



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
Vacancy

REGULAR MEETING MINUTES

Wednesday, February 17, 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

Absent Members

Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

7 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of 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. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11344079 and 11344264 for general counsel in the
amount of \$536.50 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. “The Kate” Preliminary Discussion

Proposed illuminated wall sign with freestanding supports and possible regulation change to allow for sparkling/moving illumination for marquee signs at cultural art centers in the B-1 District during show times.

300 Main Street, Assessor’s Map 30, Lot 63-1, Business B-1 District, Pedestrian Node

Agent: Brett Elliot, Executive Director

Brett Elliott presented. They would like to add an illuminated wall sign to “The Kate.” The sign would have a freestanding support for added protection and would be under the 100 square foot regulation. They are in the early phase of design so the exact size and height haven’t been determined yet. The idea they are proposing is for the sign to have a stationary light when they are closed and a twinkling effect around the perimeter when they are open. If they decide on any type of moving or sparkling illumination, said the ZC Chairman, it would require a change in regulations pursuant to a public hearing because flashing and moving signs are prohibited.

B. “Estuary Council of Seniors, Inc.” Application for Minor Modification to Special Exception Permit.

A 24’ extension to an existing 12’ porch overhang and front entrance renovation.

220 Main Street, Assessor’s Map 37/Lot 131-1, Central Business B-1 District.

Applicant/Owner: Estuary Council of Seniors Agent: Peter Terenzio, Lighthouse Building & Construction

Adam Zajac and Peter Terenzio presented. They would like to reduce the size of the current carport, which is used as a drop off, by 220 square feet and enlarge the covered walkway to the end of the building by 152 square feet. The total difference in lot coverage will be a reduction of 178 square feet. Reducing the coverage makes this an acceptable minor amendment.

MOTION to approve the “Estuary Council of Seniors, Inc.” Application for Minor Modification to Special Exception Permit at 220 Main Street, Assessor’s Map 37/Lot 131-1, Central Business B-1 District 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.

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 a continuance of the public hearing to March 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, March 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. **“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

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. The outstanding drainage issues have been addressed and all referrals have been received. A letter sent by Tedd Levy on February 17, 2021 in opposition was read into the record. The Chairman of the Zoning Commission opened the subject up for discussion. There were no comments from the public. The ZC chairman wants all the existing vegetation on the western side of the property to remain existing after the project is finished.

MOTION to close the public hearing for **“Daniels Propane” Application for Special Exception Use** at 103 Mill Road East, Map 39/Lot 13, Industrial I District 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 the **“Daniels Propane” Application for Special Exception Use** at 103 Mill Road East, Map 39/Lot 13, Industrial I District with the stipulation that the wooded area shown on the landscape plan will remain undisturbed **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.

The remaining discussion left was on the Articulations in Façade. The Planning Commission’s comments were incorporated. Bob proposed text to read, “A two foot (2’) difference in wall plane is required when a wall segment reaches forty feet (40’) in length.” The Commission reviewed and approved the text. There weren’t any members of the audience for discussion.

MOTION to close the public hearing for the **Petition to Amend the Old Saybrook Zoning Regulations** 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 the **Petition to Amend the Old Saybrook Zoning Regulations** as proposed with an effective date of March 18, 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.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- The sheriff served the property owners of 2 Cove Landing.
- An affordable housing plan for the town is in development.
- Design Excellence awards were February 8, 2021

VII. ADJOURNMENT

MOTION to adjourn the meeting of February 17, 2021 at 8:16 p.m. as presented to the next regularly scheduled meeting of Monday, March 1, 2021 at 7:00 p.m. **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.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Monday, March 1, 2021 at 7:00 P.M.

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

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