

The Old Saybrook Zoning Commission held public hearings and a regular business meeting on Monday, July 13, 1981, in Room #5 of the Town Hall. Members present were: Phyllis Folsom, Edward McSweeney, Mario Sapia, Betsy Ranelli, Charles Ficker, and Alternates Jack Soper and Charles Monte. Also present were: Robert Walsh, Robert Jensen, Richard Kaufmann and members of the Press. The public hearing was opened at 7:30 P.M. by the Chairman, Mrs. Folsom, and the Clerk read the legal call of the hearing as follows:

LEGAL NOTICE  
OLD SAYBROOK ZONING COMMISSION

9-14-81  
9-30-81

The Zoning Commission of the Town of Old Saybrook, Connecticut, will hold public hearings on Monday, July 13, 1981, at 7:30 P.M. in Room #5 of the Town Hall, on the following: Item #1 - Application for Special Exception approval to construct a 4' x 200' catwalk and 12 x 24' float (dock) on property located east of Sheffield Street, Assessor's Map #31, Lot #14. Applicants: Robert D. and Ruth E. Jensen. Item #2 - Petition to change the Zoning Regulations by amending Subparagraph 6.1.3 and adding a new Subparagraph 6.1.6. Applicant: Old Saybrook Zoning Commission.

At this hearing interested persons may appear and be heard and written communications received. Copies of plans and amendments are on file in the office of the Town Clerk, Town Hall.

Dated at Old Saybrook, Connecticut, this 30th day of June, 1981.

OLD SAYBROOK ZONING COMMISSION

Phyllis P. Folsom, Chairman      Mario Sapia, Sec'y

Item #1: SPECIAL EXCEPTION USE TO CONSTRUCT CATWALK AND DOCK

Mr. Jensen came before the commission to withdraw his application to construct a catwalk and float on his property on the east side of Sheffield Street.

Item #2: PETITION TO AMEND ZONING REGULATIONS

The commission discussed the following proposed amendments to the Zoning Regulations: (1) Add to Subparagraph 6.1.3 - ;...any establishment, including arcade, amusement center, store or shop, where more than two (2) amusement machines or devices are available for use by the public on a fee basis. (2) Add new Subparagraph 6.1.3 - Establishments open to the public for massage, including massage parlors as may be defined for licensing by the Connecticut State Commissioner of Health. Commission members felt they needed more information on the effect the amendment would have on machines presently located in stores that are considered either nonconforming or not according to the regulations. They also thought they should receive legal advice as to whether or not a change is required. The public hearing on both amendments (6.1.3 arcades, etc. and 6.1.6

(massage parlors) was continued until a future date.

### BUSINESS MEETING

#### DECISIONS: GRAVEL PIT PERMITS

Mr. Ficker moved to approve renewal of the gravel pit permits for Appleby & Cutone and Van Epps, and the Maynard peat bog. Renewal of Mr. Piontkowski's permit was approved contingent upon his indicating on the map furnished to the commission, the exact areas where excavation has taken place. The motion was seconded by Mr. Sapia and unanimously approved.

Mr. McSweegan made a motion to approve the Coastal Site Plans for the Van Epps gravel pits on Ferry Road and Ingham Hill Road and the Maynard peat bog on Ingham Hill Road. The motion was seconded by Mrs. Ranelli and unanimously carried.

#### APPROVAL OF MINUTES

Upon a motion made by Mr. Sapia and seconded by Mr. McSweegan, the minutes of the meeting of June 15, 1981 were unanimously approved.

#### COASTAL SITE PLAN REVIEWS

Decision on the Coastal Site Plan for the Oyster River Condominiums was postponed until a later date. Decision on the Coastal Site Plan for a single family dwelling for Anthony Stramiello on South Cove Road and Club House Lane was postponed until receipt of additional information requested by Mr. Milkofsky.

