



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Mark R. Caldarella, Chairman  
Geraldine M. Lewis, Vice-Chairman  
John Henry, Secretary  
Robert C. Friedmann  
Laura Gray

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**Alternate Members**  
Justin Terribile  
Brenda Dyson  
Michael Kelly

**REGULAR MEETING AGENDA  
HYBRID MEETING**

Wednesday, January 17, 2024 – 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=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. **ELECTION OF REPRESENTATIVE TO IWWC**

IV. **PUBLIC HEARINGS**

- A. **“Van Wilgen’s Garden Center” Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

*Applicant: Stanislaw Szeneczyk*

*Agent: Attorney Edward M. Cassella*

*ACTION: Continue opening of public hearing until 2/21/2023 at the request of applicant (29 of 65 used)*

V. **DISCUSSION**

- A. **“Contractor’s Storage Building” Preliminary Discussion**  
23 Schoolhouse Road, Map 27/Lot 26, Gateway Business District  
Owner: 23 Schoolhouse Road, LLC. Agent: Anthony Ruitto  
*ACTION: Discuss 3,500 s.f. building, perimeter and front landscaping buffers*
- B. **“Gulf Station/Sam’s Store” Preliminary Discussion**  
685 Boston Post Road, Map 36/Lot 102, Shopping Center B-2 District  
*Owner/Agent: Syed Kazam*  
*ACTION: Discuss proposed installation of vacuum/ air pump.*

VI. **WORKSHOP**

Discuss problematic regulations for possible text amendments.

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, February 5, 2024 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](#)

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