



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
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Alternate Members
Justin Terribile
Marc W. Delmonico
Vacancy

**REGULAR MEETING AGENDA
VIRTUAL MEETING**
Monday, February 1, 2021 – 7:00 P.M.

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMjGFTVitiZz09>

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. **NEW BUSINESS**

A. **“The Kate” Preliminary Discussion:**

Proposed illuminated wall sign with freestanding supports and possible regulation change to allow for portaling/moving illumination for marquee signs at cultural art centers in the B-1 District during show times.

300 Main Street, Assessor’s Map 30, Lot 63-1, Business B-1 District, Pedestrian Node
Agent: Brett Elliot, Executive Director

ACTION: Determine if minor modification to Special Exception required and provide guidance on possible amendment.

B. **“Estuary Council of Seniors, Inc.” Application for Minor Modification to Special Exception Permit.**

A 24’ extension to an existing 12’ porch overhang and front entrance renovation.

220 Main Street, Assessor’s Map 37/Lot 131-1, Central Business B-1 District.

Applicant/Owner: Estuary Council of Seniors Agent: Peter Terenzio, Lighthouse Building & Construction.

ACTION: Consider & Act

V. **CONTINUED PUBLIC HEARINGS**

A. **“Classic Carriage Car Wash” Application for Special Exception Use**

Proposed 2,464 s.f. convenience store, 2,500 s.f. canopy, electric charging stations, reconfiguration of gas pumps/7 nozzles.

351 Boston Post Road, Assessor’s Map 42/Lot 10-1, Business B-4 District

Property Owner: Injun, LLC Agent/Owner: John Pytlik

ACTION: Continue or close by 3/1/2021 (NLT 3/8/2021)

Cancelled at request of our applicants to continue to 2/17/2021

(Applicant consents to 30 day extension of ph and requests a continuance to 2/17/2021)

- B. **"Daniels Propane"** Application for Special Exception Use for contractor business/storage yard and to construct 7,800 s.f. office/warehouse building with outside storage areas for the bulk storage of 60,000 gallons of propane gas.
103 Mill Road East, Map 39/Lot 13, Industrial I District
Owner: Javco Holdings, LLC. Applicant: Daniels Propane, LLC.
Agent: Atty. Edward M. Cassella
ACTION: Continue or close by 2/17/2021 (NLT 2/23/2021)
(21 of 65 day extension remains)
- C. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 68.2.4a Articulations in façade to allow different articulations based on wall size and 64.3.4 Sign Area Calculations to correspond with articulations in façade. New Section 108.5 Non-conformity to allow demolition/rebuild when all bulk requirements met. Amend 51.1.11 Commencement/Completion of Construction to extend completion to 5 years. Section 53 Drive through windows to amend section H, remove Sections [I & J] to remove minimum of 2,000 s.f. g.f.a, minimum of 10,000 s.f. g.f.a for office buildings on the lot, public entrance within 50' of the street line and window required within 100' of a residential district boundary line. Section 53 Bed & Breakfast Section E to clarify parking spaces location on the same lot.
Petitioner: Old Saybrook Zoning Commission
ACTION: Continue or close by 2/17/2021 (NLT 2/23/2021)

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Wednesday, February 17, 2021 at 7:00 P.M.

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

[Zoning Commission web page](#)

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Cancelled at request of four applicants to continue to 2/17/2021