

Also present were: Robert Walsh, Henry A. Porter, Angus L. McDonald, John Matthews of Gilbert Switzer & Associates, Architects, several interested citizens and members of the Press. The public hearing, which was recorded verbatim on tape, was called to order at 8:00 P.M. by the Chairman, Mrs. Folsom, and the Clerk read the legal notice of the hearing as follows:

LEGAL NOTICE  
OLD SAYBROOK ZONING COMMISSION

9-24-79  
10-2-79

The Zoning Commission of the Town of Old Saybrook, Connecticut, will hold a public hearing on Monday, September 24, 1979, at 8:00 P.M. in the Lower Level of the Town Hall on amendments to the Zoning Regulations of the Town of Old Saybrook, as follows: Subparagraph 8.2.1 Additional Standards (Site Plan); Paragraph 51.16 Erosion and Sedimentation Control; and the following portions of Section 55 Condominium District: Subparagraphs 55.2.2, 55.3.1, 55.3.2 and 55.3.3, Paragraphs 55.4 and 55.5; and Subparagraphs 55.6.1, 55.6.2, 55.6.3, 55.6.4, 55.6.5 and 55.6.6.

Applicant: Old Saybrook Zoning Commission.

At this hearing interested persons may be heard and written communications received. Copy of proposed amendments is on file in the office of the Town Clerk, Old Saybrook Town Hall.

Dated at Old Saybrook, Connecticut, this 13th day of September, 1979.

OLD SAYBROOK ZONING COMMISSION  
Phyllis P. Folsom, Chairman

Mrs. Folsom announced that any remarks, either in favor or in opposition, must be made at the public hearing. She also read the following statement:

"In march 1979, the Zoning Commission adopted an interim development regulation in order to permit a six months study of the condominium regulations in Old Saybrook. This study was conducted by Robert Bryan, Planning Consultant, and a committee from the Zoning and Planning Commissions, as well as Robert Walsh, the Zoning Enforcement Officer. Consideration was given to many aspects of the situation, including the possibility of decreasing the acreage for condominium development; extending it to other zones; limiting the number of condominiums built in relationship to overall building permits; the sewer avoidance program; as well as modifying our present regulations. Many studies were made by Mr. Bryan and a new map has been made which will be of great use to many commissions of the Town. It is a composite of the Tax Assessor's property line maps covering all of the Town south of I-95, plotting of SCS soils types and codes, plus a preliminary Inventory of Soils and Interpretations for Land Use Planning, plotting of existing zoning, D.E.P. regulated tidal marshes and Flood Hazard Areas.

"These amendments are the result of the studies which were made and provide for more careful control in various sections of our regulations."

The Clerk also read letters from the Planning Commission approving of the changes, but asking that the construction scale drawing be clarified, and from the Connecticut River Gateway Commission and the Connecticut River Estuary Regional Planning Agency. Neither commission had any objections to the amendments. No one asked that the proposed amendments be read, and no one in the audience wished to speak either for or against the proposal. A brief discussion followed and the following changes were suggested by the commission members: Subparagraph 55.2.2, third line - place comma after word "kitchen" and eliminate word "or"; Subparagraph 8.2.1 (a) - change "delimiting" to "delineating"; revise Construction Scale drawing as suggested by the Planning Commission.

The public hearing was closed at 8:20 P.M.

#### BUSINESS MEETING

##### SET DATE FOR PUBLIC HEARINGS

Since the commission plans to meet with the Board of Finance following the meeting on October 15, 1979, public hearings on the Special Exception applications from McDonald's Corporation and Yacht Distributors were scheduled for Monday, November 5, 1979.

##### SITE PLAN REVIEW: FORMER A & P PROPERTY

Mr. Porter, Mr. Matthews and Mr. McDonald submitted plans for a retail shopping complex at 210 Main Street, the site of the former A & P and which property is now owned by Mr. Porter. Plans show a four-store addition to the existing building totaling 100 x 90 feet, connected by a covered walkway to a 70 x 168 ft. building to the north of the existing building; five stores, totaling 110 x 30 feet, abutting Moriarty's Shoe Store; and a bank in the southwest section of the property. There will be two curb cuts, each 25 feet in width, the one on the south side being opposite Maynard Road; parking for approximately 250 cars with seven for the handicapped and the rear parking area to be used mainly by employees. The parking area will be resurfaced and restriped. The septic system has been designed according to State requirements and has been approved by the Town Sanitarian. Shops will be small, boutique type branches of nationally known stores, including a drugstore, a ladies shop and a Hallmark gift shop. The only concerns expressed by the members were the traffic flow in the parking area and the location of the bank.

##### CORRESPONDENCE RECEIVED

- 9/18/79 - Letter from Mrs. Maynard regarding ban on smoking effective 10/1/79.
- 9/14/79 - Letter from Mauro Realty regarding extension of canopy approximately 80 feet at their shopping center. Mrs. Folsom made a motion to approve; the motion was seconded by Mr. Sapia and unanimously carried.
- 9/20/79 - Letter from Travis T. Hatch, developer of the property opposite Barker's, stating that there is no way to get into the property from the Post Road and asking for permission to enter through Quarry Street. This request was denied by the commission.

DISCUSSION: BILLS FOR PLANNING SERVICES

There was a brief discussion concerning recent bills from Robert S. Bryan covering Condominium District regulations, elderly housing, etc., and it was agreed that an estimate should have been obtained from Mr. Bryan before going ahead. Since these expenses have not exceeded the amount in the budget, the commission will discuss this matter with the Board of Finance on October 15th.

APPROVAL OF MINUTES

Upon a motion made by Mrs. Ranelli and seconded by Mr. Ficker, the minutes of the meeting of September 10th were unanimously approved.

ZONING DEPARTMENT REPORT

Mr. Walsh has received information indicating that Dr. Mortali is planning on using the lot to the rear of the lot containing his professional offices for additional parking. Since the property is located in a B3 Zone, Dr. Mortali will be advised that if any portion of the lot is used for any purpose, including parking, he must meet the criteria of Special Exception Use set forth in the zoning regulations.

Mr. Walsh also reported that the Old Saybrook Fish House has been using a truck trailer on a daily basis for food storage. Since this is prohibited, they applied to the ZBA for a variance, which request was denied. They now want to remove the box from the truck and place it on the ground with appropriate screening. Because it is located in a Residence A Zone, the Zoning Commission could not allow the expansion of a non-conforming use and felt they could re-apply to the ZBA for the above-mentioned box.

DECISION: AMENDMENTS TO ZONING REGULATIONS

Mrs. Folsom moved to approve the amendments to the zoning regulations with the following minor changes:

- (1) Subparagraph 55.2.2, third line: Place comma after word "kitchen" and eliminate the next word "or".
- (2) Subparagraph 8.2.1 (a): Change word "delimiting" to "delineating".
- (3) Revise Construction Scale drawing as suggested by the Planning Commission.

The motion was seconded by Mrs. Ranelli and unanimously carried. Reason: Approval granted for reasons stated in the Chairman's opening remarks which are set forth in these minutes.

DECISION: RETAIL SHOPPING COMPLEX

Mrs. Folsom moved to approve the site plan for a shopping complex at 210 Main Street with the following changes:

1. NOT LEFT TURN sign is to be placed at the southern entrance to the complex.
2. The width between the bank and the parking spaces on the south side is to be increased to 25 feet.