



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Mark R. Caldarella, Chairman  
Geraldine M. Lewis Secretary  
Robert C. Friedmann  
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**Alternate Members**  
Justin Terribile  
John Henry  
Brenda Dyson

**REGULAR MEETING AGENDA  
HYBRID MEETING**

Monday, November 20, 2023 – 7:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcm54d2wxMGFTVitiz09>

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. **2024 Meeting Calendar**

IV. **OLD BUSINESS**

- A. **“Atlas Outdoor” Application for Site Plan Review** for 13,500 s.f. outdoor storage area for storage of retail inventory (building no longer proposed).  
0 Middlesex Turnpike, Assessor’s Map 41 & 42, Lots 12 & 13-3, Industrial I District  
Owner: 0 Middlesex Turnpike, LLC. Agent: Michael Ott, P.E.  
*ACTION: Consider and act. Decision by 12/19/2023*

V. **NEW BUSINESS**

- B. **“Monkey Farm Cafe” Application for Minor Modification of Special Exception Permit** to expand outdoor seating from 12 to 50 seats.  
571 Boston Post Road, Assessor’s Map 40, Lot 44, Shopping Center B-2 District  
Owner: Harry F. Corning Realty Applicant: Laura Corning  
*ACTION: Consider and act.*

VI. **WORKSHOP**

Discuss possible regulation fixes.

VII. **COMMITTEE, REPRESENTATIVE**

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, December 4, 2023 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

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

[Zoning Commission web page](http://www.oldsaybrookct.org)

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