



TOWN OF OLD SAYBROOK  
**Zoning Commission**

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

*Robert C. Friedmann, Chairman*  
*Mark R. Caldarella, Vice Chairman*  
*Geraldine M. Lewis, Secretary*  
*Ann Marie Thorsen*  
*Madeleine B. Fish*

**Alternate Members**  
*Michael P. Cianfaglione*  
*Joanne Gadon*  
*David Papandrea*

**REGULAR MEETING AGENDA**

Monday, May 7, 2018 – 7:00 p.m.  
Town Hall, 302 Main Street  
1<sup>st</sup> Floor Conference Room

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **REGULAR BUSINESS**

A. **MINUTES**

B. **CORRESPONDENCE**

IV. **NEW BUSINESS**

- A. **“S&S Marine” Request for Minor Modification to Sp. Exception Permit #15- 113**  
Modification to handicapped parking spaces, remove paver walkway and add plantings.  
18 Riverside Avenue, Assessor’s Map 59, Lot 97, Marine MI District, CAM Zone,  
*Applicant: S&S Marine Holdings, LLC. Agent: Scott Sundholm*

V. **PUBLIC HEARINGS**

- A. **“The Botanist” Application for Site Plan Review**  
4,260 s.f. retail medical marijuana dispensary  
5 Custom Drive, Assessor’s Map 46/Lot 106, Gateway Business B-4 District  
Applicant: Acreage Connecticut, LLC      Property Owner: Pauleeok, LLC  
*ACTION: Open public hearing; continue or close by 6/4/2018 (Decision NLT 6/5/2018)*
- B. **“Pediatric Dentistry” Appl. for Special Exception Permit/Coastal Site Plan Review**  
Construction of a 5,250 s.f., single story office building, parking lot & sign.  
Shopping Center Business B-2 District, CAM Zone, Pedestrian node.  
1017 Boston Post Road, Assessor’s Map 28/ Lot 38  
Applicant: CCPD Properties      Agent: Joe Wren, P.E.  
*ACTION: Open public hearing; continue or close by 6/4/2018 (NLT 6/10/2018)*
- C. **“Skippers” Application for Special Exception Permit**  
2,500 s.f. restaurant, outdoor patio seating and awning  
688 Boston Post Road, Assessor’s Map 37, Lot 54  
Business B-1 District, Pedestrian Node  
Applicant/Agent: Elefterios Tsiropoulos, Contract Purchaser  
*ACTION: Open public hearing; continue or close by 6/4/2018 (NLT 6/10/2018)*

- D. **“Warren” Application for Special Exception Permit/Coastal Site Plan Review**  
697 s.f. pool, retaining wall, 130 s.f. porch, 103 s.f. deck, 210 s.f. deck and 312 s.f. 2<sup>nd</sup>  
story additions.  
91 North Cove Road, Assessor’s Map 32/Lot 1  
Residence AA-2 District, CAM Zone, CT River Gateway Zone, Historic District.  
Applicant: Russell F. & Francesca K. Warren Agent: Atty. Edward M. Cassella  
*ACTION: Open public hearing; continue or close by 6/4/2018 (NLT 6/10/2018)*

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

VII. **ADJOURNMENT**

