



TOWN OF OLD SAYBROOK
Zoning Commission

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Alternate Members
Justin Terribile
John Henry
Sandra Dizzenzo

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, May 15, 2023 – 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. **CONTINUED PUBLIC HEARINGS**

- A. **“Old Glory” Application for Special Exception and Coastal Site Plan Review** to construct a 1055 s.f. addition and 148 s.f. enclosed entry to existing 3,280 s.f. retail store and demolish 2nd building.
1804 Boston Post Road, Assessor’s Map 17/Lot 4, Gateway Business B-4 District, Coastal Area Management Zone
Applicant: Glenn Morelli Agent: Attorney David M. Royston
ACTION: Close pb by 5/15/2023 (NLT 6/4/2023), deliberate & act

V. **OLD BUSINESS**

- A. **91 Sheffield, LLC. v Old Saybrook Zoning Commission** - Discussion of possible regulation amendments in an effort to find resolution to pending litigation. The Zoning Commission denied petitioner’s application on October ,18, 2021 for a proposed “Planned Development District” to add a new section 36 to the Old Saybrook Zoning Regulations to create a new development district as alternative to subdivision of land on 5+ acre lots with 1 residential dwelling unit per acre in the MI district.
Applicant: 91 Sheffield Street, LLC Agent: Attorney Marjorie Shansky
ACTION: Discuss proposed text by the Applicant and determine if the parties can come to a consensus on how to resolve the matter.

B. **“2023 Comprehensive Update to the Plan of Conservation & Development”**

Petitioner: Old Saybrook Planning Commission

ACTION: Review draft plan and report to the Planning Commission by June 1, 2023

VI. **WORKSHOP:** Accepting public comment regarding drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).

Moratorium ends: December 31, 2023

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, June 5, 2023 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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