



TOWN OF OLD SAYBROOK
Zoning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
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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
Justin Terribile

REGULAR MEETING AGENDA

Monday, August 20, 2018
Town Hall, 302 Main Street, 7:00 p.m.
1st Floor Conference Room

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

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

IV. **OLD BUSINESS**

- A. **“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 and act.

V. **NEW BUSINESS**

- A. **“Connecticut Cancer Foundation” Preliminary Discussion**
Modification to Special Exception #16-105, Perimeter Landscaping
15 North Main Street, Assessor’s Map 40, Lot 6 (0.8 ac.)
Shopping Center B-2 District, Pedestrian Node
Applicant: CT Cancer Foundation Agent: Joe Wren, P.E.
- B. **“Wild Birds Unlimited” Application for Site Plan Review**
2,086 s.f. retail bird supply and nature shop
434 Boston Post Road, Assessor’s Map 42, Lot 17, Business B-4 District
Applicant: Nautical Naturalist, LLC Agent: Joe Wren, P.E.
ACTION: Decision by 10/1/2018 (NLT 10/9/2018)
- C. **“North Cove Shops” Preliminary Discussion**
Modification to Special Exception Permit to construct a new 2,240 s.f. retail building
75 Main Street (Map 37/Lot 36)
Central Business B-1 District, Pedestrian Node, Coastal Area Management Zone.
Applicant/Owner: 75 Old Saybrook, LLC Agent: Anthony Izzo

VI. **PUBLIC HEARINGS**

- A. **“Mariani” Application for Special Exception/Coastal Site Plan Review**
Additions to single family residence for a total new gross floor area of 5,373 s.f.

2 Mulberry Street, Assessor's Map 24/Lot 92-2
Residence A District, Coastal Area Management Zone, CT River Gateway Conservation
Zone
Owners/Applicants: Len & Susan Mariani
ACTION: Open public hearing, continue or close by 9/17/2018 (NLT 9/23/2018)

B. "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 8/20/2018 (NLT 8/20/2018)

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VIII. ADJOURNMENT

⌘	NEXT REGULAR MEETING	⌘
	Wednesday, September 5, 2018 at 7:00 P.M.	
	Town Hall, 1 st Floor Conference Room	
	302 Main Street, Old Saybrook	
	<i>Subscribe to www.oldsaybrookct.org for electronic delivery of land use</i>	
	<i>agendas.</i>	
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