



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*  
*Sandra Dizenzo*

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

Monday, June 20, 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. **PUBLIC HEARINGS**

- A. **“Master Tile” Application for Modification to Special Exception Permit** to construct a 1,500 sf. of additional retail showroom/contractor’s storage area. 1522 Boston Post Road, Assessor’s Map 26, Lot 28, Business B-4 District  
*Owner: MVJJ, LLC. Agent: Bob Doane, P.E.*  
*ACTION: Open public hearing, continue or close by 7/18/22 (NLT 7/24/22)*

V. **PRELIMINARY DISCUSSION**

**“Marine Enterprises” Preliminary Discussion:** Petition to Amend the Zoning Regulations to allow for a marina resort development including marina, commercial and residential uses.  
142 & 163 Ferry Road, Assessor’s Map 45, Lots 29-1, 33 & 14, Residence A District, Marine Industrial MI District, Coastal Area Management Zone, CT River Gateway Conservation Zone  
Applicant: Marine Enterprises, LLC. Agent: Attorney Mark Shipman

VI. **PERMIT RENEWALS: Gravel Pits**

- A. **Magruder**  
Bokum Rd. &  
Lakewood Circle
- B. **Hull**  
Middlesex Tpke.
- C. **Dibble**  
Ingham Hill Rd.

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Wednesday, July 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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