



SECTION 59

Coastal Area Management Zone

59.0 [RESERVED]

59.1 GENERAL

In accordance with the provisions of C.G.S. §22a-105 through 22a-109, any application pertaining to a proposed *building*, other *structure*, *use*, site development, excavation or grading that is subject to these regulations and located fully or partially within the “Coastal Boundary” as defined by C.G.S. §22a-94 and as delineated on the Coastal Boundary map for the Town of Old Saybrook, will be accompanied by a Coastal Site Plan.

Information required by the Act concerning a Coastal Site Plan is in addition to and may be combined with the application submission requirements of these regulations. Coastal site plans will be drawn at a scale of not less than fifty feet (50') to the inch. The Act assigns to the Commission the responsibility to approve, modify and approve or deny the Coastal Site Plan under the criteria of the Act, provided however that the responsibility rests with the Planning Commission, as specified, for Special Exceptions for Open Space Subdivision.

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59.2 EXEMPTIONS

The following exemptions from coastal site plan review requirements may apply to:

- Site plans submitted to the Commission in accordance with C.G.S. §22a-109.
- Applications for a Special Exception *use* submitted to the Planning Commission in accordance with C.G.S. §8-2 of these regulations.
- Applications for a variance submitted to the Zoning Board of Appeals in accordance with C.G.S. §8-6(3) and these regulations; except that a *use* variance will not be exempt from coastal site plan review.
- A referral of a proposed municipal project to the Planning Commission in accordance with C.G.S. §8-24.

The Commission exempts the following *uses* from coastal site plan review:

- 59.2.1 Gardening, grazing and the harvesting of crops are exempt from Coastal Site Plan approval requirements under the authority of C.G.S. §22a-109(b);
- 59.2.2 Activities conducted for the specific purpose of conserving or preserving *soil*, vegetation, water, fish, shellfish, wildlife and other coastal land and waterresources;

- 59.2.3 Construction of a single detached *dwelling* for one (1) *family* when conforming in all respects to these regulations and when located one hundred feet (100') or more from *tidal wetlands*, coastal bluffs and escarpments and beaches and dunes;
- 59.2.4 On any *lot*, the construction of new or modification of existing *fences*, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, *signs* permitted in residence *districts* and the other minor *structures* as will not substantially alter the natural character of coastal resources or restrict access along the public beach;
- 59.2.5 Construction of new or modification of existing *structures* incidental to the enjoyment and maintenance of residential property, including, but not limited to, walks, terraces, *driveways*, swimming pools, tennis courts, docks, elevated decks and detached accessory *buildings*; and
- 59.2.6 Minor additions to or modifications of existing *buildings* or detached *accessory buildings*, such as garages and utility sheds;
- 59.2.7 Interior modifications to *buildings*; or
- 59.2.8 Minor changes in *use* of a *building*, *structure* or property, except those changes occurring on property adjacent to or abutting coastal waters.
- 59.2.9 Elevation of a residential *structure* located in a *Special Flood Hazard Area* above the base flood elevation to bring the *structure* in compliance with the Flood Plain Management Ordinance of the Town of Old Saybrook when the *structure* is located 100 feet or more from the following coastal resource areas, tidal wetlands, high tide line, coastal bluffs and escarpments and beaches and dunes.