



TOWN OF OLD SAYBROOK
Zoning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
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www.oldsaybrookct.org

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Alternate Members

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Joanne Gadon
Justin Terribile

REGULAR MEETING AGENDA

Monday, August 6, 2018
Town Hall, 302 Main Street,
6:00 p.m.
1st Floor Conference Room

I. **CALL TO ORDER 6:00 P.M.**

II. **ROLL CALL**

III. **EXECUTIVE SESSION** (Closed to the public)

Update from Attorney Mark Branse on pending status of litigation/enforcement actions.

A. 810 Middlesex Turnpike, Assessor's Map 63, Lot 8 and

B. 11, 16 & 17 Chandler Avenue, Assessor's Map 12, Lots 87,88 &100.

IV. **WORKSHOP**

Possible amendments to Zoning Regulations for flashing signs, barbed wire fencing and other regulation fixes. Petitioner: Zoning Commission

V. **OLD BUSINESS 7:00 P.M.**

A. **"Mill Rock Leasing, LLC." Request for Clarification of Site Plan Approval** (July 16, 2018) to determine if Commission took formal action on the Applicants future administrative approval for the conversion of the parking area shown on Sheet 2 of 2 not reflected in the minutes, and if no action was previously taken, to take action on the separate Application.

Provide 23 new parking spaces for the joint use of 6 Business Park Rd. and 137aka 139 Mill Rock Road East to be located in part on property at 137aka 139 Mill Rock Road East per Site Plan and cross-easement upon termination of exclusive use by Tantor Media.

137/139 Mill Rock Rd. E. & 6 Business Pk. Rd, Assessors Map 39, Lots 16 & 16-1, Ind. I District

Applicants: Mill Rock Leasing, LLC. And Mill Meadow Development, LLC. Agent: David M. Royston, Esq.

VI. **REGULAR BUSINESS**

A. **MINUTES**

B. **CORRESPONDENCE**

VII. NEW BUSINESS

- A. **“Main Street Connection Park-Phase I” Application for Modification to Site Plan**
Remove proposed bocce courts and add three pickle ball courts to park. (1.23 ac.)
Business B-1 District, CAM Zone & Pedestrian Node
225 Main Street (Map 30/Lot 58)
Applicant: Town of Old Saybrook Parks & Recreation Commission
Agent: Carl P. Fortuna, First Selectman
ACTION: Decision by 10/1/2018 (NLT 10/9/2018)
- B. **“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: Joe Wren, P.E.
ACTION: Review and possible action.
- C. **“Ling” Application for Coastal Site Plan Review**
Remove fill, yard grading and planting to remedy deviations from CZC/CSPR #16-135
54 Old Post Road, Assessor’s Map 20, Lot 2, Residence A District, CAM Zone
Applicant: Scott & Elena Ling, Agent: Joe Wren, P.E.
ACTION: Review

VIII. PUBLIC HEARINGS

- A. **“Shops at Oyster River” Application for Special Exception Permit/Coastal Site Plan Review**
2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops and 3,251 s.f. outdoor display
923 Boston Post Road, Assessor’s Map 29/Lot 4
Business B-2 District, Coastal Area Mgmt. Zone, Pedestrian Node, AE 11 Flood Zone
Owners/Applicants: 923 Boston Post Road, LLC Agent: Jim Cassidy, P.E.
ACTION: Continue or close by 8/6/2018 (NLT 8/19/2018)
- B. **“Coastal Health & Wellness” Application for Site Plan Review**
2,600 s.f. retail medical marijuana dispensary, 1,400 s.f. engineering office & 1,000 s.f. residential apartment above.
233 Boston Post Road, Assessor’s Map 44, Lot 11, Business B-4 District
Applicant: Coastal Health & Wellness, LLC. Agent: Attorney John Bennett
ACTION: Continue or close by 8/20/2018 (NLT 9/4/2018)
- C. **“Dunne” Application for Special Exception Use & Coastal Site Plan Review**
1,280 s.f. additions to attached garage and residence.
30 Cromwell Place, Assessor’s Map 32/Lot 24
Residence AA-2 District, Gateway Conservation Zone, Coastal Area Management Zone
Applicant: Michael & Dana Dunne Agent: Christopher Arelt, ALA
ACTION: Open public hearing; continue or close by 9/5/2018 (NLT 9/9/2018)

IX. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

X. ADJOURNMENT

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NEXT REGULAR MEETING
Monday, August 20, 2018 at 7:00 P.M.

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

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