

Zoning Commission Minutes 02/21/2017



TOWN OF OLD SAYBROOK Zoning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Robert C. Friedmann, Chairman
Mark Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary

Madeline B. Fish
J. Colin Heffernan

Alternate Members
Michael Cianfaglione
Joanne Gadon
Vacancy

REGULAR MEETING MINUTES

Monday, February 21, 2017 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. CALL TO ORDER

Chairman Robert Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Madeline Fish
Mark Caldarella
J. Colin Heffernan
Michael Cianfaglione, Alternate

Absent Members

Geraldine Lewis
Joanne Gadon, Alternate

Attendant Staff

Chris Costa, Zoning Enforcement Officer

There were three audience members present.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular Meeting Minutes of February 6, 2017 as presented; **MADE R.**
Friedmann: **SECONDED:** M Caldarella: **VOTING IN FAVOR:** R Friedmann, M. Fish, M
Caldarella, C Heffernan: **ABSTAINING:** None: **OPPOSED:** None; **APPROVED:** 4-0-0.

B. CORRESPONDENCE

MOTION to approve Invoice in the amount of \$452.86 from Nathan L. Jacobson & Associates, Inc.;
MADE: F Friedman: **SECONDED:** M. Caldarella: **VOTING IN FAVOR:** R Friedmann, M. Fish, M
Caldarella, J. Colin Heffernan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

The Commission reviewed the February 21, 2017 letter from the Old Saybrook Fire Department regarding the 2007 Between the Bridges Special Exception and Affordable Housing 8-30g Application. The applicant provided a 38-page set of plans representing the conditions of approval from the two, 2007 permits. The Zoning Enforcement Officer is reviewing the plans to determine if the requisite conditions have been met. There was a concern that an auto-turn analysis was never provided. The Commission discussed the matter and it was determined that at this time, the Zoning Commission cannot require the auto-turn analysis since it was not a condition of the original approval. There is no

pending application and the Zoning Commission is unaware of any proposal to modify the existing approvals at this time.

MOTION to amend the Agenda to add "Preliminary Discussion Landscape Contractor Business, 5 Jade Court, Map 42/Lot 9-2, Gateway Business B-4 District, Agent: Edward M. Cassella, Esq."; **MADE:** R. Friedman; **SECONDED:** M. Fish; **VOTING IN FAVOR:** R. Friedmann, M. Fish, M. Caldarella, J. Colin Heffernan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. Preliminary Discussion - Landscape Contractor Business
5 Jade Court, Map 42/Lot9-2
Gateway Business B-4 District
Agent: Edward M. Cassella, Esq.

Edward Cassella, Esq. representing Ken Reid presented on behalf of this proposal. Waterview Landscaping is interested in purchasing property at 5 Jade Court. The last permitted use for this property was the issuance of an auto sales special exception. E Cassella provided a draft site plan and a draft statement of use and stated that this proposal was discussed at the February IWWC meeting. The applicant wishes to relocate the existing landscaping business from Center Road. The current business stores trucks, weed whackers, lawn equipment and a good deal of this equipment is stored indoors. The applicant proposes to make the driveway a one-way around the building and limit the outdoor storage area. There will be no outside storage of brush, dirt or landscaping materials, however there will be occasional deliveries of palettes, landscape stones, etc.

The Zoning Commission determined that the use is permitted in the B-4 zoning district as a special exception. The change from automotive special exception to contractor business special exception is a change in use. As such a new special exception permit is required. The Zoning Commission expressed concern about maintaining perimeter and front landscaping buffers. There will be no new paving or outdoor storage on site.

IV. WORKSHOP: Zoning Regulations

Action: Discuss problematic regulations and possible amendments.

The ZEO made a list of possible amendments and housekeeping items that the Zoning Commission discussed since the last round of regulation amendments in 2016. The Commission discussed housekeeping items including conflicts between regulations and typos.

Other topics included food trucks, motor vehicle uses, boat sales, DMV certificates of location for automotive use, DEEP boat sales licensing, retail sales of motor vehicles not requiring DMV location permitting (i.e., golf carts, and personal watercraft). The Commission discussed zones where boat and motor vehicle uses are permitted and concerns of outdoor storage, appearance, sales displays encroaching into landscaping and right-of-ways.

Other topics included signage of over 100 s.f. allowed in the Industrial Zone, natural and historic resource protection, minimum residential dwelling unit sizes and minimum building size for consistency between regulations. The ZEO discussed recent change in the Building Code to allow 7-foot fences without a permit and zoning regulations for fences. The current allowance is 6-feet without a Certificate of Zoning Compliance.

The Commission came to the following consensus: Food trucks will continue to be regulated under Town Ordinance and not through the Zoning Regulations.

Zoning regulates where motor vehicle and boat sales are appropriate and makes the determination of what a motor vehicle use or boat is. Permits issued for vehicle sales by other agencies are separate from the zoning regulations.

The current regulations for minimum residential building/dwelling unit sizes are appropriate. Building Code minimum dwelling unit size of 180 s.f. is too small. Minimum dwelling unit sizes should be clarified in the regulations to require a minimum of 750 s.f. when 3 or more dwelling units are proposed on the same lot. Dwelling unit minimums should be sufficient in size to create quality living space.

The ZEO mentioned that she has had feedback from Applicants that the 750 s.f. maximum size for residential accessory apartments is too small. Commission will consider increasing the maximum to 1,000 s.f. if the remaining regulation language is not changed.

The Commission should further explore adding a cap size to the Industrial District sign regulations to prohibit wall signs over 100 s.f. and amending fence height for consistency with new Building Code.

The Commission asked the ZEO to add the workshop to the next meeting agenda.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

No reports.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 9:05 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, March 6, 2017 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** M. Calderella; **SECONDED:** C. Heffernan; **VOTING IN FAVOR:** R. Friedmann, M. Fish, J. Colin Heffernan, M. Caldarella.; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted

Stella Beaudoin
Recording Clerk