



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, January 4, 2021  
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  
Madeleine Fish  
Ann Marie Thorsen  
Marc Delmonico  
Justin Terribile

Absent Members

Ram Odedra

Attendant Staff

Joanne Galli, Recording Clerk

8 members of the public were in attendance.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of December 7, 2020 as presented **MADE:** G. Lewis  
**SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M.  
Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

**MOTION** to pay Halloran & Sage Invoice #s 11341113, 11341257 and 11341258 for general counsel  
in the amount of \$1229.50 as presented **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING**  
**IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None  
**OPPOSED:** None **APPROVED:** 5-0-0.

### C. ELECTION OF OFFICERS

The agenda has been amended to add Madeleine Fish's nomination as Zoning Commission representative to the Inland Wetlands and Watercourses Commission.

**MOTION** to nominate M. Fish as representative of the Zoning Commission to the Inland Wetlands and Watercourses Commission as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to close nominations and cast a unanimous ballot for M. Fish as representative of the Zoning Commission to the Inland Wetlands and Watercourses Commission as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

### IV. NEW BUSINESS

#### A. 2021 Meeting Calendar

**MOTION** to adopt the 2021 Meeting Calendar amended with a memo date of January 4, 2021 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

#### B. "The Point, LLC" Preliminary Discussion

Proposed regulation amendment to allow outdoor restaurants in the SP-2 District 145 College Street, Map 24, Lot 42-1, SP-2 District, Gateway, FEMA Flood VE15  
Owner: The Point, LLC. Agent: Attorney Edward Cassella

Attorney Edward Cassella and Colt Taylor presented. The Point, LLC would like to open a seasonal outdoor restaurant on the old Dock & Dine property that is totally removable in case of a weather emergency. The restaurant will consist of several trailers on wheels for food preparation, refrigeration and an ADA-compliant restroom facility. They plan on providing family-style seating, over 21 seating and take out. Their vision is to add an elegant boardwalk to wrap around the water to make this spot a warm-weather destination complete with tiki bar. A statement of use as well as an emergency management plan will be provided in the weeks to come.

### V. PUBLIC HEARINGS

- A. **"Daniels Propane" Application for Special Exception Use** for contractor business/storage yard and to construct 7,800 s.f. office/warehouse building with outside storage areas for the bulk storage of 60,000 gallons of propane gas.  
103 Mill Road East, Map 39/Lot 13, Industrial I District  
Owner: Javco Holdings, LLC. Applicant: Daniels Propane, LLC.  
Agent: Atty. Edward M. Cassella

**MOTION** to postpone opening of the public hearing for **“Daniels Propane” Application for Special Exception Use** at 103 Mill Road East, Map 39/Lot 13, Industrial I District to the next Zoning Commission meeting on Wednesday, January 20, 2021 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**B. “Classic Carriage Car Wash” Application for Special Exception Use**

Proposed 2,464 s.f. convenience store, 2,500 s.f. canopy, electric charging stations, reconfiguration of gas pumps/7 nozzles.

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. Having recently acquired the business from his parents, Justin is the new owner of this three-generation business. The current property consists of two existing car wash buildings, which will remain unchanged. The existing gas station pay store, canopy and fuel dispensers will be demolished and replaced. Updates will include an expanded convenience store, adding another gas pump and installing electric car-charger stations. The ZC has concerns about drainage and landscaping changes. A new landscaping plan needs to be submitted bearing in mind that the landscaping cannot be less than what exists now. Also, the parking spaces provided do not support the requirements so adjustments need to be made.

**MOTION** to continue the public hearing of **“Classic Carriage Car Wash” Application for Special Exception Use** at 351 Boston Post Road Assessor’s Map 42/Lot 10-1, Business B-4 District to the next Zoning Commission meeting on Wednesday, January 20, 2021 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**C. “Finkeldey” Application for Site Plan for Affordable Housing**

(CGS 8-30g) development to add a 578 s.f. addition of new living space, convert existing 1160 s.f. two-family dwelling to a 2,898 s.f. three-family dwelling at 16 Ford Drive, Assessor’s Map 40, Lot 24, Residence B Zoning District, Coastal Area Management Zone.

Applicant/Owner: John Finkeldey Agent: Attorney Edward M. Cassella

**MOTION** to postpone the public hearing for **“Finkeldey” Application for Site Plan for Affordable Housing** at 16 Ford Drive, Assessor’s Map 40, Lot 24, Residence B Zoning District, Coastal Area Management Zone has been postponed to the next Zoning Commission meeting of Wednesday, January 20, 2021 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

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

Committee, Representative and Staff reports has been postponed to the next Zoning Commission meeting on Wednesday, January 20, 2021.

**VII. ADJOURNMENT**

**MOTION** to adjourn the meeting of January 4, 2021 at 8:26 p.m. as presented to the next regularly scheduled meeting of January 20, 2021 at 7:00 p.m. **MADE:** G. Lewis **SECONDED:** M. Fish  
**VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen  
**ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Recording Clerk

**NEXT REGULAR MEETING**  
**Wednesday, January 20, 2021 at 7:00 P.M.**

Check our website for dial-in information and additional meeting documents.

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