



TOWN OF OLD SAYBROOK  
**Land Use Department**

[www.oldsaybrookct.gov](http://www.oldsaybrookct.gov)

**GATHERING OF THE  
LAND USE AGENCIES  
EDUCATION SERIES  
Monday, January 31, 2022 at 6:00 P.M.  
VIRTUAL MEETING AGENDA**

**Panelists**

**Ct DEEP** - M. Balint, D. Blatt, K. Perzanowski

**Gateway** – J.H.T. Downes, D. Stober, S. Thompson, B. Webb

**C. Costa** – Zoning Enforcement Officer/Town Planner

**I. Welcome (6:00)**

Chris Costa, Town Planner, welcomed 34 participants including people from surrounding towns.

**II. CT Coastal Management Act & Responsibilities of Commissioners - Marcy Balint, CT DEEP**

Balint, who is the coastal contact for Old Saybrook and surrounding towns, presented an overview of a Coastal Site Plan Review. The Ct DEEP protects and restores coastal resources, promotes water-dependent uses, addresses issues related to construction in flood zones and it's also responsible for shoreline flood and erosion control. They resolve use conflicts, manage coastal flood areas and empower the towns' Zoning and Board of Appeals with tools for improving land use decisions. She also spoke about coastal hazard mitigation.

**III. CT River Gateway Conservation Zone - J.H. Torrance Downes, Senior Planner, RiverCog**

Downes presented a history/overview of Gateway, which encompasses eight towns. Their mission is to preserve the aesthetic and ecological natural beauty of the lower Ct River valley for present and future generations by protecting the shoreline from unwanted development. Gateway assists and advises towns, property owners, architects and builders. Two members of each town are included in the 21 members. He discussed minimum zoning standards that each town is obligated to adopt. The standards, which were designed to minimize the visual impact of development on the river, include structure height and setbacks from the river and wetlands. No regulations that impact properties within Gateway can become effective without their approval. All variance applications in the conservation zone also need approval. Webb discussed new regulations regarding light pollution that are being reviewed. As to vegetation, Thompson stated the importance of figuring out how to work together to deal with invasive species and climate change, and how to balance growth.

**IV. Questions and Answers** – the panelists fielded questions such as scenic easements, height of vegetation allowed and how best to address phragmites.

**VII. Adjournment** – at 7:47p.m.

Respectfully submitted by Joanne Galli, Recording Clerk