



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, Chairman
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Alternate Members
Justin Terribile
John Henry
Brenda Dyson

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, August 21, 2023 – 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. **91 Sheffield, LLC. v Old Saybrook Zoning Commission** - Discussion of possible regulation amendments in an effort to find resolution to pending litigation. The Zoning Commission denied petitioner's application on October ,18, 2021 for a proposed "Planned Development District" to add a new section 36 to the Old Saybrook Zoning Regulations to create a new development district as alternative to subdivision of land on 5+ acre lots with 1 residential dwelling unit per acre in the MI district.
Applicant: 91 Sheffield Street, LLC Agent: Attorney Marjorie Shansky
ACTION: CONTINUED TO 9/18/2023 WITH NO DISCUSSION

V. **PUBLIC HEARINGS**

- A. **"633 Middlesex Turnpike, LLC" Application for Special Exception Permit** to construct two additions, 4, 676 s.f. & 4,834, s.f. to existing medical office building, 633 Middlesex Turnpike, Map 57/Lot 32-1, Business B-2 District.
Applicant: 633 Middlesex Turnpike, LLC Agent: Attorney Edward M. Cassella
ACTION: Open public hearing, continue or close by 9/6/2023 (NLT 9/10/2023)
- B. **"Saybrook Point Marina, LLC" Application for modification to Special Exception Permit** to add an 880 s.f. 2nd floor storage area to existing 2,000 s.f. 8 bay garage and a 400 s.f. deck, 1 Marina Drive and 2 Bridge Street, Assessor's Map 24, Lots 45 & 55, Saybrook Point SP-3 District, CAM Zone, CT River Gateway Conservation Zone.
Applicant: Saybrook Point Marina, LLC Agent: Attorney David Royston
ACTION: OPEN PH AND CONTINUE WITH NO DISCUSSION AT REQUEST OF APPLICANT.

- VI. **WORKSHOP:** Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).
Moratorium ends: 12/1/2023

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VIII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, September 6, 2023 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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