



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

REGULAR MEETING MINUTES

Wednesday, January 22, 2020 – 7:00 P.M.
Town Hall, 302 Main Street
2nd Floor Conference Room

I. CALL TO ORDER

Chairman Robert Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Geraldine Lewis
Madeleine Fish
Mark Delmonico (seated for Ann Marie Thorsen)
Ram Odedra (seated for Mark Caldarella)

Absent Members

Mark Caldarella
Ann Marie Thorsen
Justin Terribile

Attendant Staff

Christina Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

6 members of the public in attendance

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of December 16, 2019 as presented **MADE:** G. Lewis
SECONDED: M. Delmonico **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Fish, Mark Delmonico,
Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay invoice # 90307 in the amount of \$271.12 to Nathan L. Jacobson & Associates, Inc. as
presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M.
Fish, M. Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to pay invoice #s 11311716, 11311717, and 11314385 in the amount of \$3,755.50 to Halloran &
Sage, LLP as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R.
Friedmann, G. Lewis, M. Fish, M. Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None
APPROVED: 5-0-0.

IV. NEW BUSINESS

A. “Classic Carriage Car Wash” Preliminary Discussion Parking Calculations

Proposed convenience store and reconfiguration of gas pumps
351 Boston Post Road, Assessor's Map 42, Lot 10-1, Business B-4 District
Property Owner: Injun, LLC. Agent/Owner: John Pytlik

Justin Pytlik presented for the applicant. It's been thirty years since they've updated and would like to expand by building a 2,000 square foot convenience store (they will take out the booth and drive-up window) and add another gas pump. They will have approximately 20 parking spots not including pump spots and will install two electric car charger stations. Due to renovations canopy will get wider. They will change their sign to an electronic one to update gas prices. The Commission agreed to the one space per 100 s.f. for the parking calculations for the convenience store.

The Zoning Commission has asked for a plan to make traffic flow better and safer. With new canopy only recessed lighting can be used. Any pole lighting must be 14 feet or less and the top of the pole light must be shielded. The sign cannot have any flashing light. The Commission also reminded the applicant that a logo is considered a sign and they must work with zoning to stay within regulations.

B. "Stop & Shop" Preliminary Discussion: Addition of On-Line Pick-Up Service

665 Boston Post Road, Assessor's Map 36, Lot 103, Business B-2 District, Ped. Node

Property Owner: Old Saybrook Associates, LLC. Agent: Christina Moreau, *Agnoli Sign Co. Inc*

Christina Moreau presented for the applicant. Stop&Shop is offering an online pick-up service and would like to install parking signage on concrete bases and directional signage in the parking lot to direct the public where to park, call and pick-up their groceries. They are proposing to install eight (8) 24" x 36" single face parking signs on 250 LB cement bases along with four (4) 24" x 18" directional signs. They will be taking down the Peapod lockers and will designate four more parking spots to this pick-up service. The Zoning Commission allows up to four signs per property. They have suggested using four two-sided signs for the eight spots and eliminating the directional signs.

C. "Mexican Restaurant" Preliminary Discussion

709 Boston Post Road, Assessor's Map 36, Lot 101, Business B-2 District, Ped. Node

Property Owner: John & Judith Cacase Prospective Tenant: Italio Arevalo

Italio Arevalo presented. He would like to open a Mexican restaurant that will be open seven days a week with the hours of 11 - 9 p.m. Monday through Friday, and 11 - 7 p.m. on Sunday with approximately 20 seats for in-house dining. There will be limited cooking done on location as most of the cooking will be done in his other restaurant in Groton and frozen for transport. The restaurant will use disposable plates and cutlery. Building owner John Cacase requests that a grease trap be installed.

The Zoning Commission requires a special exception application since this is a full-service restaurant. They would also like to see site improvements done to the property. Parking and landscaping would need to be surveyed and updated in order to issue the permit.

V. PUBLIC HEARINGS

Chairman R. Friedmann has opened the public hearing.

A. Petition to Amend the Old Saybrook Zoning Regulations to delete Section 65 Excavation & Grading and add new Special Standard to Section 53 Material Removal, Filling & Excavation.

Petitioner: Old Saybrook Zoning Commission

The petition proposes to delete current Section 65, Excavation & Grading, and add new special standards to Section 53 concerning "material removal, filling and excavation." The new standards will require the issuance of a Special Permit for the placement or removal of 100 or more cubic yards of material on a lot in any calendar year. The standards also provide exemptions from the need for a Special Permit under certain conditions and for certain activities.

Positive referrals were received from RiverCog, the Planning Commission, the Economic Development Commission and CT DEEP.

The Zoning Commission reviewed recommendations from the Planning Commission and determined that they would like "any other material" left in and add their recommendation to add types of earth. The Commission amended wording to state "100 or less" cubic yards, or "100 or more" cubic yards. The ZC has not received feedback from any adjacent towns.

The Gateway Commission has requested a continuance so that they can review and decide on these regulations at their next meeting.

MOTION to continue public hearing at the next Zoning Commission meeting on Monday, Feb. 3, 2020, at 7:00 p.m., at Town Hall, 302 Main Street 1st Floor Conference Room, Old Saybrook as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Fish, M. Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

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 sidewalks not completed by 11/31/2019 deadline and bond received.

The ZEO reported that sidewalks have not been installed and that a bond is being held by the Department of Public Works. Due to winter, the Commission has set a deadline of May 1st.

- **“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. ZC Deadline: 12/16/2019

At the December 2019 meeting, Attorney Cassella advised that he had just received a survey of the property. He has met with the property owner and the new sign will meet the regulations. The Zoning Commission granted the special exception permit with conditions that the old sign is removed with new one being relocated and landscaping put in. The ZC wants the old sign to be removed as soon as possible. New landscaping must be completed by May 1st.

- **“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 bonding, \$22,500 requested, \$16,000 offered.

The ZEO reported that Mr. Rosetti provided an estimate for the cost of sidewalk installation for \$15,000 and is willing to provide an additional \$1,000 for unforeseen expenses. The Commission is requesting the bond to be in hand by Feb. 15 in the amount of \$16,000. If deadline is not met, legal action will be pursued. If the bond is received, the deadline to complete the sidewalks is May 1, 2020.

- **“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

The ZEO reported that she wrote a letter to Mr. Vecchiarino regarding the May 15, 2020 deadline to complete all improvements. Mr. Vecchiarino called the ZEO to say that he would try to complete the improvements but did not think he could complete everything by May. The ZEO will add this item to the May 4th agenda and has asked Mr. Vecchiarino to attend the meeting to discuss the status of the project if not completed.

- **40 Elm Street** – Hope & Stetson moving out and the owner has prospective office tenants. The property owner, Joe Wren, will need to file for a minor modification for the special exception to clarify what uses they will be using and which they won’t be using.

- **47 Spencer Plain Road** – DEEP is having the property owner apply for a new application for a waste facility (after the fact) in order to close the existing one. This is not a new application.

VII. ADJOURNMENT

MOTION to adjourn the regular meeting at 8:40 p.m. to the next regularly scheduled Zoning Commission meeting on Feb. 3, 2020 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** M. Fish **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Fish, Mark Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Submitted respectfully,

Joanne Galli
Recording Clerk

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NEXT REGULAR MEETING
Monday, February 3, 2020 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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