



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, *Chairman*
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Alternate Members
Justin Terribile
Marc W. Delmonico
Vacancy

REGULAR MEETING AGENDA
VIRTUAL MEETING
Monday, March 15, 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. **CONTINUED PUBLIC HEARINGS**

- A. **“Smoke on the Water” Petition to Amend the Zoning Regulations** to include outdoor restaurant definition and standards and to allow temporary non-residential restaurant trailers in the SP-2 District and for Town owned properties located on the CT River or Long Island Sound for a maximum of 180 days per calendar year.
Petitioner: The Point, LLC. Agent: Attorney Edward Cassella
ACTION: Continue or close by 4/5/2021 (NLT 4/14/2021)

V. **PUBLIC HEARINGS**

- A. **“215 Elm Street” Application for Site Plan/Coastal Site Plan Review** for a 12,600 s.f. medical office and 13,500 s.f. medical office building.
215 Elm Street, Assessor’s Map 38/Lot 2, Industrial I District, Coastal Management Zone
Owner: 215 Elm Street Associates, LLC Agent: Michael Ott, P.E.
ACTION: Open public hearing, continue or close by 4/5/2021 (NLT 4/18/2021)
- B. **“Hanford Commons II” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**
Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION: Open public hearing, continue or close by 4/5/2021 (NLT 4/18/2021)
- C. **“Residences at 247 Main”** Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch.
247 Main Street, Map 30/Lot 55, Business B-1 District, Pedestrian Node
Owner: New England Conservation Partnership, LLC Contract Purchaser/Agent: Joe Wren, P.E.
ACTION: Open public hearing, continue or close by 4/5/2021 (NLT 4/18/2021)

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VI. ADJOURNMENT

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, April 5, 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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