



**TOWN OF OLD SAYBROOK**  
Planning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-3125

**AGENDA**  
**REGULAR MEETING**  
**WEDNESDAY, SEPTEMBER 6, 2000 at 7:30 p.m.**  
**OLD SAYBROOK MIDDLE SCHOOL LIBRARY**  
**60 SHEFFIELD STREET**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARINGS**

**IV. UNFINISHED BUSINESS**

**A. “Saltaire” Subdivision & Coastal Site Plan (3.7 Acres) – 5 Lots**

Southeast of Billow Road & West of Pratt Street (50 Hartlands Drive)  
Residence A District (Map 1 / Lot 82 & 83)

Applicant: Beach Investments, LLC, Owner

Agent: Richard W. Vicino

**ACTION:** *Deliberate or Act (NLT 9/21/00).*

**B. “The Preserve” Subdivision Phase 1B (19.31 Acres) – 11 Lots**

North Side of Ingham Hill Road - Residence AAA District  
(Map 56 / Lot 6 pt.) (Map 60 / Lot 1 pt.) (Map 55 / Lot 3 pt.)

Applicant: The Preserve, LLC, Owner

Agent: David M. Royston

**ACTION:** *Deliberate or Act (NLT 10/19/00).*

**C. Petition to Amend Zoning Regulations Sections 31.7.2, 32.7.2, 33.7.2, and 34.7.2**

Business Districts – Maximum Ground Coverage

Petitioner: Friends of Saybrook

Agent: Mark J. Reeves

**ACTION:** *Find consistency with 1990 Plan of Development and make recommendation to Zoning Commission.*

**V. NEW BUSINESS**

**A. Linda E. Winters Lot Line Change (0.89 Acres)**

3 Arrowhead Lane (Lot 1 Subdivision of Walter Rochette & Company Inc.)

West Side of Arrowhead Lane at Intersection of Shepard Street

Residence A District (Map 30 / Lot 2-1)

Applicant: Linda E. Winters, Owner

Agent: William A. Childress

**ACTION:** *Review application and Act.*

**B. Blue Point, Inc. Lot Line Change (0.18 Acres)**

East Side of Ingham Hill Road and 100' South of Amtrak Rail Road

Industrial I-1 District (Map 35 / Lot 11 & 12)

Applicant: Blue Point, Inc.

Agent: Gary P. Sharpe, P.E.

**ACTION:** *Review application and Act.*

- C. Municipal Improvement of Open Space (3.3 Acres) - Acquisition of Camp Chapman**  
North of Interstate 95 and East of “Old Back Highway”  
Residence AA-1 District (Map 47 / Lot 34)  
Petitioner: Old Saybrook Land Trust                      Agents: Richard Hanratty, Robert Herbst  
**ACTION:** *Review Plan of Development & Report to Board of Selectmen.*
- D. Municipal Improvement of Open Space (0.91 Acres)**  
– **Acquisition of Connecticut River Museum Property**  
Approximately 680’ North of College Street Extension and 870’ East of Cromwell Place  
Saybrook Point SP-2 District (Map 32 / Lot 42-2)  
Petitioner: Fort Saybrook Monument Association      Agent: William Peace  
**ACTION:** *Review Plan of Development & Report to Board of Selectmen.*
- E. “Ebb Tide” Subdivision & Coastal Site Plan (4.29 Acres) – 3 Lots**  
Northwest of Elm St., Southeast of Mill Rock Rd. West & 20’ North of I-95  
Residence AA-1 District (Map 48 / Lot 5)  
Applicant: Ebb Tide Developers LLC  
**ACTION:** *Receive, (No Public Hearing Required), Deliberate, Act (NLT 11/9/00).*
- F. Special Exception Use Referral - 136,811 s.f. Retail Building for Lumber & Building Materials Business (The Home Depot)**  
Spencer Plain Road and Route 1 - General Business B-4 Zone  
(M 26/L 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)  
Applicant: Starwood Ceruzzi, LLC, Agent  
**ACTION:** *Review Plan of Development & Report to Zoning Commission for 10/2/00 Public Hearing.*

**VI. MINUTES****VII. STAFF REPORTS****VIII. CORRESPONDENCE****IX. ADJOURNMENT**