



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, Chairman
Geraldine M. Lewis, Vice-Chairman
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Alternate Members

Justin Terribile
Brenda Dyson
Michael Kelly

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, March 18, 2024 – 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. PRELIMINARY DISCUSSION

A. Tesla charging stations, 901 Boston Post Road, Map 29/Lot 5, Business B-2 District

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 Szcwzyk

Agent: Attorney Edward M. Cassella

ACTION: Open pb, continue or close by 4/21/2024 (55 of 65 day extension used)

B. “23 Schoolhouse Road” Application for Special Exception Use for construction of a 3,429.8 s.f. barn for contractor’s storage business.

23 Schoolhouse Road, Map 27, Lot 26, Business B-4 District

Applicant/Owner: Anthony Ruitto, 23 Schoolhouse Road, LLC

Agent: Joe Wren, P.E.

ACTION: Open pb, continue or close by 4/15/2024 (NLT 4/21/2024)

- C. **“A-1 Home Improvement” Application for Special Exception Use** for a 3,107 s.f.
Office for Home Improvement Sales/Training
813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Pedestrian Node
Applicant: Zachary Ziegler, Agent: Joe Wren, P.E.
ACTION: Open pb, continue or close by 4/15/2024 (NLT 4/21/2024)

- D. **Petition to amend the Old Saybrook Zoning Regulations** to amend Section 9
Definitions to amend billboard, half story and add new definitions of shopping center and rooftop deck. Amend Section 10.6.4 discontinuance of a non-conformity for consistency with State Statute. Amend Section 63.2 bullet point #4 to remove illegal bonding language. Amend 62.3.2 to allow walkway materials other than concrete. Amend Section 53 Special Standards for Accessory Apartments to permit finished space in garage area to count toward primary dwelling, amend requirement that apartment must be located no closer to the street. Amend 53 Bed & Breakfast to remove language regarding dwelling units so that B&B can be located in some business districts.
Petitioner: Old Saybrook Zoning Commission

VI. **OLD BUSINESS**

- A. **2023 Affordable Housing Audit**
Action: Discuss the results of the audit and discuss a possible audit in 2024.

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, April 1, 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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