regulations to require Special Exception approval for all proposed restaurants. The motion was seconded by Mr. McSweeney and unanimously carried.

CHALKER VILLAGE: Members would like to talk to Jack Milkofsky about the septic systems and reserve area before making a decision. He will be asked to attend the meeting on August 5th.

ZONE CHANGE: It was felt that more thought should be given to the zone change before making a decision and this will be discussed further at the next meeting.

Upon a motion made by Mr. Massa, seconded by Mr. Sapia and unanimously approved, the meeting adjourned at 9:20 P.M.

Respectfully submitted,

Robert A. Massa, Secretary

Marion Carpenter, Clerk