



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Thomas R. Cox, Chairman  
Paula S. Kay, Vice Chairman  
Robert D. Missel, Secretary*

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

*Kathleen A. Sugland  
Mark M. Patterson  
Douglas S. McCracken, Alternate  
Vacancy  
Vacancy*

**REGULAR MEETING AGENDA  
VIRTUAL MEETING  
Wednesday, December 16, 2020 at 7:00 P.M.**

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
  - A. **Minutes**
  - B. **Correspondence**
  - C. **Committee, Representative & Staff Reports**

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING  
Wednesday, January 6, 2021 7:00 p.m.

**Check our website for dial in information and additional meeting documents.**

[Planning Commission web page](#)

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for electronic delivery of land use agendas.*

- IV. **NEW BUSINESS**
  - A. **“Finkeldey” Application for Site Plan for Affordable Housing (CGS 8-30g)** development to add a 578 s.f. addition of new living space, convert existing 1160 s.f. two-family dwelling to a 2,898 s.f. three family dwelling at 16 Ford Drive, Assessor’s Map 40, Lot 24, Residence B Zoning District, Coastal Area Management Zone.  
*Applicant/Owner: John Finkeldey    Agent: Attorney Edward M. Cassella*  
*ACTION: Consider per Town Plans; report on consistency to ZC for 1/4/2021 p.b.*
  - B. **“North Cove Road Right-of-way” Municipal Improvement to Transfer Ownership** of unimproved land in front of 116 North Cove Road (0.07acres) and 118 North Cove Road (0.14acres) to adjacent property owners. Residence A Zoning District  
Petitioner: Board of Selectmen    Agent: Carl P. Fortuna, Jr., First Selectman  
*ACTION: Consider C.G.S 8-24 referral, review for consistency with Town Plans and act.*
  - C. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 68.2.4a Articulations in façade to allow different articulations based on wall size and 64.3.4 Sign Area Calculations to correspond with articulations in façade. New Section 10.8.5 Non-conformity to allow demolition/rebuild when all bulk requirements met. Amend 51.1.11 Commencement/Completion of Construction to extend completion to 5 years. Section 53 Drive through windows to amend section H, remove Sections I & J to remove minimum of 2,000 s.f. g.f.a, minimum of 10,000 s.f. g.f.a for other buildings on the lot, public entrance within 50’ of the street line and window required within 100’ of a residential district boundary line. Section 53 Bed & Breakfast Section E to clarify parking spaces location on the same lot.  
*Petitioner: Old Saybrook Zoning Commission*  
*ACTION: Consider per Town Plans; report on consistency to ZC for 1/20/2021 p.b.*

V. **ADJOURNMENT**

