



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 21, 2018 – 7:00 p.m.
Town Hall, 302 Main Street
1st Floor Conference Room

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **MINUTES**
- B. **CORRESPONDENCE**

IV. **OLD 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 1-6, Gateway Business B-4 District
Applicant: Acreage Connecticut, LLC Property Owner: Pauleeok, LLC
ACTION: Continued from 5/7/18; continue or close by 6/4/18 (Decision NLT 6/5/18)
- B. **“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. 2nd 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: Continued from 5/17/2018; continue or close by 6/4/2018 (NLT 6/10/2018)
- C. **“Calmar Properties, LLC” Application for Special Exception Permit/Coastal Site Plan Review**
To construct a 10,004 s.f. building for boat repair, sales and storage.
34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1
Marine Industrial MI District, CAM Zone
Applicant: Island Cove Marina, LLC Agent: Attorney David Royston
ACTION: Open public hearing; continue or close by 6/18/2018 (NLT 6/24/2018)

VI. **NEW BUSINESS**

A. Preliminary Discussion

Petition to Amend the Zoning Regulations to permit non-contiguous off-site parking lots
Agent: Attorney David Royston

B. Workshop

Amendments to flashing sign regulations and clarification of Gateway setback.
Petitioner: Old Saybrook Zoning Commission

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

VIII. **ADJOURNMENT**



NEXT REGULAR MEETING



Monday, June 4, 2018 at 6:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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