



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  
Vacancy

**REGULAR MEETING AGENDA  
HYBRID MEETING**

Monday, June 21, 2021 – 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=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. **OLD BUSINESS**

- A. **“Old Saybrook High School” Application for Minor Modification to Special Exception**  
Installation of a 10 x 12 walk in freezer and conversion of existing basketball court to 30 additional parking spaces.  
1111 Boston Post Road, Assessor’s Map 28/Lot 14  
Residence A District, Coastal Area Management Zone  
*Applicant: Old Saybrook Board of Education      Agent: Julie Pendleton*  
*ACTION: Consider & Act*

V. **NEW BUSINESS**

- A. **“633 Middlesex Turnpike, LLC” Preliminary Discussion**  
Proposed petition to amend the Old Saybrook Zoning Regulation to allow gross floor area up to 35,000 s.f. in the B-2 zone; existing 24,500 s.f. one-story professional medical building at 633 Middlesex Turnpike, Map 57, Lot 32-1, B-2 Zone  
Applicant: 633 Middlesex Turnpike, LLC      Agent: Edward M. Cassella  
*ACTION: Provide guidance for possible petition to amend the regulations.*
- B. **“Old Saybrook Auto Mall Sign” Preliminary Discussion**  
Propose options to replace 320 s.f. free standing sign (155.3 s.f. of sign area)  
255 Middlesex Turnpike, Assessor’s Map 52, Lot 63  
Owner: 255 Middlesex Tpk. LLC. Agent: Tracy Becker, Sign Pro  
*ACTION: Provide guidance to the Applicant and determine if a modification to the Special Exception Permit is required.*

- C. **“Workshop”** Discuss problematic regulations and new ideas for possible regulation changes  
Old Saybrook Zoning Commission

VI. **PERMIT RENEWALS: Gravel Pits**

- |                 |                  |                                |
|-----------------|------------------|--------------------------------|
| A. <b>Hull</b>  | B. <b>Dibble</b> | C. <b>Piontkowski</b>          |
| Middlesex Tpke. | Ingham Hill Rd.  | Bokum Rd. &<br>Lakewood Circle |

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Wednesday, July 7<sup>th</sup>, 2021 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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