



TOWN OF OLD SAYBROOK
Zoning Commission

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

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Alternate Members
Justin Terribile
Marc W. Delmonico
Ram B. Odedra

AGENDA
REGULAR MEETING
May 18, 2020 at 7:00 p.m.
Audio Meeting Available For Public Dial In

Web Meeting: <https://confoneoldsaybrook.globalmeet.com/OSZC>

Access Number: 1-646-307-1479 Guest Passcode: 807700

Mobile: tel://16463071479,*,,807700#

Please call or e-mail the ZEO at Chris.Costa@OldSaybrookCT.gov if you need special accommodations.

NOTE: To submit written comment into the record please e-mail documents to Chris.Costa@OldSaybrookCT.gov, send via regular mail or call for an appointment to drop off at the Town Hall prior to the meeting so that the documents can be uploaded to the website for public viewing.

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

- A. **MINUTES** [ZC Minutes 20200219](#)
B. **CORRESPONDENCE**

IV. **PRELIMINARY DISCUSSIONS & REFERRALS**

- A. **Petition to Amend the Town Plan of Conservation & Development** to incorporate an updated Economic Development Strategy.

Petitioner: Economic Development Commission Agency: Planning Commission

ACTION: Review Petition and report to the PC by 6/3/2020

[Referral Materials Petition to Amend Town Plan of C&D](#)

- B. **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.

[Preliminary Discussion Materials](#)

- C. **Preliminary Discussion: Petition to Amend the Zoning Regulations**

Allow ornamental plaza with paver bricks as front landscaping area.

Applicant: CT Cancer Foundation Agent: Attorney Edward Cassella

[Discussion Materials CT Cancer Foundation](#)

V. **PUBLIC HEARINGS**

- A. **“Mill Rock Green Associates, LLC”** Petition to Amend the Old Saybrook Zoning Regulations Section 11.2 Bulk Propane Storage to increase the prohibition limit from 20,000 to 60,000 gallons aggregate water capacity of propane, liquefied petroleum gas, or liquefied natural gas on a lot. Amend Section 41.1.3 to include a reference to Section 53 and add new special standards to Section 53 to regulate bulk propane storage when the propane is not consumed on the lot that it is stored.

Petitioner: Mill Rock Green Associates, LLC Agent: Attorney Edward Cassella

ACTION: Open public hearing, continue or close by 6/15/2020 (NLT 6/21/2020)

[Petition Materials Mill Rock Green Associates, LLC](#)

- B. **“Sip Espresso and Wine Bar”** Application for Special Exception Use for 777 s.f. wine & coffee establishment.
75 Main Street, Map 37/Lot 36, Central Business B-1 District, Pedestrian Node, Coastal Area Management Zone.
Applicant: Sip Espresso & Wine Bar, LLC. Owner: 75 Old Saybrook, LLC
Agent: Attorney Edward Cassella
ACTION: Open public hearing, continue or close by 6/15/2020 (NLT 6/21/2020)
[Application Materials 75 Main Sip](#)

VI. **NEW BUSINESS**

B. **2020 OUTDOOR SEATING RENEWALS**

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

- **“Middlesex Hospital Offices/Erikelari, LLC./G.Dayharsh”** 2011 SPEX #11-008
154 Main Street, Assessor’s Map 37, Lot 127, Business B-1 District
Property Owner: CHK OS Associates, LLC.
ACTION: ZEO to report on status of sidewalk completion and if bond should be pulled.
- **“Waterview Landscaping, LLC”**. 2017 SPEX Permit #17-031
5 Jade Court, Assessor’s Map 42, Lot 9-2, Business B-4 District
Property Owner: 5 Jade Court, LLC. Business Owner: Ken Reid
ACTION: ZEO to report on status of improvements.
- **“Tequila’s Restaurant”** 2015 SPEX Permit #15-134
1333 Boston Post Road, Assessor’s Map 27, Lot 24, Business B-4 District
Property Owners: Ronald Rosetti & Manuel Pata Business Owner: Byron Cruz
ACTION: ZEO to report on status of sidewalks.
- **“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: ZEO to report on status of completion of improvements by 5/15/20 deadline.

VII. **ADJOURNMENT**

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NEXT REGULAR MEETING Monday, June 1, 2020 at 7:00 P.M. Town Hall, 1 st Floor Conference Room 302 Main Street, Old Saybrook	
If the COVID19/Corona Virus State of CT Public Health Emergency remains effective, a dial in public meeting may be held. Check our website one week in advance for dial in information at	
or	
<i>Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.</i>	
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