

Zoning Commission Minutes 08/07/2017



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
David Papandrea

REGULAR MEETING MINUTES

Monday, August 7, 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
Mark Caldarella
Geraldine Lewis
Madeline Fish
Michael Cianfaglione

Absent Members

J Colin Heffernan
Joanne Gadon
David Papandrea

Attendant Staff

Chris Costa, Zoning Enforcement Officer

Audience: There were 2 audience members.

Seated for the meeting were R Friedmann, M Caldarella, G Lewis, M. Fish, M. Cianfaglione.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular Meeting Minutes of July 17, 2017 as presented; **MADE:** G Lewis;
SECONDED: M Fish; **VOTING IN FAVOR:** R Friedmann, M Caldarella, G Lewis, M. Fish,
M Cianfaglione; **ABSTAINING:** None; **OPPOSED:** None; **APPROVED:** 5-0-0.

MOTION to approve the Invoice #11238780 in the amount of \$808.34 from Halloran & Sage, LLP as
related to enforcement action of property located at 26 Boston Post Rd/Barnes; **MADE:** R Friedmann;
SECONDED: G Lewis; **VOTING IN FAVOR:** R Friedmann, M Caldarella, G Lewis, M. Fish,
M Cianfaglione; **ABSTAINING:** None; **OPPOSED:** None; **APPROVED:** 5-0-0

B. CORRESPONDENCE

C. "Doyle" Application for Site Plan/Coastal Site Plan Review

Pleasure boat dock, sale, repair and servicing of boats 30' or less in length.
Existing residence to remain.
44 Sunset Avenue, Assessor's Map 59/Lot 27

Keith Neilson, architect who presented on behalf of this proposal discussed use, parking, access, docks, landscaping, consistence with Marine Commercial District/Coastal Area Management and Gateway. The existing landscaping will not be removed and there will be no paving or grading associated with this proposal.

R Friedmann asked if anyone wished to speak in favor or opposition to this proposal.

There was no public comment.

The ZEO reviewed all referral responses for the record and stated that there were no objections, and noted that the neighbors are in favor of this proposal

G Lewis reported that there was no comment related to this proposal from the Harbor Management Commission.

M. Caldarella questioned the amount of boats referenced in the Statement of Use and was informed that there would be a maximum of 24 small dinghy's, and a maximum of 15 regular sized boats.

R Friedmann inquired about boats that are situated in the street and access to the water.

The ZEO reported that the Town does not own to the water. K Neilson reported that the boats will be removed from the Town roadway. R Friedmann, K Neilson and the ZEO discussed in-depth the parking calculations and circulation.

MOTION to approve "Doyle" Application for Site Plan/Coastal Site Plan Review; Pleasure boat dock, sale, repair and servicing of boats 30' or less in length/Existing residence to remain, 44 Sunset Avenue, Assessor's Map 59/Lot 27 with the following conditions: 1) The applicant will amend handicapped parking space to 16', to meet the regulations; 2) Added to the list of property owner's the name of "Winefred", property situated across the street from the property subject to this proposal; This application is approved as submitted as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts; **MADE:** R. Friedmann; **SECONDED:** G Lewis; **VOTING IN FAVOR:** R. Friedmann, M Caldarella, G Lewis, M. Fish, M Cianfaglione; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 5-0-0.

IV. DISCUSSION

"Iskyplay Disc Golf Park"

Presentation and discussion of possible locations.
David Leger

David Leger who presented on behalf of this discussion stated that he is seeking guidance on the feasibility of a seasonal, for profit, family disc golf park. D Leger stated that this sport which is popular in France and in Maine is a similar concept to that of the game of golf, however the disc utilized for the game is tossed. D Leger stated that he is looking for land that is not flat but rather rugged in terrain and he stated that he is seeking to maintain the natural elements of the land and to create a minimal impact to the environment. This proposal would include a 9-hole beginner course, an 18-hole course and a club house on approximately 30 acres of land so as to allow for future expansion. D Leger questioned how this type of proposal would fit in the regulations, or if an amendment would be needed.

The Commission discussed peak traffic, the number of customers, parking, sensitivity to the neighbors if the course were to be situated in a residential zone and the infringement of a commercial use in residence zone, even though a park.

The Commission advised that application for text amendment to the zoning regulations would be necessary since the use is not permitted in the Residence Districts.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

821 Boston Post Road – Vintage Home Décor, Outdoor Sales- The ZEO reported that she previously sent a letter requesting the removal of all tables, chairs and sale items from the parking lot with a cut-off date of July 10, 2017. The ZEO stated that a written request and a Plan has been received for outdoor sales which she presented to the Commission for details. The ZEO was authorized by the Commission to handle administratively.

7 North Main Street – Post and Main, The ZEO reported that she has inspected the premises and the final Certificate of Zoning Compliance has been issued.

The ZEO discussed upcoming Agenda items.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 8:25 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, August 21, 2017 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** R. Friedmann; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, M. Cianfaglione; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted

Stella Beaudoin
Recording Clerk