



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
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Alternate Members
Justin Terribile
Marc W. Delmonico
Ram B. Odedra

**REGULAR MEETING AGENDA
VIRTUAL MEETING**

Wednesday, January 20, 2021 – 7:00 P.M.

Public Zoom Link: <https://zoom.us/j/95195938839?pwd=RnVKQk4yUWY2OEJ6ODRPZ0ROQWNmUT09>

Meeting ID: 951 9593 8839

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95195938839#>

I. **CALL TO ORDER**
II. **ROLL CALL**
III. **REGULAR BUSINESS**

- A. **MINUTES**
B. **CORRESPONDENCE**

IV. **OLD BUSINESS**

- A. **“The Point, LLC” Preliminary Discussion** (Continued from 1/4/2021)
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. **CONTINUED PUBLIC HEARINGS**

- A. **“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: Continue or close by 2/1/2021 (NLT 2/7/2021)
APPLICANT HAS REQUESTED CONTINUANCE TO FEBRUARY 1, 2021

VI. **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 2/17/2021 (NLT 2/23/2021)
(21 of 65 day extension remains)

- B. **“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 2/17/2021 (NLT 2/23/2021)
- C. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 68.2.4a Articulations in façade to allow different articulations based on wall size and 64.3.4 Sign Area Calculations to correspond with articulations in façade. New Section 10.8.5 Non-conformity to allow demolition/rebuild when all bulk requirements met. Amend 51.1.11 Commencement/Completion of Construction to extend completion to 5 years. Section 53 Drive through windows to amend section H, remove Sections I & J to remove minimum of 2,000 s.f. g.f.a, minimum of 10,000 s.f. g.f.a for other buildings on the lot, public entrance within 50’ of the street line and window required within 100’ of a residential district boundary line. Section 53 Bed & Breakfast Section E to clarify parking spaces location on the same lot.
Petitioner: Old Saybrook Zoning Commission
ACTION: Open public hearing, continue or close by 2/17/2021 (NLT 2/23/2021)

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, February 1, 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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