



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
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Ann Marie Thorsen
Marc W. Delmonico

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Alternate Members
Justin Terribile
John Henry

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, November 15, 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**
- C. **2022 MEETING CALENDAR**

IV. **NEW BUSINESS**

- A. **“Pasta Vita” Application for Site Plan Review**
Add two 108 s.f. dormers for additional office space and mechanical room/storage
225 Elm Street, Assessor’s Map 38/Lot 3
Industrial I District, Coastal Area Management Zone
Applicant: RLC Properties Agent: Joe Wren, P.E.
ACTION: Consider & Act (NLT 1/4/2022)
- B. **“Cumberland Farms” Application for minor modification to Special Exception**
Permit to add a 118 s.f. storage box. 602 Boston Post Road, Assessor’s Map 40, Lot 50, B-2 District, Pedestrian Node.
Applicant: Cumberland Farms, Inc. Agent: Joseph P. Williams Esq.
ACTION: Consider & Act (NLT 1/4/2022)
- C. **“Big Y Foods & Max’s Place” Preliminary Discussion**
 - Proposed major modification to Special Exception #07-061 last modified on November 3, 2014 to merge 12 Spencer Plain Road (Assessor’s Map 25, Lot 22) with the Max’s Place Shopping Center, 22 Spencer Plain Road (Assessor’s Map 26, Lot 6-12), Business B-4 District/Pedestrian Node;
 - Proposed amendments to the Zoning Regulations in the B-4 Zoning District to allow for drive-thru restaurants and the retail sale of gasoline; and

- Proposed amendments to the Zoning Regulations to allow less stringent parking space requirements for shopping centers.
Property Owners: Big Y Foods, Inc. & Max's Place, LLC. Agent: Atty. David M. Royston
ACTION: Discuss and provide guidance.

D. "CGCT Old Saybrook" Preliminary Discussion

Proposed amendments to the Zoning Regulations in the B-4 Zoning District to allow for drive-thru restaurants in the B-4 District and presentation of concept plan for development. 1654 Boston Post Road (Assessor's Map 26, Lot 39), Business B-4 District/Pedestrian Node
Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward Cassella
ACTION: Discuss and provide guidance.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VI. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, December 6, 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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