



TOWN OF OLD SAYBROOK
Zoning Commission

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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

**AMENDED
REGULAR MEETING AGENDA
HYBRID MEETING**

Wednesday, July 6, 2022 – 7:00 P.M.
Town Hall, **1st 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. **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the I Industrial Zone.
Sect. 9 new definition of animal care services, new Sec. 41.2.9 Animal Care Services as Special Exception Use and 53 Special Standards.
Applicants: Janet & Michael Stoner Agent: Attorney Terry Lomme
ACTION: Open public hearing, continue or close by 8/1/2022 (NLT 8/9/2022)
- B. **“Chalker Village” Application to Modify Approved Special Exception Use for Restaurant/Office** Remove offices, add 18 outdoor seats to 1,184 s.f. indoor pizza restaurant.
1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node
Applicant: OKI, LLC. Agent: Attorney Edward Cassella
This application was withdrawn at the request of the applicant.
- C. **“Chalker Village” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** to convert 5 office units into 6 residential dwelling apartment units (2 affordable).
1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node
Applicant: OKI, LLC. Agent: Attorney Edward Cassella
ACTION: Open public hearing, decision by 7/6/2022 or applicant must grant extension

- D. **“Olson” Application for Special Exception Permit** for the construction of a 6,394 s.f. house with covered porches and an attached 2 car garage.
39 North Cove Road, Assessor’s Map 31, Lot 17, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone
Applicant: Robert & Virginia Olson Agent: Denise Von Dassel, Architect
ACTION: Open public hearing, continue or close by 8/1/2022 (NLT 8/9/2022)

V. **NEW BUSINESS**

- A. **“Max’s Place & Big Y Foods” Preliminary Discussion** to amend the Zoning Regulations Section 53 Standards for Automotive Uses to remove distance between fuel-filling devices.
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston
ACTION: Provide the Applicant with preliminary feedback on proposed text change.

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, July 18, 2022 at 7:00 P.M.
Town Hall, 1st 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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