

Zoning Commission Minutes 12/18/2017



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
Ann Marie Thorsen

Alternate Members
Michael Cianfaglione
Joanne Gadon
David Papandrea

REGULAR MEETING MINUTES

Monday, December 18, 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
M Caldarella
Geraldine Lewis
Ann Marie Thorsen

Absent Members

Madeline Fish
Joanne Gadon
David Papandrea

Michael Cianfaglione joined the meeting at 7:07p.m.

Attendant Staff

Stella Beaudoin, Clerk

Audience: There were five audience members.

Seated for the meeting were R. Friedmann, G. Lewis, M. Caldarella, A.M. Thorsen.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular meeting Minutes of December 4, 2017 with the following amendment: 1) G Lewis was not at the December 4, 2017 meeting; **MADE:** G Lewis; **SECONDED:** R. Friedmann; **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. CORRESPONDENCE

MOTION to approve Invoice #11249371 in the amount of \$222.00 from Halloran & Sage, LLP; **MADE:** G. Lewis; **SECONDED:** R. Friedmann; **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- Journal for Surface Water Quality Professionals

IV. OLD BUSINESS:

- A. **"Tequila's Restaurant" Request for Minor Modification of Special Exception Permit #15-134** to remove trees and discuss delay in sidewalk installation.
1333 Boston Post Road, Map 27/Lot 24
Gateway Business B-4 District, Coastal Area Management Zone, Pedestrian Node
Property Owner/Agent: Ron Rosetti

Ron Rosetti who presented on behalf of this application stated that the sidewalk has not yet been installed. R Rosetti stated that three trees and 197 feet of the proposed sidewalk are situated on State of CT property. R Rosetti stated that he hired a landscape contractor who checked with the State of CT prior to installing the trees and approval for the same was granted by the State. Subsequent to the installation of the State approved trees, R Rosetti retained a sidewalk contractor who was informed by the State of Connecticut, after the fact, that the Maple trees were to be removed.

R Rosetti asked for the Commission's approval for a delay on the installation of the sidewalk

R Friedmann stated that the installation of the sidewalk within the pedestrian node is a priority. The Commission suggested that R Rosetti obtain a directive in writing from the appropriate State agency outlining their criteria. R Rosetti stated that he will be out of state until May 2018 the Commission stated that they would like a schedule for installation prior to the end of March 2018.

- B. **Discussion: Multi-Family Housing & Possible Regulation Amendment**
16 Ford Drive, Map 40, Lot 16
Residence B District
Owner: John Finkeldey Agent: Attorney John Berger

Attorney Mat Berger and John Finkeldey presented. J. Finkeldey owns a duplex home on Ford Drive which he would like to expand upon. J Finkeldey proposes multi-family housing on this property which will be comprised of 4 units.

R Friedmann stated that the Zoning Commission previously discussed denser residential situations within the vicinity. R Friedmann stated that four units in a multifamily IHZ with one unit being affordable is one way to go. An alternative would be to propose to the Zoning Commission something no more dense than that design and describe how that would work within the zone. The Zoning Commission would then work on modifying the zoning regulations to determine if it fits in the comprehensive plan within this district.

M Berger stated that he would provide a proposal to the Commission after the first of the new year.

V. NEW BUSINESS:

- A. **"DiFrancesca" Application for Coastal Site Plan Review** to elevate existing residence for flood compliance within 100' of a coastal resource.
81 Town Beach Road, Map 2, Lot 11-2
Residence A Zoning District, Coastal Area Management Zone
Owners: Joseph D. DiFrancesca Agent: Edward H. Wenke, III, P.E.

Edward H. Wenke, P. E. who presented on behalf of this proposal stated that the existing 2 ½ story house is directly across the street from the mean high water line and the house sits within 100 feet of the water, placing the entire structure in the CAM zone. This proposal is for a full interior structural renovation. No expansion of footprint is proposed. The current existing first floor of the house is elevation 13.8 and the proposed increase in elevation places the house in the CAM jurisdiction.

R Friedmann commented on the short wall situated on the property which is located near the FEMA required flood vents, noting that it is not within the existing footprint. As related to the narrative submitted with this proposal, R Friedmann recommended that on page 3 of 10 under Stormwater Best

Practices, to remove the word "ALL" as it is inaccurate as related to the location of the existing short wall, which is not within the existing footprint.

MOTION to approve the **DiFranseca Application for Coastal Site Plan Review** to elevate existing residence for flood compliance within 100' of a coastal resource. 81 Town Beach Road, Map 2, Lot 11-2, Residence A Zoning District, Coastal Area Management Zone with the following condition; 1) Page 3 of 10 under Stormwater Best Practices submitted with this proposal will eliminate the word "ALL"; **MADE:** R Friedmann; **SECONDED:** G Lewis; **VOTING IN FAVOR:** R Friedmann, G Lewis, M Caldarella, M Cianfaglione A Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- B. **"Belanger" Application for Coastal Site Plan Review** construct a 5,328 s.f. house with attached garage and 480 s.f. pool within 100' of a coastal resource.
3 Whisper Cove Road, Map 53/Lot 40-3
Residence AA-2 Zoning District, Coastal Area Management Zone
Owners: Kevin & Stephanie Belanger Agent: Michael J. Ott, P.E.L.S.

Michael J. Ott, P.E.L.S. who presented on behalf of this proposal stated that a submission was made to the health district who required slight changes to the septic plan as related to grading. The applicant would like to construct their primary residence on the lot. There are tidal wetlands and a fairly extensive conservation easement on the lot in favor of the Town, which is situated on the waterward, downward slope of the lot and runs along the western property line.

This proposal is to construct a four-bedroom house, associated driveway and utility underground services. There will be no activity within coastal resource. The septic system on the downward slope of the home is within 100 feet of the tidal wetlands. The lot is reduced in size by the easement and there are 13,000 s.f. of tidal wetlands on the lot.

M Ott stated that the height of the roof ridge line was calculated by the average of the pre-existing grade.

R Friedmann stated that the Commission would like to see the height of the building reflected on the plan with an explanation of the calculation.

M Ott stated that the correct gross floor area of 5,328 s.f. is reflected on the house plan.

MOTION to approve the **Belanger Application for Coastal Site Plan Review**, construct a 5,328 s.f. house with attached garage and 480 s.f. pool within 100' of coastal resource, 3 Whisper Cove Road, Map 53, Lot 40-3, Residence AA-2 Zoning District, Coastal Area Management Zone, Pedestrian Node with the following conditions: 1) The correction of the typo to reflect the correct gross floor area to 5,328 s.f. and 2) The correction of the height calculations to reflect from the average from the preexisting grade; **MADE:** R Friedmann; **SECONDED:** G Lewis; **VOTING IN FAVOR:** R Friedmann, G Lewis, M Caldarella, M Cianfaglione A Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

1379 Boston Post Road, CSM Development - R Friedmann reported on behalf of the ZEO:
The application for modification to special exception to construct a 1,000 s.f. addition for automotive bays. The zoning inspection is complete as of 12/11/17 and the ZEO is awaiting the IWWC sign off.

VII. ADJOURNMENT

MOTION to adjourn the meeting at 8:17 pm. to the next regularly scheduled Zoning Commission meeting on Tuesday, January 2, 2018 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, G. Lewis, M. Caldarella, M. Cianfaglione, A. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted

Stella Beaudoin
Recording Clerk