



## 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*

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

### Alternate Members

*Justin Terribile*  
*John Henry*  
*Brenda Dyson*

### REGULAR MEETING AGENDA HYBRID MEETING

Wednesday, June 21, 2023 – 7:00 P.M.

**Town Hall, 2<sup>nd</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. CONTINUED 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: Grant request for extension of time for the public hearing and continue to July 17, 2023*

#### V. PRELIMINARY DISCUSSIONS

- A. **“Solar Energy”** Presentation on proposed draft regulation to encourage solar energy opportunities for a more sustainable Old Saybrook.  
*Presenter: Sarah Makowicki, Land Use Clerk & Sustainable CT Staff*

- B. **“Anthony’s Landscaping”** Preliminary Discussion on proposed contractor’s storage warehouse.  
23 Schoolhouse Road, Assessor’s Map 27, Lot 26, Business B-4 District  
*Applicant: Anthony’s Property Services      Agent: Joe Wren, P.E.*
- C. **“Main Street Parking”** Preliminary Discussion regarding off-site parking space easement and increasing credit for Main Street parking spaces.  
247 Main Street, Assessor’s Map 30, Lot 55  
*Applicant: Indigo Properties      Agent: Joe Wren, P.E.*
- D. **“Food Bag”** Pre-application discussion for building addition for product storage.  
1630 Boston Post Road, Assessor’s Map 26, Lot 38, Business B-4 District  
*Applicant: AMG Pub II, LLC.      Agent: Attorney Amy Souchuns*
- VI. **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*
- VII. **WORKSHOP:** Discuss possible 2023 housekeeping amendments.
- VIII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- IX. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, July 3, 2023 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](#)  
*Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of land use agendas.*