



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Robert C. Friedmann, Chairman  
Mark R. Caldarella, Vice Chairman  
Geraldine M. Lewis Secretary  
Madeleine B. Fish  
Ann Marie Thorsen

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**Alternate Members**  
Justin Terribile  
Marc W. Delmonico  
Ram B. Odedra

**REGULAR MEETING AGENDA  
VIRTUAL MEETING**

Monday, January 4, 2021 – 7:00 P.M.

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. **NEW BUSINESS**

- A. **2021 Meeting Calendar**
- B. **“The Point, LLC” Preliminary Discussion**  
Proposed regulation amendment to allow outdoor restaurants in the SP-2 District  
145 College Street, Map 24, Lot 42-1, SP-2 District, Gateway, FEMA Flood VE15  
Owner: The Point, LLC. Agent: Attorney Edward Cassella

V. **PUBLIC HEARINGS**

- A. **“Daniels Propane”** Application for Special Exception Use for contractor business/storage yard and to construct 7,800 s.f. office/warehouse building with outside storage areas for the bulk storage of 60,000 gallons of propane gas.  
103 Mill Road East, Map 39/Lot 13, Industrial I District  
Owner: Javco Holdings, LLC. Applicant: Daniels Propane, LLC.  
Agent: Atty. Edward M. Cassella  
*ACTION: Open public hearing, continue or close by 2/1/2021 (NLT 2/7/2021)*
- B. **“Classic Carriage Car Wash” Application for Special Exception Use**  
Proposed 2,464 s.f. convenience store, 2,500 s.f. canopy, electric charging stations, reconfiguration of gas pumps/7 nozzles.  
351 Boston Post Road, Assessor’s Map 42/Lot 10-1, Business B-4 District  
Property Owner: Injun, LLC Agent/Owner: John Pytlik  
*ACTION: Open public hearing, continue or close by 2/1/2021 (NLT 2/7/2021)*

- C. **“Finkeldey” Application for Site Plan for Affordable Housing (CGS 8-30g)**  
development to add a 578 s.f. addition of new living space, convert existing 1160 s.f. two-family dwelling to a 2,898 s.f. three family dwelling at 16 Ford Drive, Assessor’s Map 40, Lot 24, Residence B Zoning District, Coastal Area Management Zone.  
*Applicant/Owner: John Finkeldey Agent: Attorney Edward M. Cassella*  
*ACTION: Open public hearing, continue or close by 2/1/2021 (NLT 2/7/2021)*

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING  
**Wednesday, January 20, 2021 at 7:00 P.M.**

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

[Zoning Commission web page](#)

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