

TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Robert C. Friedmann, Chairman  
Mark R. Caldarella, Vice Chairman  
Geraldine M. Lewis Secretary  
Ann Marie Thorsen  
Marc W. Delmonico*

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**Alternate Members**

*Justin Terribile  
John Henry  
Sandra Dizengo*

**REGULAR MEETING AGENDA  
HYBRID MEETING**

Monday, June 6, 2022 – 7:00 P.M.  
Town Hall, **1<sup>st</sup> 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 7/6/2022 (NLT 7/10/2022)*

**APPLICANT REQUESTED CONTINUANCE & GRANTED EXTENSION OF TIME TO OPEN PUBLIC HEARING TO JULY 6<sup>TH</sup>**

- 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

*ACTION: Open Public Hearing, continue or close by 7/6/2022 (NLT 7/09/2022)*

**APPLICANT REQUESTED CONTINUANCE TO JULY 6<sup>TH</sup>**

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, continue or close, decision by 6/20/2022 (NLT 6/21/2022)*  
**APPLICANT REQUESTED CONTINUANCE & GRANTED EXTENSION OF TIME TO JULY 6<sup>TH</sup>**

D. **“Master Tile” Application for Modification to Special Exception Permit** to  
construct a 1,500 sf. of additional retail showroom/contractor’s storage area.  
1522 Boston Post Road, Assessor’s Map 26, Lot 28, Business B-4 District  
*Owner: MVJJ, LLC. Agent: Bob Doane, P.E.*  
*ACTION: Open public hearing, continue or close by 7/18/22 (NLT 7/24/22)*

**ADVERTISED AND WILL BE HEARD ON JUNE 20<sup>TH</sup>.**

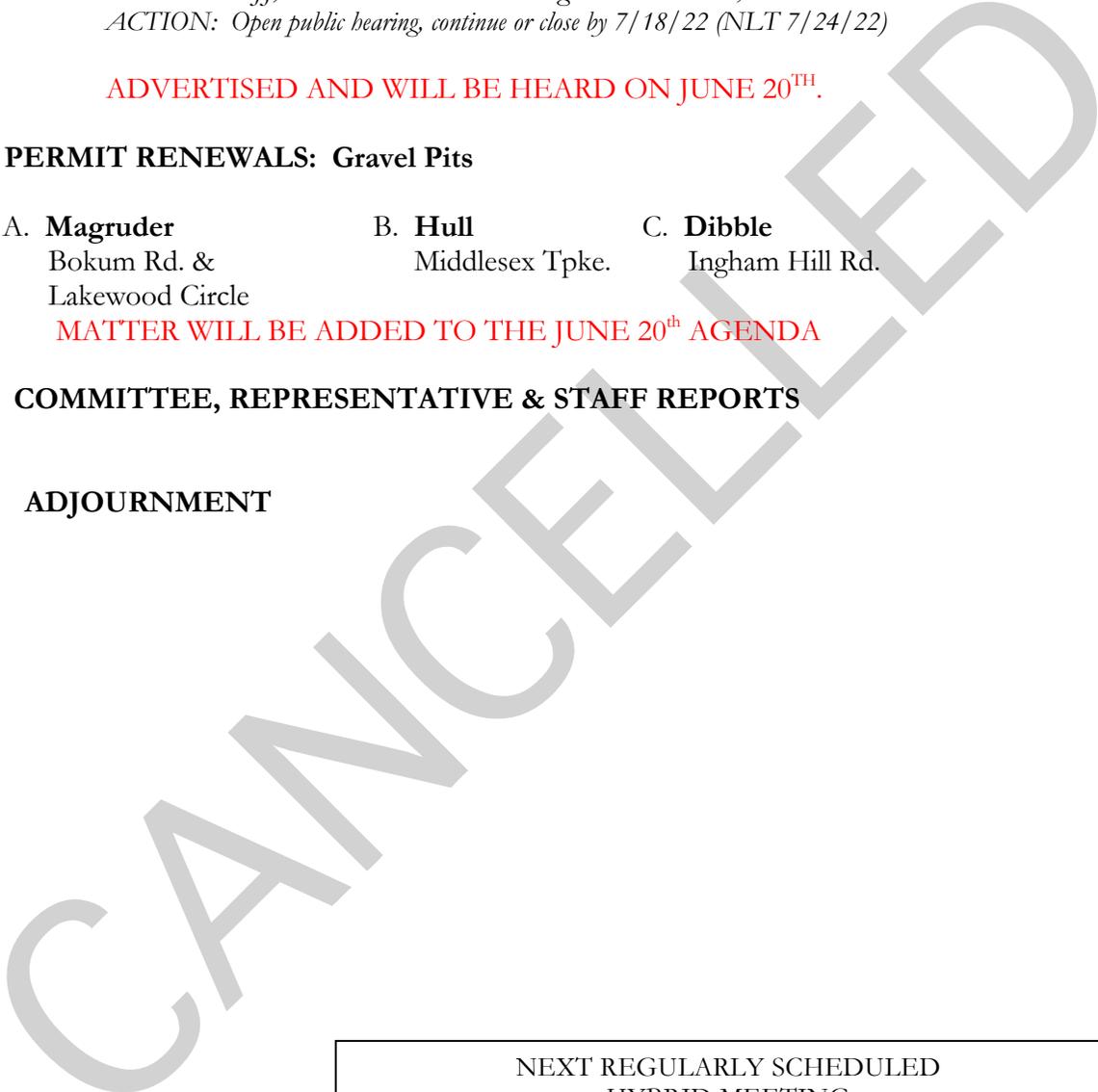
V. **PERMIT RENEWALS: Gravel Pits**

A. <b>Magruder</b> Bokum Rd. & Lakewood Circle	B. <b>Hull</b> Middlesex Tpke.	C. <b>Dibble</b> Ingham Hill Rd.
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**MATTER WILL BE ADDED TO THE JUNE 20<sup>th</sup> AGENDA**

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

VII. **ADJOURNMENT**



NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, June 20, 2022 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> 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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