

OLD SAYBROOK ZONING COMMISSION  
OLD SAYBROOK, CONNECTICUT

AMENDMENTS TO ZONING REGULATIONS

The following Amendments to Article III - Section 37 - Saybrook Point District, Article V - Section 55 - Condominium District, and the Table of Contents, as set forth in paragraphs A through K below were adopted by the Zoning Commission on February 22, 2000, effective March 10, 2000:

A. The word "Condominium" was deleted and the words "Planned Residential Development" were substituted in the following:

1. Article V, Section 55. Table of Contents.
2. Paragraph 4.2.2 of Paragraph 4.2 Special Districts in Section 4 - Districts.
3. Paragraph 37.1.3 of Par. 37.1 Permitted Uses of Section 37 - Saybrook Point District.
4. In Section 55 and in Paragraph 55.1 General.

B. Under Section 37 - Saybrook Point District, Paragraph. 37.1 Permitted Uses, a new paragraph was added after "E" to read as follows:

" "X" means a use prohibited in the District."

C. In paragraph 37.1.3 Permitted Uses, "one (1) acre" was deleted and "69,700 square feet" was substituted.

D. In paragraph 37.2, Lot, Area, Shape and Frontage, "20,000" was deleted from the column under SP-3 and a new paragraph was added to read as follows:

"37.2.1. a Minimum Lot Area (in square feet) for a PRD in the SP-3 District is 69,700 square feet."

E. In paragraph 55.1 General, effective 4/13/95, "... except for that area known as the "Cornfield Point Association", "effective 8/23/99" was inserted in the second line after "...Zoning Map," and before "and b)...", and the period after "...MC District and North Cove," was deleted and a comma substituted, and the following new sub-paragraph was added designated "c)" which reads as follows:

" c) and in that portion of the SP-3 and Residence A Districts delineated as Lot 55 on the Zoning Map of the Town of Old Saybrook, Connecticut, Supplementary Map Number 2, (Saybrook Point) Old

Saybrook Zoning Commission, October 15, 1982, as referred to in Section 5.1.2 of the Old Saybrook Zoning Regulations."

F. Under Paragraphs 37.1.3, 55.1, 55.2.1, 55.3, 55.5, 55.5.1, 55.5.2, 55.5.3, 55.6, 55.6.1, 55.6.4, and in the Title Paragraph 55, delete "Condominium" and substitute "Planned Residential Development, herein referred to as ("PRD")".

G. In Paragraph 55.3 Application: paragraph 55.3.5 Declaration: was deleted and a new paragraph 55.3.5, Management, was added which reads as follows:

"55.3.5 Management: Each PRD shall be established by means of a legal Entity organized and existing under applicable sections of the Connecticut General Statutes which provide for ownership and management of common properties and facilities, for open space, and for utility, sewage and water systems, and shall include provisions for financing and maintenance of such property, facilities and systems, and shall meet the standards and criteria for approval set forth in 55.6.7, 55.6.8, and 55.6.9 hereafter, and in Sections 8, 51 and 52 for Special Exception and Special Permit approval. All legal documentation for such Entity shall be subject to review and approval by the Commission prior to the approval of any Special Exception.

H. Under Paragraph 55.5 Approval: sub-paragraph c) of paragraph 55.5.2 was deleted and a new subparagraph was added which reads as follows:

" c) Documents for Organization, Ownership and Management shall have been approved as provided in 55.3.5".

I. In Sub-Paragraph 55.6.1 Lot Area, of Paragraph 55.6 Standards: the following was inserted after "minimum" and before "area" in the first line:

"...square footage of 69,700 square feet if located in that portion of the SP-3 and Residence A Districts, (excluding that area known as the "Cornfield Point Association") specified in Section 55.1c), and a minimum..."

J. In paragraph. 55.6.2 Dwelling Units: in the second sentence after "... in dwelling units on the lot" and before "shall not exceed..." the following was inserted:

" ... in that portion of the SP-3 and Residence A Districts as designated in Par. 55.1 c) shall not exceed 48 bedrooms per each 69,700 square feet of land area, and in the areas designated in sub-paragraphs a), exclusive of

the area known as the "Cornfield Point Association", and b) of Par. 55.1 ...  
".

K. Under paragraph 55.6 Standards, three new paragraphs were added designated 55.6.7, Method of Ownership, 55.6.8, Open Space, and 55.6.9 Supporting Services, which read as follows:

55.6.7      Method of Ownership: Dwelling units may be for sale or rental in individual, public, cooperative or condominium ownership. Documentation as to management, organization and incorporation of applicable ownership associations shall be submitted to the Commission at the time of filing of the Application. All open space and supporting facilities and systems in compliance with applicable law and provide for maintenance, liability, financing and rights of access and use by residents of the PRD acceptable to the Commission. Certain open spaces may be conveyed to the Town of Old Saybrook, or a nonprofit corporation approved by the Commission.

55.6.8      Open Space: Covenants and restrictions shall be imposed upon open space areas intended for preservation, and shall be subject to approval by the Commission.

- 55.6.9 Supporting Services: Where there is common property, systems and facilities located in the PRD, such as roads, driveways, water supply systems, sewage disposal systems, recreational facilities and open spaces, provisions shall be made for ownership, operation, maintenance and financing thereof by the Applicant on a private basis.

Adopted at a meeting of the Old Saybrook Zoning Commission on the date above stated.

OLD SAYBROOK ZONING COMMISSION

Robert Friedmann, Chairman

David Wight, Secretary