



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**  
Monday, April 15, 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**

IV. **CONTINUED PUBLIC HEARING**

- 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 Szevczyk*      *Agent: Attorney Edward M. Cassella*  
*ACTION: Close ph by 4/15/2024 (NLT 4/21/2024) (55 of 65 day extension used)*

V. **PUBLIC HEARING**

- A. **“707 Boston Post Road” Application for Special Exception Use** to modify parking lot to allow for reallocation of tenant space for H&R Block and a Goodwill Drop Off Center.  
707 Boston Post Road, Assessor’s Map 36, Lot 101, Shopping Center B-2 District, Pedestrian Node  
*Owner: DF Shoreline, LLC.*      *Agent: Stuart Fairbank, P.E.*

VI. **NEW BUSINESS**

- A. **“Liv’s Shack” Request for Modification to Special Exception for Restaurant Use** to expand outdoor seating.  
26 Bridge Street, Assessor’s Map 24/Lot 46, Saybrook Point SP-2 District  
*Applicant: John Brescio*  
*ACTION: Consider modification and act*
- B. **“Cantina Beach” Cease & Desist Order issued 4/2/2024**  
Operating beyond hours of operation outlined in Statement of Use.  
1596 Boston Post Road, Assessor’s Map 26/Lot 24, B-4 District, Pedestrian Node  
*Business Owner: Mr. Santiago Castro*  
*Property Owner: Sixteen Hundred Boston Post Road, LLC*

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, May 6, 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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