



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, Chairman
Geraldine M. Lewis Secretary
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Alternate Members
Justin Terribile
Brenda Dyson
Michael Kelly

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, December 18, 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. **“Atlantis Fresh Market” Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area.
1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone
Applicant: AMG PUB II, LLC *Agent: Attorney Amy Souchuns*
ACTION: Continue or close by 1/3/2024 (NLT 1/7/2024)

- B. **Petition to Amend the Zoning Regulations Section 53 - Drive-through windows** for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments.
Petitioner: Old Saybrook Zoning Commission
ACTION: Continue or close by 1/3/2024 (NLT 1/7/2024)

V. PUBLIC HEARINGS

- A. **“Van Wilgen’s Garden Center” Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.
Applicant: Stanislaw Szcwarczyk Agent: Attorney Edward M. Cassella
ACTION: Open pb, continue or close by 1/17/2024 (NLT 1/21/2024)
- B. **“Shoreline Hyundai” Application for Modification to Special Exception** to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.
235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District
Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.
ACTION: Open pb, continue or close by 1/17/2024 (NLT 1/21/2024)
- C. **“Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.
255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District
Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.
ACTION: Open pb, continue or close by 1/17/2024 (NLT 1/21/2024)

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, January 3, 2024 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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