



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 20, 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
Justin Terribile

Absent Members

Marc Delmonico
Ram Odedra

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

15 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of January 4, 2021 as presented **MADE:** G. Lewis
SECONDED: M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M.
Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to agenda items.

IV. OLD BUSINESS

A. “The Point, LLC” Preliminary Discussion (Continued from 1.4.2021)

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, continuing the conversation about opening a seasonal outdoor restaurant on the old Dock & Dine property. The restaurant will consist of several trailers that will be driven away in case of a weather emergency and at season end. This type of restaurant doesn't exist in current regulations. Also, the flood ordinance doesn't allow for temporary structures. Therefore, new legislation needs to be proposed and approved. A storm contingency plan defining the parameters of evacuation as well as a seasonal removal plan needs to be presented as well.

V. CONTINUED PUBLIC HEARINGS

- A. **“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

Applicant has requested continuance of the public hearing to February 1, 2021.

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 Monday, February 1, 2021 at 7 p.m. 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. 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

Chairman Friedmann opened the first night of the public hearing.

Attorney Edward Cassella presented. Daniels Propane, LLC has submitted an application for a proposed contractor/storage yard. The property will include a 7800-square-foot office/garage/warehouse building plus two exterior storage areas. They are also proposing to store up to 60,000 gallons of propane.

Alison LaFrance and Tedd Levy sent in letters in opposition. Their concerns were that the facility would have a negative impact on the immediate area and the environment. The Chairman of the Zoning Commission opened the subject up for discussion. There were no comments given by members of the public.

Due to outstanding drainage issues the hearing is continued to the next Zoning Commission meeting on February 1, 2021.

MOTION to continue 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 Monday, February 1, 2021 at 7 p.m. 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. **“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

Chairman Friedmann opened the first night of the public hearing.

Attorney Edward Cassella presented. Applicant is proposing to add a 578 square foot addition of living space on the third story, including a dormer addition, and to convert the existing 2,320 square foot, two-family dwelling into a 2,890 square foot three-family dwelling under 8-30g. A new 8-bedroom septic system has been approved. Unit 2, which is the middle unit, will remain “affordable.” Chairman Friedmann opened up the hearing to the public for comments, there weren’t any.

MOTION to close 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 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 approve **“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 with the following conditions: 1) Attorney Matt Willis needs to approve the affordability plan and 2) The height of the finished structure will be shown on site elevation drawings in addition to site plan. **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. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 68.2.4a Articulations in façade to allow different articulations based on wall size and 64.3.4 Sign Area Calculations to correspond with articulations in façade. New Section 10.8.5 Non-conformity to allow demolition/rebuild when all bulk requirements met. Amend 51.1.11 Commencement/Completion of Construction to extend completion to 5 years. Section 53 Drive through windows to amend section H, remove Sections I & J to remove minimum of 2,000 s.f. g.f.a, minimum of 10,000 s.f. g.f.a for other buildings on the lot, public entrance within 50’ of the street line and window required within 100’ of a residential district boundary line. Section 53 Bed & Breakfast Section E to clarify parking spaces location on the same lot.

Petitioner: Old Saybrook Zoning Commission

Chairman Friedmann opened the first night of the public hearing.

Chairman Robert Friedmann opened up the public hearing for comments to amend various sections of the Old Saybrook Zoning Regulations. The discussion will continue to the next Zoning Commission meeting on February 1, 2021 to clarify specifics.

MOTION to continue the **Petition to Amend the Old Saybrook Zoning Regulations** to the next Zoning Commission meeting on February 1, 2021 at 7 p.m. 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

- The Zoning Officer updated the commission on enforcement matters.
- OS/ZC vs. CCF/ZBA – the Judge has asked for an extension to rule on the case.

VII. ADJOURNMENT

MOTION to adjourn the meeting of January 20, 2021 at 9:18 p.m. as presented to the next regularly scheduled meeting of February 1, 2021 at 7:00 p.m. **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.

Respectfully submitted,

Joanne Galli
Recording Clerk

**NEXT REGULAR MEETING
Wednesday, February 1, 2021 at 7:00 P.M.**

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

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