



TOWN OF OLD SAYBROOK
Zoning Commission

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

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Alternate Members
Michael P. Cianfaglione
Joanne Gadon
Justin Terribile

AMENDED
REGULAR MEETING AGENDA

Monday, November 19, 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. **Preliminary Discussion:** Modification of Special Exception Permit #18-171 to convert office space to 350 s.f. of retail and 360 s.f. of storage/fulfillment area. 40 Elm Street (Map 36/Lot 109) Central Business B-1 District, Pedestrian Node Applicant/Owner: Indigo Properties, LLC. Agent: Joseph Wren, P.E.
- B. **“Oceanside Automotive”**
Discuss pending litigation/ possible stipulated judgment
810 Middlesex Turnpike, Assessor’s Map 63, Lot 8, Restricted Business B-3 & Residence AA-1 Districts. Owner: Legacy for Him, LLC.

V. **NEW BUSINESS**

- A. **Discussion:** Scope of events permitted for beer manufacturing and accessory tasting area.
39 Ragged Rock Road, Unit 5 (Map 53, Lot 41), Industrial Zone
Owner: Ted Zito Business Owner: Luke Maynard

VI. **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: Open public hearing; continue or close by 12/17/2018 (NLT 12/23/2018)

B. **“Off-Site Parking” Petition to Amend the Old Saybrook Zoning Regulations**

To permit off-site parking for permitted principal uses in the Industrial I District, Shopping Center Business B-2 District, and the Marine Industrial District by Special Exception.

Petitioners: 923 Boston Post Road, LLC; LAB Realty, LLC; Max’s Place, LLC;

McDonald/Sharpe & Associates, LLC; Mill Meadow Development, LLC; Mill Rock Road

Leasing, LLC; Kevin Geenty, Allen Hull, Anthony Izzo & Ron Lyman Agent: Attorney

David M. Royston

ACTION: Open public hearing; continue or close by 12/17/2018 (NLT 12/23/2018)

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

VIII. **ADJOURNMENT**

<p>∞</p> <p>NEXT REGULAR MEETING</p> <p>Monday, December 3, 2018 at 7:00 P.M.</p> <p>Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook</p> <p><i>Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.</i></p> <p>∞</p>	<p>∞</p> <p>∞</p>
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