



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Ann Marie Thorsen
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Alternate Members
Justin Terribile
John Henry

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, October 4, 2021 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

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

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

IV. **OLD BUSINESS**

- A. **“Iron House Fitness” Application for Site Plan Review**
7,786 s.f. building (6,802 s.f. physical fitness facility/984 s.f. office space)
138 & 144 Mill Rock Road East, Assessor’s Map 41, Lots 4, 5 & 3, Industrial I District
Applicant: Mill Rock Road East, LLC. Agent: Joe Wren, P.E.
ACTION: Consider, continue or close by 11/1/2021(NLT 11/11/2021)

V. **NEW BUSINESS**

- A. **“Sherwood Apartments” Application for Modification to Approved Site Plan for Affordable Housing (CGS 8-30g)**
Request to modify approval to incorporate a parking easement to 247 Main Street for 4 parking spaces at 45 Sherwood Terrace.
45 Sherwood Terrace, Assessor’s ap 30, Lot 49, Business B-1 District & Sherwood Terrace, Assessor’s Map 30, Lot 41
Owner: Bedcon Holdings, LLC Agent: Attorney Edward Cassella
ACTION: Consider & act by 11/1/2021 (NLT 11/11/2021)

VI. PUBLIC HEARINGS

- A. **“Restaurant at 247 Main” Application for Special Exception**
Convert 1500 s.f. retail bakery to 42 seat indoor restaurant with 20 outdoor seats
247 Main Street, Map 30/Lot 55, Business B-1 District, Pedestrian Node
Owner/Agent: Joe Wren, P.E. Indigo Properties, LLC
ACTION: Open pb, continue or close by 11/1/2021(NLT 11/7/2021)
- B. **“Cannabis Moratorium” Petition to Amend the Old Saybrook Zoning Regulations**
to add new Section 12 Moratoriums and Section 12.1 to provide time to consider
adoption of regulations relating to Senate Bill No. 1201, June Special Session, Public Act
No. 21-1 (the “Act”) contains provisions allowing municipalities to prohibit or place
reasonable restrictions on Cannabis Establishments. Temporary Moratorium sought on
Cannabis Establishments through May 31, 2022.
Petitioner: Old Saybrook Zoning Commission
ACTION: Open pb, continue or close by 11/1/2021(NLT 11/7/2021)

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VIII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, October 18, 2021 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting
documents.

[Zoning Commission web page](#)

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