



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

**AMENDED**  
**REGULAR MEETING AGENDA**  
Monday, March 16, 2020 – 7:00 P.M.  
Town Hall, 302 Main Street  
1st Floor Conference Room

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
  - A. **MINUTES**
  - B. **CORRESPONDENCE**
- IV. **NEW BUSINESS**

- A. **“Oceanside Automotive”**  
Discuss proposed modifications to Stipulated Judgment  
810 Middlesex Turnpike, (Map 63/Lot 8)  
Owner: Legacy for Him, LLC. Agent: Attorney Edward Cassella
- B. **“Spencer 95, LLC” Request for Modification to Special Exception Permit**  
Conflict with approved perimeter landscaping and utility lines  
47 Spencer Plain Road, Map 25/Lot 25, Gateway Business B-4 District  
Owner: Spencer 95, LLC Agent: Wayne Rand
- C. **“Chiulli” Application for Coastal Site Plan Review/CZC# 20-026**  
Construct 1,728 s.f. home destroyed by fire.  
29 Beach Rd. West, Map 12/Lot 155, Res A District, CAM Zone, FEMA VE Flood Zone  
Owner/Applicant: Alfred & Laura Chiulli
- D. **Executive Session:** Discuss pending litigation - CF North Main, LLC. vs. OSZC
- E. **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
- F. **“Workshop”**  
Discuss possible topics for future amendments to the Zoning Regulations.

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

VI. **ADJOURNMENT**

NEXT REGULAR MEETING  
**Monday, April 6, 2020 at 7:00 P.M.**  
Town Hall, 1st Floor Conference Room  
302 Main Street, Old Saybrook  
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