



TOWN OF OLD SAYBROOK  
**Zoning Commission**

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

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**Alternate Members**  
*Justin Terribile*  
*Marc W. Delmonico*  
*Ram B. Odedra*

**REGULAR MEETING AGENDA**

Monday, December 16, 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. **Preliminary Discussion:** Petition to Amend the Zoning Map from Marine Industrial (MI) to Residence A District & Planned Residential Development (PRD) Zone. Petition to Amend the Zoning Regulations Section 55 PRD to allow dens/additional bedrooms in PRD (no age restriction) and revise setbacks. 18 unit PRD and open space requirement. 91 Sheffield Street, Assessor's Map 49, Lot 2, Marine Industrial District, CT River Gateway Conservation Zone, FEMA, AE11, VE15 & 500 year flood zones.  
*Owner: David L. Bell & Seville H. Simonds Contract Purchaser: Greylock Property Group, LLC.*  
*Agent: Attorney Edward M. Cassella*

B. **Preliminary Discussion:** Proposed 75 seat restaurant, parking and landscaping. 813 Boston Post Road, Assessor's Map 36, Lot 5, Business B-2 District, Pedestrian Node  
*Owner: OSCT, LLC. Agent: Alex Foulkes, contract purchaser.*

C. **"Oceanside Automotive"**  
Discuss new proposal and modifications to stipulated judgment  
810 Middlesex Turnpike, Assessor's Map 63, Lot 8, Restricted Business B-3 & Residence AA-1 Districts. Owner: Legacy for Him, LLC.  
*Owner: Legacy for Him, LLC. Agent: Attorney Edward Cassella*

V. **PUBLIC HEARINGS**

A. **"Roam Tree Road, LLC" Application for Special Exception Permit**  
Landscaping, parking, lighting and sign modifications to existing Motor Vehicle Rental/Sales/Repair and Warehousing Use.  
360 Boston Post Road, Assessor's Map 53/Lot 49, Business B-4 District  
*Applicant: Roam Tree Road, LLC Agent: Joe Wren, P.E.*  
*ACTION: Open public hearing, continue or close by 1/6/2020 (NLT 1/19/2020)*

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

- **“Middlesex Hospital Offices/Erikelari, LLC./G.Dayharsh”** 2011 SPEX #11-008  
154 Main Street, Assessor’s Map 37, Lot 127, Business B-1 District  
Property Owner: CHK OS Associates, LLC.  
*ACTION: ZEO to report on status of sidewalks not completed by 11/31/2019 deadline. ZC to determine if referral for legal action necessary.*
- **“Waterview Landscaping, LLC”**. 2017 SPEX Permit #17-031  
5 Jade Court, Assessor’s Map 42, Lot 9-2, Business B-4 District  
Property Owner: 5 Jade Court, LLC. Business Owner: Ken Reid  
*ACTION: ZEO to report on status of improvements. ZC Deadline: 12/16/2019*
- **“Tequila’s Restaurant”** 2015 SPEX Permit #15-134  
1333 Boston Post Road, Assessor’s Map 27, Lot 24, Business B-4 District  
Property Owners: Ronald Rosetti & Manuel Pata Business Owner: Byron Cruz  
*ACTION: ZEO to report on status of sidewalks. ZC Deadline: 12/31/2019*
- **“Ford/John Deere” Saybrook Realty Acquisitions”** 2017 SPEX Permit #17-133  
380/400 Boston Post Road, Map 42, Lot 15 & Map 53, Lot 50  
Status: Driveway apron not complete, perimeter landscaping not planted/does not correspond with approved plans.  
Property Owner: Saybrook Realty Acquisitions Business Owner: Ted Vecchiarino  
*ACTION: ZEO to report on status of permit from DOT.*

VII. **EXECUTIVE SESSION:** Discuss pending and possible legal action.

VIII. **ADJOURNMENT**

⌘	NEXT REGULAR MEETING	⌘
	<b>Monday, January 6, 2020 at 7:00 P.M.</b>	
	Town Hall, 1 <sup>st</sup> Floor Conference Room	
	302 Main Street, Old Saybrook	
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