

AGENDA
OLD SAYBROOK PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 19, 2000 at 7:30 p.m.
OLD SAYBROOK MIDDLE SCHOOL LIBRARY
60 SHEFFIELD STREET

I. CALL TO ORDER

II. ROLL CALL

A. Fill Vacancy of Regular Member

III. PUBLIC HEARINGS

A. Public Hearing (continued):

The Preserve Subdivision Phase 1A – 25 Lots
Ingham Hill Road (Map 56 / Lot 6 pt.) (Map 60 / Lot 1 pt.) (Map 55 / Lot 3)
Residential AAA Zone
Applicant: The Preserve, LLC, Owner

B. Public Hearing (continued):

Petition to Amend the Subdivision Regulations
Section 5.2.1 Minimum Area of Buildable Land
Subsection (f) 5. Demonstration of Depth to Ground Water and Ledge
Petitioner: Doane-Collins, LLC

IV. UNFINISHED BUSINESS:

A. Zoning Commission Regulation Change Referral (continued):

Petition to Amend the Zoning Regulations
Section 5.2.1 Minimum Area of Buildable Land
Subsection e. Demonstration of Depth to Ground Water and Ledge
Petitioner: Doane-Collins, LLC

B. Deliberation:

By The River Subdivision – 9 Lots (Coastal Site Plan Review)
Ayers Point Road (Map 63 / Lots 32 & 35-15)
Residential AA-1 Zone
Applicant: The Tree Group, LLC, Owner

C. Waiver of Subdivision Requirements:

Sapia Subdivision – 12 Lots (Coastal Site Plan Review)
Fourth Avenue (Map 59 / Lot 67-1 through 67-14)
Residential A Zone
Applicant: Mario Sapia Jr. and Salvatore Sapia, Owner

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D. Schedule Public Hearing:

The Preserve Subdivision Phase 1C – 48 Lots
Ingham Hill Road (Map 56 / Lot 6 pt.) (Map 60 / Lot 1 pt.) (Map 55 / Lot 3 pt.)
Residential AAA Zone
Applicant: The Preserve, LLC, Owner

E. Zoning Commission Special Exception Use Referral (continued):

136,811 s.f. Retail Building - Lumber & Building Materials Business (The Home Depot)
Spencer Plain Road and Route 1 (Map 26 / Lots 1, 2, 2-1, 2-2 pt., 3-2, 6-9, 6-10, 6-11,
6-12, 6-13, 6-14, 6-15, 28, 29, 30, 32, & 32-1)
General Business B-4 Zone
Applicant: Starwood Ceruzzi, LLC, Agent

V. NEW BUSINESS

A. Receive and Schedule Public Hearing:

Flannery/Boos Re-Subdivision – 2 Lots
Reed Court (Map 23 / Lots 48 & 50)
Residential A Zone
Applicant: Robert Flannery & Renate Boos

B. Discussion: Amend the Subdivision Regulations

Section 3 Application Procedures and Approval Process
Conceptual Subsection for Notification of Adjacent Property Owners within 100 Feet
Petitioner: Planning Commission

C. Discussion: Codification of Town Ordinances, Regulations and Specifications

VI. WORKSHOP: 2000 Plan of Conservation and Development

Accomplishments Since the 1990 Plan of Development
Economic Development
Village Center

VII. MINUTES

VIII. STAFF REPORT

IX. CORRESPONDENCE

IV. ADJOURNMENT