

Members present: Phyllis Folsom, Edward McSweegan, Mario Sapia, Betsy Ranelli, Richard Jones and alternates Olive Pedinelli and David Tiezzi. Also present were: Robert Walsh, Doug Feinholz, Dr. Morton Silberstein, Attorney James McGuire, about 25 residents from the Obed Heights area and members of the Press.

PUBLIC HEARING (CONTINUED FROM OCTOBER 7, 1985). APPLICATION FOR ZONING MAP CHANGE TO EXTEND B-4 ZONE TO PROPERTY IDENTIFIED AS LOT #36, MAP #57, MIDDLESEX TURNPIKE. APPLICANT: MARGUERITE STITT, TRUSTEE.

The public hearing, continued from October 7th and recorded on tape, was opened at 7:30 P.M. by the Chairman, Mrs. Folsom, who read the following letters into the record: From Connecticut Water Company expressing concerns about any specific development for this land since it lies on the direct recharge area of the aquifer, and asking that the commission consider their concerns and advise them of any proposed use for this property; from Theodore Hall, owner of abutting property, objecting to the change for several reasons, including noise and traffic; from Jeremiah F. Donovan, a resident of Obed Heights Road, objecting to the change and enclosing copy of a submission which he will make at the public hearing, and listing the names of 23 other residents of Obed Heights who also object; and letter from the Planning Commission recommending approval because it is an extension of an existing zone and at this time there are no conflicting residents in the area. Mr. Feinholz, agent for Marguerite Stitt, Trustee, and her sisters, asked for another postponement until the end of November because they haven't received approval from one sister. Speaking briefly were Thomas Eaton, Ella Unkrich and Mr. Donovan, all of whom were disturbed by the fact that it was being postponed again. They were told that the commission could legally grant an extension for up to 65 days from the date of the public hearing, which would mean that December 2nd would be the last meeting at which this application could be considered.

Mr. Sapia moved to grant an extension of the public hearing until December 2nd. The motion was seconded by Mr. Jones. Mrs. Folsom added to the motion that Mr. Feinholz is to notify us immediately if he plans to withdraw the application. Mr. McSweegan also added to the motion that as soon as the Zoning Department finds out which way this matter is going, Mr. Donovan is to be notified immediately. The motion was carried unanimously.

BUSINESS MEETING

DISCUSSION/DECISION: ZONING TEXT CHANGE TO PERMIT CONVALESCENT HOMES AS A SPECIAL EXCEPTION USE IN THE INDUSTRIAL ONE DISTRICT.

(Recorded on tape) Mrs. Folsom read a letter from Attorney Kinsley stating that it was his opinion that the commission could act favorably on the application if it were modified to increase the minimum acreage from five acres, because it imposes more stringent requirements on the proposed use and the larger tract of land "would appear to provide the desired type of buffer areas and enable the creation of suitable grounds and landscaping to be developed for the benefit of those using the facility and others owning property in the immediate area". The commission was concerned that the five acres requested was too tight, and, after a brief discussion, decided on fifteen acres. Mr. Jones moved to approve the zoning text change as presented by Dr. Silberstein with the following correction and addition: the I-1 Districts to be removed from the area requirement of five (5) acres and to be added to the end of the paragraph, and reading, In the I-1 Districts the use shall be located on a lot

having a minimum area of fifteen (15) acres, and there shall be no more than one (1) patient bed for each 5,000 square feet of lot area. The motion was seconded by Mr. McSweegan and unanimously approved. Reason for approval: There is an identified need for such a facility in the town of Old Saybrook; there are no suitable areas in the other zoning districts; and by having this in the I-1 Zone, with a minimum lot area of fifteen acres, the proper buffer zone can be maintained between its use and other uses around it.

COASTAL SITE PLAN REVIEW: ONE FAMILY DWELLING, VINCENT AVENUE, MAP #20, LOTS #106 & #107. APPLICANT: GREGORY MACHINSKI. Mr. McSweegan moved to approve a Coastal Site Plan for a one-family dwelling on Vincent Avenue, to be located within 100 feet of tidal wetlands; motion seconded by Mrs. Ranelli and unanimously approved. Mr. McSweegan moved to approve the Soil Erosion and Sediment Control Plan with the requirement that a bond in the amount of \$500.00 be posted to ensure that those measures, as approved by the commission, remain in place during the period of construction. Motion seconded by Mr. Jones and unanimously approved.

APPROVAL OF MINUTES: Mr. McSweegan moved to approve the minutes of the meeting of October 7, 1985; motion seconded by Mr. Jones and unanimously carried.

CORRESPONDENCE

From Donald Ziobron asking for permission to sell Christmas trees and wreaths at 1596 Boston Post Road (TNT Property), during December. Mr. Jones moved to deny this request based on the fact that other work has been scheduled for that property during that season. Motion seconded by Mrs. Folsom and unanimously carried.

From D.E.P. copy of application to extend docks at Yacht Distributors.

Bills from Attorney Kinsley amounting to \$3,021.20. Mr. McSweegan moved to approve payment; Mrs. Folsom seconded and the motion was unanimously approved.

ZONING DEPARTMENT REPORT

Mr. Walsh reported that he had received a preliminary "as built" plan for the Route One motel near Denmore Lane, which showed more parking spaces than required. The commission asked for a new plan which will reflect only the number of parking spaces required.

Mr. Walsh reported that Gloria Cahill recently visited the office to complain about a newspaper ad indicating a basement bedroom at Sheltered Cove Condominiums. The commission resolved that in keeping with its prior rulings, that matter is more properly a concern of the Condominium Association.

Mr. Jones mentioned that the time limit for the temporary addition at TNT Pizza was quickly approaching and requested that the commission be apprised of events in that regard. The deadline for removal is December 1, 1985.

The meeting adjourned at 8:55 P.M.

Respectfully submitted,
Mario Sapia, Secretary

Marion Carpenter, Clerk