



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, January 3, 2022 – 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. **PUBLIC HEARINGS**

- A. **“633 Middlesex Turnpike, LLC” Petition to amend the Old Saybrook Zoning Regulations** Sections 32.0 and 32.7.2 to allow one building with a max. gross floor area of 35,000 s.f. in the B-2 zone when located on a five-acre parcel.
Applicant: 633 Middlesex Turnpike, LLC Agent: Attorney Edward M. Cassella
ACTION: Continued public hearing, close by 1/19/2022 (NLT 1/23/2022)
- B. **“Max’s Place, Big Y Foods and Lyman Development Corp.” Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 62.4.6.D.6. to allow a less stringent parking ratio for shopping centers from 1 space per 175 s.f. of gross floor area to 1 space per 225 s.f. of g.f.a. and to allow Applicants of buildings in excess of 10K s.f to allocate the space devoted to storage to 1 space per 1200 s.f.
Applicants: Big Y Foods, Inc., Max’s Place, LLC. and Lyman Development Corp.
Agent: Atty. David M. Royston
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 2/6/2022)
- C. **“Max’s Place & Big Y Foods” Petition to Amend the Old Saybrook Zoning Regulations** to amend Sections 34.2.1 and 51.1 Special Standards to permit retail gasoline sales as an accessory use in the B-4 Zoning District
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 2/6/2022)

- D. **“Navarro” Application for Special Exception Permit** for construction of a 5,385 s.f. residential home with attached garage at 46 Cromwell Place, Assessor’s Map 32, Lot 21-1, Residence AA-2 District, CAM Zone, CT River Gateway Conservation Zone.
Applicant/Owner: Nanette Navarro Agent: Joe Wren, P.E., L.S.
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 2/6/2022)

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, January 19, 2022 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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