



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Robert C. Friedmann, *Chairman*  
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**Alternate Members**  
Justin Terribile  
John Henry

**AMENDED  
REGULAR MEETING AGENDA  
HYBRID MEETING**

Wednesday, September 8, 2021 – 7:00 P.M.  
Town Hall, **2<sup>nd</sup> Floor Conference Room**  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

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

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

IV. **PUBLIC HEARINGS**

- A. **“Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new Section 36 to create a new development district as alternative to subdivision of land on 5+acre lots with 1 residential dwelling unit per acre in the MI District.  
Applicant: 91 Sheffield Street, LLC. Agent: Attorney Marjorie Shansky  
*ACTION: Open public hearing, continue or close by 10/4/2021 (NLT 10/12/2021)*

V. **NEW BUSINESS**

- A. **“Iron House Fitness”** Application for Site Plan Review  
7,786 s.f. building (6,802 s.f. physical fitness facility/984 s.f. office space)  
138 & 144 Mill Rock Road East, Assessor’s Map 41, Lots 4, 5 & 3  
Applicant: Mill Rock Road East, LLC. Agent: Joe Wren, P.E.  
*ACTION: Consider, continue or close by 11/1/2021(NLT 11/11/2021)*
- B. **Preliminary Discussion:** Change in use 247 Main, and proposed parking easement at 38/45 Sherwood Terrace  
247 Main Street, Map 30/Lot 55, Business B-1 District, Pedestrian Node  
45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District & 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.  
Owners: Bedcon Holdings, LLC & Indigo Properties. Agent: Attorney Edward Cassella

VI. **OLD BUSINESS**

A. **Workshop:** Accessory dwelling units and possible regulation fixes *(continued)*

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, September 20, 2021 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

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