



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

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Alternate Members
Justin Terribile
John Henry

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, December 20, 2021 – 7:00 P.M.
Town Hall, 1st 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. **PUBLIC HEARINGS**

- A. **“Riverside Reflections” Application for Special Exception Permit/Coastal Site Plan Review** to construct a columbarium and a 600 s.f. meeting/archives building and septic system.
59 Sheffield Street, Assessor’s Map 49, Lot 1, Residence A District, CAM Zone.
Applicant: Riverside Cemetery Association Agent: Edward Marcolini
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 1/23/2022)
- B. **“100 Main Street Mixed Use Apartments” Application for Special Exception Permit** to convert 3,200 s.f. of 2nd story retail/office space to two apartments (1,100 s.f. and 800 s.f.) with 2 storage areas (500 s.f.), Assessor’s Map 37/Lot 101, Business B-1 District, Pedestrian Node
Applicant: Lonesome Grove Partners, LLC Agent: Attorney Peter Charbonnier
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 1/23/2022)
- C. **“633 Middlesex Turnpike, LLC” Petition to amend the Old Saybrook Zoning Regulations** Sections 32.0 and 32.7.2 to allow one building with a max. gross floor area of 35,000 s.f. in the B-2 zone when located on a five-acre parcel.
Applicant: 633 Middlesex Turnpike, LLC Agent: Attorney Edward M. Cassella
ACTION: Open public hearing, continue or close by 1/19/2022 (NLT 1/23/2022)

- D. **“CGCT Old Saybrook, LLC” Petition to Amend the Old Saybrook Zoning Regulations** Section 34.2.2 Gateway Business B-4 District and Section 53.1 Special Standards for Drive-through windows for indoor restaurants to allow drive-through restaurants in the Gateway Business B-4 District.

Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward M. Cassella

ACTION: Open pb, continue or close by 1/19/2022 (NLT 1/23/2022)

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, January 3, 2022 at 7:00 P.M.

Town Hall, 1st 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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