



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
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Alternate Members
Justin Terribile
John Henry
Vacancy

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, June 5, 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 ph by 6/5/2023 (NLT 6/5/2023), deliberate & act

V. **NEW BUSINESS**

- A. **“Hartford Health Care” Minor Modification to Special Exception Permit** to allow for sign with five or more colors (Section 64.5.8 a 6).
215 Elm Street, Assessor’s Map 38, Lot 2, Industrial I District
Owner: 215 Elm Street, LLC. Applicant: Hartford Health Care
Agent: Tracy Becker, SignPro
ACTION: Review and act.

VI. PUBLIC HEARINGS

- A. **“Corigliano” Application for Special Exception Use and Coastal Site Plan Review** to construct a 1880 s.f. 3 car garage and house addition, a 147 s.f. front porch and 136 s.f. back porch to an existing residence for a total proposed 9,728 s.f. at 38 Watrous Point Road, Map 64/Lot 17-8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone

Applicant: Agnes & Cosmo Corigliano Agent: Joe Wren, P.E.

ACTION: Open public hearing, continue or close by 7/3/2023 (NLT 7/9/2023)

- B. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District.

Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston

ACTION: Open public hearing, continue or close by 7/3/2023 (NLT 7/9/2023)

VII. PERMIT RENEWALS: Gravel Pits

A. **Dibble**

Ingham Hill Rd.

B. **Magruder**

Bokum Rd. &
Lakewood Circle

C. **Hull**

Middlesex Tpke.

- VIII. **WORKSHOP:** Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). *Moratorium ends: 12/1/2023*

Public comment continued: Ron Lyman, Attorney Royston & Max’s Place consultants (15 mins. max.).

Public comment from new parties (15 mins. max.).

Written comments permitted and welcomed.

IX. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

X. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, June 21 2023 at 7:00 P.M.

Town Hall, 2nd 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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