



TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Mark R. Caldarella, Chairman*  
*Geraldine M. Lewis, Vice-Chairman*  
*John Henry, Secretary*  
*Robert C. Friedmann*  
*Laura Gray*

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**Alternate Members**  
*Justin Terribile*  
*Brenda Dyson*  
*Michael Kelly*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

Wednesday, February 21, 2024 – 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. **NEW BUSINESS**

- A. **“Toper” Application for Municipal Coastal Site Plan Review**  
Installation of a Septic System  
129 Nehantic Trail, Map 19/Lot 13, Residence A District  
*Applicant: Lynn Toper*                      *Agent: Joe Wren, P.E.L.S.*

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 Szeneczyk*                      *Agent: Attorney Edward M. Cassella*

**Opening of public hearing continued to 3/18/2024 at the request of the applicant  
(55 of 65 day extension used)**

- B. **“Alba Enterprises, LLC” Application for Special Exception Permit/Coastal Site Plan Review** for construction of a 7,518 s.f. house.  
15 Mallard Drive, Map 63/Lot 90, Residence AA-1 District, Coastal Area Management Zone, Gateway Conservation Zone.  
*Applicant: Alba Enterprises, LLC      Agent : Attorney Edward M. Cassella*  
*ACTION: Open pb, continue or close by 3/18/2024 (NLT 3/26/2024)*
- C. **“245 Boston Post Road” Application for Special Exception Use for Office/Retail/Contractor’s Business**  
245 Boston Post Road, Map 44, Lot 10, Business B-4 District  
*Applicant: Luis Pugo      Agent: Attorney Edward Cassella*  
*ACTION: Open pb, continue or close by 3/18/2024 (NLT 3/26/2024)*
- D. **“Daniel’s Energy” Application for Modification of Special Exception Permit** for the addition of two 25,000 gallon LP storage tanks  
103 Mill Rock Road East, Map 39/Lot 12, Industrial I District  
*Applicant: Mill Rock Green Associates, LLC.    Agent: Attorney Edward Cassella*  
*ACTION: Open pb, continue or close by 3/18/2024 (NLT 3/26/2024)*

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, March 4, 2024 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](#)

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