

There being no other business, Mr. Ficker moved to adjourn at 8:50 P.M. The motion was seconded by Mr. Sapia and unanimously approved.

Respectfully submitted,

Marion Carpenter,
Secretary Pro Tem

9-10-79
9-18-79

A public hearing and regular business meeting of the Old Saybrook Zoning Commission were held on Monday, September 10, 1979, in Room #5 of the Town Hall. Members present were: Phyllis Folsom, Edward McSweegan, Betsy Ranelli, Charles Ficker and Alternate Elaine Anderson sitting for Mario Sapia. Also present were Robert Walsh, Edward Wilcox, Francis Kehew, interested citizens and members of the Press. The public hearing, which was recorded on tape, was called to order at 8 P.M. by the Chairman, Mrs. Folsom.

The Clerk read the legal notice of the hearing and letters from CRERPA, the Connecticut River Gateway Commission and the Planning Commission. Mr. Wilcox, Chairman of the Ad Hoc Elderly Housing Committee, explained the amendments which were required to provide for elderly and/or handicapped housing. He stated that several surveys had been made in town since 1970 and all had indicated a need for this type of housing. Elderly and/or handicapped housing would be permitted as a Special Exception Use in a Residence A Zone on lots having a minimum of two acres, and would be owned by a non-profit corporation. One bedroom units would contain not less than 400 square feet and two bedroom units not less than 550 square feet. At least one occupant of each unit must be 62 years of age or older and/or physically handicapped. Although the proposed amendments called for one parking space per dwelling unit, members did not feel this was sufficient. They were also opposed to the requirement that a surviving spouse under 62 years of age would have to leave the complex within one year. Thomas Burke of Wildwood Road spoke in favor of the amendments. He stated that he was a driver for the Estuary Council and he felt that elderly housing is badly needed in town. There was no one else who wished to speak either for or against the proposal and the public hearing was closed at 8:40 P.M.

BUSINESS MEETING

APPROVAL OF MINUTES

Upon a motion made by Mrs. Ranelli and seconded by Mr. McSweegan, the minutes of the meeting of August 20, 1979 were unanimously approved.

CORRESPONDENCE RECEIVED

Industrial Waste Bulletin.

Bill from Robert S. Bryan for \$1,547.00 for services rendered between July 1st and July 31, 1979. Since a portion of the bill covered services in connection with provisions for elderly housing, \$345.99 will be charged to Unclassified. Since the commission has only \$500.00 in its budget for this fiscal year for Mr. Bryan's services, this amount will be paid and the balance of \$702.00 will be referred to the Board of Finance.

DECISION: AMENDMENTS TO ZONING REGULATIONS - ELDERLY HOUSING

Mrs. Folsom moved to change Subparagraph 62.3.1 to read: "...provided, however, that not less than one and one-half (1.5) spaces shall be provided for each dwelling unit....". The motion was seconded by Mr. McSweegan.

Mrs. Folsom then moved to approve the amendments to the Zoning Regulations as presented with the above-mentioned change. Motion was seconded by Mr. McSweegan.

Discussion on the motions followed and the motion and second to approve the amendments were withdrawn.

Mrs. Folsom moved to amend the regulations to include under Subparagraph 52.7.10(b) the following: "The management plan shall include provision that a surviving spouse under 62 years of age may be permitted to remain in the complex. The motion was seconded by Mr. McSweegan.

Mrs. Folsom then made a motion to APPROVE the changes to the Zoning Regulations as presented and amended. The motion was seconded by Mr. McSweegan and unanimously carried. The effective date of these changes: Sept. 18, 1979.

ZONING DEPARTMENT REPORT

Mr. Walsh reported that the Saybrook Motor Hotel wishes to construct a 6 x 12 ft. addition to the back of the motel office for a laundry room. Mrs. Folsom moved to waive the site plan with the provision that said construction is approved by the Town Sanitarian. The motion was seconded by Mr. Ficker and unanimously carried.

Mrs. Folsom made a motion to appoint Mr. Sapia as commission secretary to replace Mr. Massa. The motion was seconded by Mrs. Ranelli and unanimously approved.

Mr. Walsh stated that as of September 24th he would no longer administer the Flood Plain Management Ordinance which he has been doing since its inception in July of 1978. The Zoning Commission requested an additional 4% increase in Mr. Walsh's salary for this work but the Board of Finance denied their request. Mr. Walsh feels his time can be better utilized working for the Zoning Commission by whom he was hired. Mr. McSweegan asked Mr. Walsh to outline what the job involves and felt that the commission should again go to the Board of Finance. It was also noted that after the first of the year the CAM Program will also have to be administered. It was the feeling of the members of the commission that the state should be asked to review and upgrade the Zoning Enforcement Officer's job classification.

There being no further business the meeting adjourned at 9:15 P.M.

Respectfully submitted,

Marion P. Carpenter,
Secretary Pro Tem

A public hearing and regular business meeting of the Old Saybrook Zoning Commission were held on Monday, September 24, 1979, in the lower level of the Town Hall with the following members present: Phyllis Folsom, Betsy Ranelli, Charles Ficker, Mario Sapia and Alternate Elaine Anderson sitting for Edward McSweegan.