



**TOWN OF OLD SAYBROOK**  
**Zoning Commission**

*Robert C. Friedmann, Chairman*  
*Mark R. Caldarella, Vice Chairman*  
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*Ann Marie Thorsen*  
*Marc W. Delmonico*

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**Alternate Members**  
*Justin Terribile*  
*John Henry*  
*Sandra Digenzo*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

Monday, May 16, 2022 – 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. NEW BUSINESS**

**A. 2022 Outdoor Seating Renewals**

**B. Application for Coastal Site Plan**

12 Rivers Ridge Road, Map 53/Lot 32-8

Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Zone

Applicant: Deborah Shah      Agent: Michael J. Ott, P.E., L.S.

**V. PUBLIC HEARINGS**

- A. “Chalker Village” Application to Modify Approved Special Exception Use for Restaurant/Office** Remove offices, add 18 outdoor seats to 1,184 s.f. indoor pizza restaurant.  
1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node  
Applicant: OKI, LLC. Agent: Attorney Edward Cassella  
*ACTION: Open Public Hearing, continue or close by 6/6/2022 (NLT 6/19/2022)*

- B. “Chalker Village” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**  
to convert 5 office units into 6 residential dwelling apartment units (2 affordable).  
1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node  
Applicant: OKI, LLC. Agent: Attorney Edward Cassella  
*ACTION: Open Public Hearing, continue or close, decision by 6/20/2022 (NLT 6/21/2022)*

- C. **“Ferry Point Safe Harbor Marina” Application for Modification to Special Exception Permit & Coastal Site Plan Review** to add a 720 s.f. open air pavilion. 29 Essex Road, Assessor’s Map 59, Lot 83, MI District, CAM Zone, CT River Gateway Conservation Zone.  
*Applicant: SHM Ferry Point, LLC Agent: Joe Wren, P.E.*  
*ACTION: Open Public Hearing, continue or close by 6/6/2022 (NLT 6/19/2022)*

VI. **WORKSHOP**

Discuss Planning Commission memorandum regarding drive-through windows.

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, June 6, 2022 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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