#### CORRESPONDENCE RECEIVED

7/1/81: Letter from Gordon J. Olson of Otter Cove concerning the manner in which Appleby & Cutone were conducting excavation operations in the vicinity of Mr. Olson's property. Mr. Walsh will answer his letter and inform Mr. Olson that any gravel pit operation in existence prior to 1973 may be continued under the terms and conditions of prior authorization.

6/29/81: Credit memo from Attorney Kinsley for \$10.00. (Reney Fund invoice).

6/15/81: Letter from Attorney Kinsley with Memorandum of Decision on Wilcock vs Zoning Commission, and recommending that Par. 3.2 of the regulations be deleted.

6/18/81: Copy of letter from Charles Stone of the Planning Commission, addressed to Mrs. Maynard, asking all commissions for types of maps and map information that they consider useful in their endeavors, with an explanation of how the maps would be helpful.

6/16/81: Copy of letter from Attorney Kinsley to Mrs. Maynard revising his fees to the Zoning and Planning Commissions from \$50.00 to \$40.00 per hour for general counsel work, and from \$75.00 to \$60.00 per hour for services involving litigation.

6/5/81: Copy of letter from D.O.T. to Mrs. Maynard with list of roads eligible for Town Aid and for which the town has assumed all maintenance and legal responsibilities.

6/29/81: Copy of letter from Mrs. Maynard to the Dept. of Liquor Control expressing concern about the increasing number of liquor-serving establishments in town.

Applicant: Dr. Arthur Michals, Et Al.

At this hearing interested persons may appear and be heard and written communications received. Copy of plans showing proposed addition are on file in the office of the Town Clerk, Town Hall.

Dated at Old Saybrook, Connecticut, this 8th day of September, 1981.

OLD SAYBROOK ZONING COMMISSION  
Phyllis P. Folsom, Chairman  
Mario Sapia, Secretary

Mr. McDonald, representing Dr. Michals, submitted plans for an addition to the existing Childrens Discovery Center at 1330 Boston Post Road, just east of Schoolhouse Road. The addition will be  $34\frac{1}{2}$  x 24 feet and will be one large open playroom with a door opening onto the play area in the rear. The Planning Commission expressed concerns about the entrance as it now exists since there is not a suitable drop-off area. Mr. McDonald met with the State Highway Department and revised the plans showing an entrance on the westerly side and an exit on the easterly side. There will be four parking spaces as required by the regulations. The ramp areas will be paved, there will be additional landscaping along the front of the building and the existing sign will remain. They anticipate having thirteen additional children and the increase in floor space is required to conform to the Fire Marshal's requirements. There was no one else present to speak either for or against the application and the public hearing was closed at 7:50 P.M.

#### SITE PLAN REVIEW: FORTUNE PLASTICS ADDITION

Mr. Rochette, representing Fortune Plastics, submitted site plan for an addition to the existing Fortune Plastics building. The addition will be the same as the existing building, it will be used for warehousing only and there will be no additional employees. The addition will be equipped with a sprinkler system, as is the existing building.

#### DECISION: AMENDMENT TO PARAGRAPH 6.1.3

A public hearing was held on July 13th on an amendment to Paragraph 6.1.3 of the Zoning Regulations which would permit no more than two electronic game machines as an accessory use to an existing business. Mrs. Folsom moved to APPROVE the amendment; the motion was seconded by Mr. McSweeney and unanimously carried.

#### DISCUSSION: AMENDMENT TO PAR. 61.6 OF ZONING REGULATIONS

In an attempt to solve the problem concerning the lights at the High School Athletic Field, the commission set November 16th as the date for a public hearing on an amendment to Paragraph 61.6. The amendment will be referred to the Planning Commission on October 7th and to CRERPA.

#### APPROVAL OF MINUTES

Upon a motion made by Mr. Sapia and seconded by Mrs. Ranelli, the minutes of the meeting of September 14, 1981 were approved as submitted.