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Chester
Deep River
East Haddam
Essex
Haddam
Lyme
Old Lyme
Old Saybrook

**CONNECTICUT RIVER GATEWAY COMMISSION
REGULAR MONTHLY MEETING AGENDA**

DATE: May 25, 2023 **TIME:** 7:00pm

PLACE: RiverCOG Conference Room, 145 Dennison Road, Essex, CT 06426

or via Zoom <https://us02web.zoom.us/j/89812140766?pwd=VTBJSg90WmVwdTNoc1VXNHZLUVhNUT09>

Or Dial by your location: +1 309 205 3325 US

Meeting ID: 898 1214 0766, Passcode: 324250

1. Call to Order
2. Approval of Agenda
3. Approval of 4/27/23 Regular Meeting Minutes
4. Public Hearing
 - a. Gateway Commission Lighting Standards
<https://ctrivergateway.org/public-hearing-on-new-lighting-standards/>
5. Adoption of Lighting Standards – Discussion and Possible Vote
6. Referrals
 - a. **“Corigliano” Application for Special Exception and Coastal Site Plan Review** to construct 3 car garage addition, house addition, front porch and rear porch with steps increasing the gfa of dwelling to 9,728 s.f. 38 Watrous Point Road, Assessor’s Map 64/Lot 8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone. *Applicant: Agnes & Cosmo Corigliano Agent: Joe Wren, P.E.*
 - b. **Proposed Amendment to the Regulations for Public Improvements**, Section 103 B.3 to allow for expansion of maximum pavement width at the discretion of the Director of Public Works to exceed twenty feet where no parking is allowed on the street and there are physical on-site constraints related to Public Health Code Requirements. *Petitioner: Old Saybrook Planning Commission.*
 - c. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District. *Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston*
 - d. **Proposed Revisions to Lyme Zoning Regulations**
 - i. An amendment to Chapter 315, Article 17, Cutting and Removal of Forest Species. This Article will be removed in whole from Chapter 315, Zoning Regulations per Connecticut General Statutes Sec. 23-65k.
 - ii. An amendment to Chapter 315, Article 23, Nonconformities. The amendments involve increased restriction on nonconforming structures. The changes are identified by red text and black strikethrough.
7. Correspondence/Staff Report
8. Chairman’s Report
9. Committee Reports:
 - a. Finance – Budget
 - b. Communications
 - c. Rules of Procedures

- d. Land: **Executive Session**. Potential acquisition of land in the Gateway Conservation Zone
- 10. Old Business
- 11. New Business
- 12. Adjournment

The next regular meeting of the Gateway Commission is scheduled for
Thursday, June 22, 2023 at 7pm