



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Madeleine B. Fish
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Alternate Members
Justin Terribile
Marc W. Delmonico
Ram B. Odedra

REGULAR MEETING AGENDA

Monday, November 4, 2019 – 7:00 P.M.
Town Hall, 302 Main Street
2nd Floor Conference Room

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **REGULAR BUSINESS**

A. **MINUTES**

B. **CORRESPONDENCE**

IV. **NEW BUSINESS**

- A. **“Lycurgus, LLC.”** Preliminary Discussion: Contractor Warehousing & Storage Units
97 Old Middlesex Turnpike, Map 41, Lot 9, Industrial I District
Owner: Lycurgus, LLC. Agent: Robert Doane, P.E.
- B. **“Ashton/Warren”** Special Exception Permit #14-131 Restoration Plan
22 Ragged Rock Road, Map 53/Lot 30-3, CT River Gateway Conservation Zone,
Residential AA-2 District, Coastal Management Zone.
Applicant/Owner: Gary Ashton & Debbie Warner Agent: Bob Doane, P.E.
ACTION: Review restoration plan to correct violations and restore vegetative conditions.
- C. **“Café Ashlawn”** Request for ZEO to sign application to the State of CT Department of
Consumer Protection for a tavern license (patio permit, live bands, acoustic entertainment)
455 Boston Post Road, Map 40, Lot 18, Shopping Center B-2 District
Property Owner: National Passenger Railroad Business Owner: Carol Adams
*ACTION: Discuss if tavern permit application to the State of CT Dept. of Consumer Protection is
consistent with zoning approval for a specialty coffee shop and coffee production/roasting area*
- D. **“Mattress Plus”** Prohibited Signs
665 Boston Post Road, Map 36, Lot 103, Shopping Center B-2 District
Property Owner: Old Saybrook Associates, LLC. Business Owner: Mubashar Ahmad
ACTION: Discuss prohibited signs and determine if further enforcement action needed.
- E. **“Environmental Cont. Systems/Roam Tree, LLC.”** 2015 SPEX Permit #15-058
360 Boston Post Road, Map 53, Lot 49, Business B-4 District
Status: Improvements/landscaping missing or do not correspond with approved plans.
Property Owner: Roam Tree Road, LLC. Agent: Joe Wren, P.E.
ACTION: Discuss why improvements not complete and determine if further enforcement action needed.

- F. **“CAMRAC/Enterprise Rental”** 2016 SPEX Permit #16-032
360 Boston Post Road, Map 53, Lot 49, Business B-4 District
Status: Improvements /landscaping missing or do not correspond with the approved plans.
Property Owner: Roam Tree Road, LLC. Agent: Joe Wren, P.E.
ACTION: Discuss why improvements not complete and determine if further enforcement action needed.
- G. **“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: Discuss why improvements not complete and determine if further enforcement action needed.
- H. **“Waterview Landscaping, LLC”.** 2017 SPEX Permit #17-031
5 Jade Court, Assessor’s Map 42, Lot 9-2, Business B-4 District
Status: Unfinished landscaping, different sign installed in wrong location, equipment stored beyond limits of storage area. \$5,000 bond held on 4/13/18 to complete improvements.
Property Owner: 5 Jade Court, LLC. Business Owner: Ken Reid
ACTION: Discuss why improvements not complete and determine if further enforcement action needed.
- I. **“Tequila’s Restaurant”** 2015 SPEX Permit #15-134
1333 Boston Post Road, Assessor’s Map 27, Lot 24, Business B-4 District
Status: Litigation warning, DOT encroachment permit issued 2019, sidewalks not installed.
Property Owners: Ronald Rosetti & Manuel Pata Business Owner: Byron Cruz
ACTION: Discuss why improvements not complete and determine if further enforcement action needed.
- J. **“Middlesex Hospital Offices/Erikelari, LLC./G.Dayharsh”** 2011 SPEX Per. #11-008
154 Main Street, Assessor’s Map 37, Lot 127, Business B-1 District
Status: Sidewalks installed improperly. Bond rec’d March 2019. Sidewalks not installed.
Property Owner: CHK OS Associates, LLC.
ACTION: Discuss why improvements not complete and determine if further enforcement action needed.

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

VI. **ADJOURNMENT**

