



TOWN OF OLD SAYBROOK
Zoning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Ann Marie Thorsen
Madeleine B. Fish

Alternate Members
Michael P. Cianfaglione
Joanne Gadon
Justin Terribile

AMENDED
REGULAR MEETING AGENDA
Monday, November 19, 2018 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. **CALL TO ORDER**
II. **ROLL CALL**
III. **REGULAR BUSINESS**

A. **MINUTES**
B. **CORRESPONDENCE**

IV. **OLD BUSINESS**

- A. **Preliminary Discussion:** Modification of Special Exception Permit #18-171 to convert office space to 350 s.f. of retail and 360 s.f. of storage/fulfillment area. 40 Elm Street (Map 36/Lot 109) Central Business B-1 District, Pedestrian Node
Applicant/Owner: Indigo Properties, LLC. Agent: Joseph Wren, P.E.
- B. **“Oceanside Automotive”**
Discuss pending litigation/ possible stipulated judgment
810 Middlesex Turnpike, Assessor’s Map 63, Lot 8, Restricted Business B-3 & Residence AA-1 Districts. Owner: Legacy for Him, LLC.

V. **NEW BUSINESS**

- A. **Discussion:** Scope of events permitted for beer manufacturing and accessory tasting area.
39 Ragged Rock Road, Unit 5 (Map 53, Lot 41), Industrial Zone
Owner: Ted Zito Business Owner: Luke Maynard

VI. **PUBLIC HEARINGS**

- A. **“McDonald’s Restaurant” Application** for Modification to Special Exception for façade renovation, site improvements & signs.
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District, Pedestrian Node, Coastal Area Management Zone.
Applicant/Owner: McDonald’s Corporation 6/46 Agent: Jeff Bord, P.E.
ACTION: Open public hearing; continue or close by 12/17/2018 (NLT 12/23/2018)

B. **“Off-Site Parking” Petition to Amend the Old Saybrook Zoning Regulations**

To permit off-site parking for permitted principal uses in the Industrial I District, Shopping Center Business B-2 District, and the Marine Industrial District by Special Exception.

Petitioners: 923 Boston Post Road, LLC; LAB Realty, LLC; Max’s Place, LLC;

McDonald/Sharpe & Associates, LLC; Mill Meadow Development, LLC; Mill Rock Road

Leasing, LLC; Kevin Geenty, Allen Hull, Anthony Izzo & Ron Lyman Agent: Attorney

David M. Royston

ACTION: Open public hearing; continue or close by 12/17/2018 (NLT 12/23/2018)

VII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

VIII. **ADJOURNMENT**

