



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Robert C. Friedmann, Chairman  
Mark R. Caldarella, Vice Chairman  
Geraldine M. Lewis Secretary  
Ann Marie Thorsen  
Marc W. Delmonico

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
www.oldsaybrookct.org

**Alternate Members**  
Justin Terribile  
John Henry  
Brenda Dyson

**AMENDED**

**REGULAR MEETING AGENDA  
HYBRID MEETING**

Monday, August 7, 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=WEZSYVdRcm1Dcms4d2wxMGFTVitiZ09>

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**

V. **PUBLIC HEARINGS**

- A. **“Shoreline Eye Group, P.C.” Application for Special Exception Use** to construct a 421 s.f. building overhang to existing 7,786 s.f. building (1<sup>st</sup> floor. eye doctor, 2<sup>nd</sup> flr. office/retail use) 821 Boston Post Road, Assessor’s Map 36, Lot 4, Business B-2 District, Pedestrian Node  
*Owner: Old Saybrook Real Estate, LLC. Agent: Attorney Edward Cassella*  
*ACTION: Open public hearing, continue or close by 9/6/2023 (NLT 9/10/2023)*

VI. **OLD BUSINESS**

- A. **"Food Bag"** Pre-application discussion regarding parking calculation 1630 Boston Post Road, Assessor's Map 26, Lot 38, Business B-4 District  
Applicant: AMG Pub II, LLC. Agent: Attorney Amy Souchuns
- B. **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: Discuss proposed text by the Applicant and determine if the parties can come to a consensus on how to resolve the matter.*

- VII. **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*
- VIII. **ELECTION OF OFFICERS**
- IX. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- X. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, August 21, 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](#)

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