



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, OCTOBER 18, 2000 at 7:30 p.m.
OLD SAYBROOK MIDDLE SCHOOL LIBRARY
60 SHEFFIELD STREET

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

A. Renate Boos Re-Subdivision – 2 Lots (0.74 Acres)

East Side of Reed Court and 500' South of College Street
Residence A District (Map 23 / Lots 47 & 48)

Applicant: Renate Boos

Agent: Gary P. Sharpe, P.E.

ACTION: *Continue Public Hearing or Close (NLT 10/24/00).*

B. Amended Portions of the Plan of Conservation and Development

Petitioner: Old Saybrook Planning Commission

ACTION: *Continue Public Hearing or Close & Deliberate.*

- 1. Accomplishments Since the 1990 Plan of Development**
- 2. Economic Development**
- 3. Village Center – Main Street**

IV. UNFINISHED BUSINESS

**A. Informal Preliminary Review of “The Preserve” Subdivision
Phase I - 94 Lots (508.7 Acres)**

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: *Consider basic requirements with regard to alternate design of roads.*

B. Special Exception Use – 136,811 s.f. Building (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, Owner

Agent: Thomas Cloutier, Esq.

ACTION: *Review Plan of Development & Report to Zoning Commission for 10/2/00 Public Hearing.*

V. NEW BUSINESS

- A. Special Exception Use - 150,386 s.f. Building (Lowe's)**
7 North Main Street & 607 Boston Post Road - Shopping Center Business B-2 District
(Map 39 / Lot 9) (Map 40 / Lot 3) (Map 40 / Lot 5) (Map 40 / Lot 6-1)
Applicant: Jandim Realty Company, Inc., Owner Agent: Robert L. Bercham, Esq.
ACTION: *Review Plan of Development & Report to Zoning Commission 11/20/00
Public Hearing.*
- B. Affordable Housing Development – 9 Buildings / 216 Units (11.97 Acres)**
West Side of North Main St., Abutting the Railroad ROW – Shopping Center B-2 District
(Map 39 / Lot 9) (Map 40 / Lots 3 & 6-1)
Applicant: Jordon Properties, LLC Agent: Robert L. Bercham, Esq.
ACTION: *Courtesy Review; Report to Zoning Commission if deem appropriate.*
- C. Petition to Amend Zoning Regulations - Section 55 Planned Residential
Development PRD District to Permit Affordable Housing Developments (AHDs)**
Petitioner: Jordon Properties, LLC Agent: Robert L. Bercham, Esq.
ACTION: *Review Plan of Development & Report to Zoning Commission 12/4/00 Public
Hearing.*
- D. Informal Discussion of Pending Lot Line Change, Noncompliance, and Modification
Blue Point Subdivision & Coastal Site Plan – 2 Lots (35 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: *Discuss Previously-Approved Subdivision Plan.*

VI. WORK SESSION

- A. Amended Portions of the Plan of Conservation and Development**
Petitioner: Old Saybrook Planning Commission
ACTION: *Deliberate and Adopt.*
- 1. Accomplishments Since the 1990 Plan of Development**
 - 2. Economic Development**
 - 3. Village Center – Main Street**
- B. Draft Portions of the Plan of Conservation and Development**
Petitioner: Old Saybrook Planning Commission
ACTION: *Review.*
- 1. Residential Development**
 - 2. Open Space**
 - 3. Cultural and Natural Resources**

VII. MINUTES**VIII. STAFF REPORT****IX. CORRESPONDENCE****X. ADJOURNMENT**