



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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

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

REGULAR MEETING MINUTES

Monday, December 7, 2020
Web/Audio Meeting

I. CALL TO ORDER

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

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Ann Marie Thorsen
Marc Delmonico (Sitting in for M. Fish)
Justin Terribile

Absent Members

Madeleine Fish
Ram Odedra

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

1 member of the public was in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of November 2, 2020 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11339563, 11339564 and 11339191 for general counsel in the amount of \$653.86 as presented **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

IV. NEW BUSINESS

A. 2021 Meeting Calendar

Adoption of proposed calendar has been continued to the next Zoning Commission meeting on December 21, 2020.

B. Election of Officers

MOTION to nominate R. Friedmann as Chairman of the Zoning Commission; **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to close nominations and cast a unanimous ballot for Robert Friedmann as Chairman of the Zoning Commission; **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to nominate Mark Caldarella as Vice Chairman of the Zoning Commission; **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to close nominations and cast a unanimous ballot for Mark Caldarella as Vice Chairman of the Zoning Commission; **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to nominate Geraldine Lewis as Secretary of the Zoning Commission; **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to close nominations and cast a unanimous ballot for Geraldine Lewis as Secretary of the Zoning Commission; **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

C. “Sal’s Pizza” Application for Minor Modification of Special Exception Permit

Request to construct a roof over an existing concrete patio and installation of a concrete patio in the front.

29 Spencer Plain Road, Assessor’s Map 25/24-1, Gateway Bus. B-4 District, Ped. Node

Owner: Bella Vita, LLC Applicant/Agent: Robert Mangino, Architect

Robert Mangino, architect, presented. They would like to cover a paved patio with a roof at the rear of the building. The structure will be open on three sides. The roof will not exceed 500 square feet. They will also be constructing a concrete patio in front of the building. The plantings

that will be removed to do so will be replaced with plantings in ceramic pots along the patio. There will be a fence around the patio as well as bollards no more than five feet apart.

MOTION to approve **“Sal’s Pizza” Application for Minor Modification of Special Exception Permit** to construct a roof over an existing concrete patio in the rear and installation of a concrete patio in the front at 29 Spencer Plain Road, Assessor’s Map 25/24-1, Gateway Bus. B-4 District, Ped. Node with these conditions: Roof must be under 500 square feet with no side walls and that includes any type of temporary walls such as a tent; the bases of the light poles will need to be mounted flush and the poles must not exceed 14 feet in height; the front patio must include at minimum six planter pots to replace removed plantings; and lastly, a fence around the front patio with bollards not more than five feet apart. The applicant will provide updated information with including modifications. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. OLD BUSINESS

A. WORKSHOP

Discussion regarding possible regulation amendments as to:

- Articulations in Façade
Separating this category into three sections: Facades with a wall length greater than 80 feet, facades with a length of 40-80 feet and facades with a wall length of less than forty feet.
- Minimum allowable dwelling sizes
- Accessory apartments
- Affordable housing with the intent to increase the number of small and affordable units at more than one income level.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

The ZEO reported on pending enforcement actions: 12 Bellaire Drive, 2 Cove Landing and 3 Town Beach Road.

VII. ADJOURNMENT

MOTION to adjourn the meeting of December 7, 2020 at 8:15 p.m. as presented to the next regularly scheduled meeting of December 21, 2020 at 7:00 p.m. **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Monday, December 21, 2020 at 7:00 P.M.
Town Hall, 1st 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
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.