



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 Dizenzo*

**SPECIAL MEETING MINUTES**  
**HYBRID MEETING**

Monday, March 27, 2023 – 7:00 P.M.  
Town Hall, Cafeteria  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

Chairman R. Friedmann called the meeting to order at 7:03 p.m.

**II. ROLL CALL**

Attendant Members: R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico,  
J. Henry (seated for G. Lewis)

Absent members: G. Lewis, J. Terribile, S. Dizenzo

Attendant Staff: C. Costa, Zoning Enforcement Officer/Town Planner; J. Galli, Recording Clerk

Two members of the public attended via Zoom.

**III. WORKSHOP:** Discuss drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).

*Moratorium ends: December 31, 2023*

In past workshops, the Commission interviewed other drive-throughs and traffic engineers. They've looked at existing drive-throughs in relation to layout, lot depth, flow of traffic in and out and districts where drive-throughs were placed.

In this workshop they delved deep to discuss:

- districts where drive-throughs should be allowed moving forward
- whether drive-throughs should be a primary use or accessory use
- minimum lot sizes and number of drive-throughs per lot
- lot depths and placement of building
- buffers to residential boundary lines
- frontage minimums

As a next step, ZEO C. Costa will put together a draft of what was discussed and consult with ARB for their input.

#### IV. ADJOURNMENT

**MOTION** to adjourn the meeting of March 27, 2023 at 8:43 P.M. to the next regular meeting scheduled on Monday, April 3, 2023 at 7 p.m. in the Town Hall 1<sup>st</sup> Floor Conference Room as presented **MADE:** M. Caldarella **SECONDED:** J. Henry **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Land Use Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, April 3, 2023 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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