I. CALL TO ORDER

Chairman Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

<table>
<thead>
<tr>
<th>Attendant Members</th>
<th>Absent Members</th>
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<tbody>
<tr>
<td>Robert Friedmann</td>
<td>Justin Terribile</td>
</tr>
<tr>
<td>Mark Caldarella</td>
<td>Geraldine Lewis</td>
</tr>
<tr>
<td>Ann Marie Thorsen</td>
<td>Madeleine Fish</td>
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<tr>
<td>Mark Delmonico</td>
<td></td>
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<tr>
<td>Ram Odedra (seated for Madeleine Fish)</td>
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<thead>
<tr>
<th>Attendant Staff</th>
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</thead>
<tbody>
<tr>
<td>Christina Costa, Zoning Enforcement Officer</td>
</tr>
<tr>
<td>Joanne Galli, Recording Clerk</td>
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</tbody>
</table>

5 members of the public in attendance

III. REGULAR BUSINESS

A. MINUTES

**MOTION** to approve the meeting minutes of November 18, 2019 as presented **MADE**: R. Friedmann **SECONDED**: A. M. Thorsen **VOTING IN FAVOR**: R. Friedmann, M. Delmonico, A. M. Thorsen, Ram Odedra **ABSTAINING**: None **OPPOSED**: None **APPROVED**: 4-0-0.

B. CORRESPONDENCE

**MOTION** to pay invoice # 90138 in the amount of $220.95 to Nathan L. Jacobson & Associates, Inc. as presented **MADE**: R. Friedmann **SECONDED**: M. Delmonico **VOTING IN FAVOR**: R. Friedmann, M. Delmonico, A. M. Thorsen, Ram Odedra **ABSTAINING**: None **OPPOSED**: None **APPROVED**: 4-0-0.
MOTION to pay invoice #s 11309311 and 11309312, in the amount of $1406.00 to Halloran & Sage LLP as presented MADE: R. Friedmann SECONDED: M. Delmonico VOTING IN FAVOR: R. Friedmann, M. Delmonico, A. M. Thorsen, Ram Odedra ABSTAINING: None OPPOSED: None APPROVED: 4-0-0.

**C. ELECTION OF OFFICERS**

There is a continuance to the December 16, 2019 meeting.

**IV. NEW BUSINESS**

**A. Preliminary Discussion:** Petition to Amend the Zoning Map from Residence A District to Business B-2 District

99 & 109 Lynde Street, Assessor’s Map 36, Lots 87 & 89
Owner: 99 Lynde Street, LLC & 109 Lynde Street, LLC
Contract Purchaser Agent: Michael Picard

Michael Picard would like both sides of the street to be zoned Business B-2 to allow him to build and create a balance to the street by adding mixed-use buildings with commercial below and residential above. He indicated that he would add streetscape improvements to both sides.

Donna Petersen, resident of Lynde Street expressed concern about the zoning change.

The Zoning Commission stated that the road makes a good differentiator between districts and would like to preserve this residential district considering that the developer doesn’t own the whole street.

**B. Preliminary Discussion:** Site Plan Application to construct medical offices, business/contractor’s storage/light industrial uses

215 Elm Street, Assessor’s Map 38, Lot 2, Industrial I District
Owner: 215 Elm Street Associates, LLC. Agent: Michael Picard

Michael Picard would like to be permitted to erect a building on one side of the lot while keeping the other side cleared for storage (gravel etc.) for now. At some later point he will commence building on the second portion of the lot. He would like to know how to proceed. He wants to know if he should get approvals now for both projects and one project at a time.

Zoning Commission stated that both structures can be approved at the same time with the ability to build second building at a later time but within time frame or will need permitting extension.

ZEO Chris Costa adding that if no building will be erected they will still need to submit a site plan application.

**C. Workshop:** Zoning Regulation Amendments: Section 65 Excavation & Grading

The Commission discussed removing Section 65 to address problematic regulations and reviewed draft text to add excavation and grading regulations into Section 53. The Commission edited the draft and directed the ZEO to schedule public hearing.
V. EXECUTIVE SESSION

MOTION to commence Executive Session at 8:35 MADE: R. Friedmann SECONDED: M. Caldarella
VOTING IN FAVOR: R. Friedmann, M. Caldarella, M. Delmonico, A. M. Thorsen, Ram Odedra
ABSTAINING: None OPPOSED: None APPROVED: 5-0-0.

MOTION to leave Executive Session at 9:05 MADE: R. Friedmann SECONDED: M. Caldarella
VOTING IN FAVOR: R. Friedmann, M. Caldarella, M. Delmonico, A. M. Thorsen, Ram Odedra
ABSTAINING: None OPPOSED: None APPROVED: 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **“Middlesex Hospital Offices/Erikelari, LLC./G.Dayharsh” 2011 SPEX . #11-008**
  154 Main Street, Assessor’s Map 37, Lot 127, Business B-1 District
  Property Owner: CHK OS Associates, LLC.
  The sidewalks completion deadline of 11/31/2019 was not met. The sidewalks have not been
  installed as agreed. The Applicant did not contact the ZEO but asked the Public Work Director
to pass on a message that the sidewalks will be completed by the end of this week. The Zoning
Commission will ask for a report on the status at the December 16, 2019 meeting and pursue
enforcement matter if not complete.

- **Say Main, LLC. 166 Main Street** would like to remove their curbing. Zoning Commission will
  approve the removal if wheel stops are placed where curbing is removed.

- **Drama Works Theatre Company Inc.** a501 ©3 non-profit community theatre organization,
  would like to lease unit #4-, a 1424 sq. ft. space at 323 Boston Post Road. Use would be for live
  performances of plays, a local playwright New Works Festival and a Theatre for a Young
  Audience program. There would be 48 audience seats for performances with a total occupancy
  of no more than 58 persons. Use would be at night commencing at 6 PM when other businesses
  in the building would be closed. There are approximately 42 parking spaces with a drive thru to
  next door for additional parking, where there are also no businesses open at night.

- **2020 Accessory Apartment Renewal Update** - There were thirty-six renewals with fifteen
  reminder letters sent. Two new owners were sent certified letters with no response. Two requests
  for Proof of Primary Residence were sent 10/29 with no response.

VII. ADJOURNMENT

MOTION to adjourn the regular meeting at 9:30 P.M. to the next regularly scheduled Zoning
Commission meeting on December 16, 2019 at 7:00 P.M. at Town Hall, 302 Main Street, 1st Floor
Conference Room, Old Saybrook. MADE: R. Friedmann SECONDED: M. Caldarella VOTING IN
FAVOR: R. Friedmann, M. Caldarella, A. M. Thorsen, Mark Delmonico, Ram Odedra ABSTAINING:
None OPPOSED: None APPROVED: 5-0-0.

Respectfully submitted,

Joanne Galli, Recording Clerk