

**AGENDA
OLD SAYBROOK PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 3, 2000 at 7:30 p.m.
OLD SAYBROOK MIDDLE SCHOOL LIBRARY
60 SHEFFIELD STREET**

I. CALL TO ORDER

II. ROLL CALL

A. Election of Officers

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)
Residence 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

C. Public Hearing:

Sapia Subdivision – 13 Lots
North Side of Essex Road and East and West Sides of Fourth Avenue Extension
Residence A Zone
Applicant: Mario Sapia, Jr. and Salvatore Sapia, Owners

IV. UNFINISHED BUSINESS:

A. Deliberation:

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

B. 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

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

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V. NEW BUSINESS

- A. Zoning Commission Special Exception Use Referral (continued):**
2,188 s.f. Building for Retail Herb and Flower Business – 159,335 s.f. Lot
1001 Middlesex Turnpike
Residence AA-1 and Restricted Business B-3 Zones
Applicant: Susan S. Voigt, Owner
- B. Zoning Commission Special Exception Use Referral:**
98,054 s.f. Building Expansion for Retail Use (Wal*Mart) – 1,476,471 s.f. Lot
665 Boston Post Road & 105 Elm Street (Map 36 / Lot 103)
Shopping Center Business B-2 Zone
Applicant: Matthew M. Rubin, Owner
- C. Zoning Commission Special Exception Use Referral & Municipal Improvements Report**
13,517 s.f. Building Expansion for Municipal Use (Fire House) – 48,000 s.f. Lot
310 Main Street (Map 30 / Lot 63-3)
Residence A Zone
Applicant: Town of Old Saybrook, Owner
- D. Informal Preliminary Review:**
Waiver of Subdivision Requirements 5.2.6 Lot Access / Driveways
Ebbtide Subdivision – 4 Lots
243 Elm Street (North of I-95 Adjacent to Mill Rock Road)
Residence AA-1 Zone
Applicant: Ebbtide Developers, LLC, Owner
- E. Lot Line Change**
Land of Rexford H. McCall – 4 Lots
Residence A-1 Zone
Applicant: Rexford H. McCall

VI. MINUTES

VII. STAFF REPORT

VIII. CORRESPONDENCE

IV. ADJOURNMENT