



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
Kevin Danby, Vice Chairman
Alfred Wilcox
C. Marston Ladd
Erin Colwell*

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Alternate Members
*Andrew Morosky
Jonathan Miles
Donald Hunt*

MINUTES
REGULAR HYBRID MEETING
Wednesday, December 13, 2023 at 6:00 p.m.

I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6:03 pm

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendant Members

Charles Gadon, Kevin Danby (Zoom), Alfred Wilcox (Zoom), C. Martson Ladd, Erin Colwell, Andrew Morosky, Jonathan Miles, Donald Hunt (Zoom)

Absent Members

N/A

Attendant Staff

Karen Dooley, Recording Clerk

Kevin Danby recused himself from application 23/24-12. Donald Hunt was seated in his place. Kevin Danby was not reseated at this meeting.

IV. PUBLIC HEARINGS

23/24-12 Stanislaw Szewczyk requests a variance of Par 34.6.1 (front setback/50' required/25' proposed); Par 63.3.1.B (front landscape area/25' required/4' from Boston Post Road and 7' from Orchard Lane proposed); Par 63.4.1.C (perimeter buffer/10' required/5' proposed); and Par 68.1.2.B.2 (parking/pedestrian node/10' behind bldg. required/parking as proposed) of the Zoning Regulations to permit a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on the property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

The Planning Commission sent in a recommendation to deny this application based on the grounds of the lot size being too small.

Attorney Ed Cassella presented for the applicant. Attorney Cassella stated the new plans would (1.) improve the appearance of current structure (2.) conform the property to a retail space in the B4

district (3.) upgrade the current space. Attorney Cassella proposed a lot line modification from 15,163 sq. ft. to 18,300 sq. ft. to reduce the non-conforming area, arriving closer to the zoning requirements. Chairman Gadon inquired about the statement of use (number of employees, number of customers, daily deliveries and what types of vehicles making the deliveries). Mr. Van Wilgen and Attorney Cassella answered Chairman Gadon's questions. Mr. Van Wilgen stated the trucks are box trucks. Attorney Casella stated they average approximately 20 customers daily with a peak of 60 customers in the spring. Chairman Gadon questioned if the primary access can be off of route one with a secondary access on Orchard Lane.

C. Gadon opened the public comment.

Ron Bolduc of 6 Orchard Lane presented the negative impact it would have on the traffic flow on the residential street. He presented a petition signed by the neighbors in opposition of the zoning appeal.

Russ Jensen of 7 Orchard Lane was in opposition.

Diane Burnat of 10 Orchard Lane was concerned about the safety pertaining to the residential area. She was concerned there would be an overflow of customers parking on the residential street in a limited number of spaces.

Patricia Tryon of 9 Orchard Lane was in opposition.

MOTION to CONTINUE UNTIL THE JANUARY 10TH, 2024 REGULAR MEETING 23/24-12 Stanislaw Szewczyk requests a variance of Par 34.6.1 (front setback/50' required/25' proposed); Par 63.3.1.B (front landscape area/25' required/4' from Boston Post Road and 7' from Orchard Lane proposed); Par 63.4.1.C (perimeter buffer/10' required/5' proposed); and Par 68.1.2.B.2 (parking/pedestrian node/10' behind bldg. required/parking as proposed) of the Zoning Regulations to permit a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on the property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone. **MADE:** C. Gadon; **SECONDED:** E. Colwell; **VOTING IN FAVOR:** C. Gadon, A. Wilcox, C. M. Ladd, E. Colwell, D. Hunt; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED: 5-0-0.**

V. WORKSHOP

A general presentation "Powers and Duties of ZBA Members" was made by Attorney Nick Bamonte, Berchem Moses, PC.

VI. REGULAR MEETING

A. New Business

- **2024 Meeting Calendar**

MOTION to APPROVE 2024 Meeting Calendar. MADE: A. Wilcox; **SECONDED:** E. Colwell; **VOTING IN FAVOR:** C. Gadon, A. Wilcox, C. M. Ladd, E. Colwell, D. Hunt; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

B. Minutes

MOTION to APPROVE Minutes for the Wednesday October 11, 2023 Meeting as presented.
MADE: A. Wilcox; **SECONDED:** E. Colwell; **VOTING IN FAVOR:** C. Gadon, A. Wilcox, C. M. Ladd, E. Colwell, D. Hunt; **OPPOSED:** NONE; **ABSTAINING:** NONE;
Motion Passes: 5-0-0.

- C. Correspondence and Announcements – None.
- D. Committee, Representative & Staff Reports – None.

VII. ADJOURNMENT

MOTION to ADJOURN. MADE: C. Gadon; **SECONDED:** A. Wilcox; **VOTING IN FAVOR:** C. Gadon, A. Wilcox, C. M. Ladd, E. Colwell, D. Hunt; **OPPOSED:** NONE; **ABSTAINING:** NONE;
Motion Passes: 5-0-0.

Respectfully submitted,

Karen Dooley, Recording Clerk

NEXT REGULAR MEETING
January 10th, 2024 at 6:00 P.M.
Town Hall, 1stFloor Conference Room, 302 Main Street, Old Saybrook, CT
Check our website one week in advance for dial in information at
[Town of Old Saybrook Zoning Board of Appeals](#) or
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.