145 Dennison Road
Essex, CT 06426
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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: October 22, 2026 **TIME**: 7:00pm after Annual Meeting
PLACE: RiverCOG Conference Room, 145 Dennison Road, Essex, CT 06426 or
Online via **Zoom** : https://us02web.zoom.us/j/89142559454?pwd=anBtYkVNcnVMcDV1YzZpaDZ2dEhwdz09
Meeting ID: 891 4255 9454 Passcode: 134321

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Approval of Minutes: 9/24/2026 Regular Meeting
6. Public Comment
7. Review of Referrals & Preliminary Discussions
    a. Special Exception – 5 Barnes Ave (Island Cove Marina), Old Saybrook
    b. Variance – 50 Crosstrees Hill, Essex
    c. Variance and Special Exception – 505 Main Street, Old Saybrook
    d. Variance and Special Exception – 15 South Main Street, Essex
8. Public Hearing – Adoption of Incentive Housing Zone (IHZ) Regulation Text into CRGC Standards
9. Correspondence/Staff Report
10. Chairman's Report
11. Committee Reports
    a. Finance - Approve Bills
    b. Rules of Procedures – Update
    c. Communications - Update
    d. Land – Update
12. Old Business
13. New Business
14. Adjournment

The next regular meeting of the Gateway Commission is scheduled for
Thursday, December 3, 2026 at *7pm*