



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*  
*Justin Terribile*

**REGULAR MEETING AGENDA**

Monday, February 4, 2019 – 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**
- C. **ELECTION OF OFFICERS**

IV. **NEW BUSINESS**

A. **“Himalaya Restaurant” Preliminary Discussion**

Modification to Special Exception Permit to add vestibule and storage area.  
1450 Boston Post Road, Map 26/Lot 17, Gateway Business B-4 District, Pedestrian Node  
*Applicant/Owner: Malimaa Krupa, Assoc. Agent: Robert Doane, P.E.*

B. **“Café Marche” Preliminary Discussion**

Zoning Reg. amendment to allow commercial/restaurant use w/bed and breakfast uses.  
2 Pennywise Lane, Map 30/Lot 3, Residence A District, Coastal Area Management Zone.  
*Applicant: Lini Holdings, LLC. Agent: Attorney Edward Cassella*

V. **CONTINUED PUBLIC HEARINGS**

A. **“McDonald’s Restaurant” Application** for Modification to Special

Exception for façade renovation, site improvements & signs.  
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District,  
Pedestrian Node, Coastal Area Management Zone.  
*Applicant/Owner: McDonald’s Corporation 6/46 Agent: Jeff Bord, P.E.*  
*ACTION: Continue or close by 2/20/2019 (NLT 2/25/2019)*

VI. **PUBLIC HEARINGS**

A. **“Mariani” Application** for Modification to Special Exception for 427 s.f. addition to gfa

(2<sup>nd</sup> floor) and 280 s.f. deck additions.  
2 Mulberry Street, Map 42/Lot 92-2, Residence A District, CT River Gateway Zone  
Coastal Area Management Zone.  
*Applicant/Owner: Len & Susan Mariani Agent: Attorney Edward M. Cassella*

- B. **Petition to amend the Old Saybrook Zoning Regulations.** Sect. 9 Definitions: amend flashing sign, electronic message sign, scoreboard sign, fence and building structure coverage calculations of projections, riparian area, riparian buffer area. New definitions: changeable message sign and hazardous fence. Sect. 10.11 Amend Flood Compliance allow elevation to 500 year zone. Sect. 53, new Special Standard for hazardous fence. B-3 District 33.1.6 amend to allow for roadside stands. 33.3.6, remove roadside stand as prohibited. Sect. 58.2, 58.6 & 59.2.9 Gateway Conservation Zone (GCZ) Change all references high tide line to coastal jurisdiction line to establish start of riparian buffer area to Sect. 58.6 amend that pools are structures. Sect. 68.1.5C amend to remove façade renovation of historic and state buildings as-of-right and multi-colored façade illumination.  
Petitioner: *Old Saybrook Zoning Commission*  
*ACTION: Open public hearing; continue or close by 2/20/2019 (NLT 2/26/2019)*

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

VIII. **ADJOURNMENT**

