



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  
Ram B. Odedra

**REGULAR MEETING AGENDA**

Monday, August 3, 2020 – 7:00 P.M.

**Audio Meeting Available For Public Dial In**

Join Zoom Meeting: <https://zoom.us/j/92836076743>  
Teleconference: +1 929 436 2866 Meeting ID: 928 3607 6743  
One Tap Mobile: <tel://19294362866,92836076743#>

Please call or e-mail the ZEO at [Chris.Costa@OldSaybrookCT.gov](mailto:Chris.Costa@OldSaybrookCT.gov) if you need special accommodations.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
  - A. **MINUTES**
  - B. **CORRESPONDENCE**

NEXT REGULAR MEETING  
**Monday, August 17, 2020 at 7:00 P.M.**  
 Town Hall, 1<sup>st</sup> Floor Conference Room  
 302 Main Street, Old Saybrook  
**If the COVID19/Corona Virus State of CT Public Health  
 Emergency remains effective, a dial in public meeting may be held.  
 Check our website one week in advance for dial in information at**  
 Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of land use agendas.

IV. **NEW BUSINESS**

- A. **“Sip Espresso and Wine Bar”** Application for Minor Modification to Special Exception Permit to increase approved outdoor seating from 4 tables/8 seats to 8 tables/16 seats. 75 Main Street, Map 37/Lot 36, Central Business B-1 District, Ped. Node, Coastal Area Management Zone.  
*Applicant: Derrick Kennedy, Sip Espresso & Wine Bar, LLC. Owner: 75 Old Saybrook, LLC*  
*ACTION: Review modification request for possible action.*
- B. **“Robert Lemire” Application for Coastal Site Plan Review/CZC# 20- 095** Construction of a 544 s.f. pool and reduction of existing deck. 27 Briarwood Dr., Map 7/Lot 18, Res AA-2 District, CAM Zone, FEMA AE Flood Zone  
Owner/Applicant: Robert Lemire  
*ACTION: Review and Act*

V. **PUBLIC HEARINGS (Continued)**

- A. **“Maple & Main” Application for Special Exception Permit** for 2,907 s.f. Restaurant, 813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Coastal Management Zone, Pedestrian Node.  
*Owner: Alex Foulkes Agent: Joe Wren, P.E.*  
*ACTION: Continue or close by 8/03/2020 (NLT 8/03/2020) Applicant granted 15 day extension to 8/3/2020 (16 of 65 day extension used)*

VI. **PUBLIC HEARINGS**

- A. **“Muir”** Application for Special Exception Use for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46/Lot 14, Gateway Business B-4 District  
*Owner: Estate of Henry Syvertsen Applicant: John Muir Agent: Joe Wren, P.E.*  
*ACTION: Open public hearing, continue or close by 8/17/2020 (NLT 9/6/2020)*

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

VIII. **ADJOURNMENT**