



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

SPECIAL MEETING MINUTES

Monday, March 29, 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

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

10 members of the public were in attendance.

III. REGULAR BUSINESS

Alternate Commission member Justin Terribile is seated in for Geraldine Lewis for this portion of the meeting.

A. MINUTES

MOTION to approve the meeting minutes of March 15, 2021 as presented **MADE:** R. Friedmann
SECONDED: M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M.
Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve the meeting minutes of March 22, 2021 as presented **MADE:** R. Friedmann
SECONDED: M. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M.
Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11349348, 11349392 and 11349390 for general counsel in the amount of \$844.98 as presented **MADE:** R. Friedmann **SECONDED:** M. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M. Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

IV. CONTINUED PUBLIC HEARINGS

- A. **“215 Elm Street” Application for Site Plan/Coastal Site Plan Review** for a 12,600 s.f. medical office and 13,500 s.f. medical office building.
215 Elm Street, Assessor’s Map 38/Lot 2, Industrial I District, Coastal Management Zone
Owner: 215 Elm Street Associates, LLC. Agent: Michael Ott, P.E.

Attorney Marjorie Shansky and Engineer Michael Ott presented for the applicant. This is phase two of the development of the Atlas Commons commercial park, which will consist of two medical office buildings. Seventy percent of the parcel has been offered to the O.S. Land Trust for the purpose of conservation and tidal wetland restoration. Applicant has requested a continuance of the public hearing to the next Zoning Commission meeting on Monday, April 5, 2021 to modify the statement of use and calculate gross floor area per the zoning regulations which will allow for a final parking requirement count.

MOTION to continue the public hearing of **“215 Elm Street” Application for Site Plan/Coastal Site Plan Review** for a 12,600 s.f. medical office and 13,500 s.f. medical office building at 215 Elm Street, Assessor’s Map 38/Lot 2, Industrial I District, Coastal Management Zone to the next Zoning Commission meeting on Monday, April 5, 2021 as presented **MADE: R. Friedmann SECONDED: M. Fish VOTING IN FAVOR: R. Friedmann, M. Caldarella, M. Fish, A.M. Thorsen, J. Terrible ABSTAINING: None OPPOSED: None APPROVED: 5-0-0.**

Geraldine Lewis has reestablished her seat and alternate Commission member Justin Terrible is sitting in for Madeleine Fish for the remainder of the meeting.

- B. **“Hanford Commons II” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.

Attorney Marjorie Shansky and Engineer Michael Ott presented for the applicant. 109 Lynde, LLC, proposes to construct a three-story nineteen-unit residential structure, which includes six affordable dwelling units in accordance with the provisions of Conn. Gen. Stat. §8-30g. A stepping stone path will be created from the garden to the back parking lot. Signage will only be for designated handicap spaces and a stop sign. The Chairman opened up the hearing for public comment with no response.

MOTION to close the public hearing of **“Hanford Commons II” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**, Assessor’s Map 36/Lot 89, Residence A District as presented **MADE: R. Friedmann SECONDED: A.M. Thorsen VOTING IN FAVOR: R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terrible ABSTAINING: None OPPOSED: None APPROVED: 5-0-0.**

In accordance with Geoff Jacobson’s engineer report the conditions of approval will be:

1. The affordability plan needs to be reviewed by the Zoning Commission’s attorney.
2. Following construction of the sidewalk within the applicant’s property along the frontage of Lynde Street, a pedestrian access easement map and document should be submitted to the Commission’s attorney for review, and upon approval, filed in the Old Saybrook land records.
3. Snow must be transported off site.
4. Permeability testing needs to be conducted to confirm the permeability rate for the type of soil classified as existing on this site.
5. Due to the potential of icing, if puddles form at the section of the paved access drive which discharges out toward Lynde Street the owner will install a drywell-type catch basin at this location.
6. The applicant will relocate the existing evergreen buffer at the north end of the parking area where fill is proposed to screen vehicle headlights.

MOTION to approve “Hanford Commons II” Application for Site Plan Review for Affordable Housing (CGS 8-30g), Assessor’s Map 36/Lot 89, Residence A District with the following conditions: 1) The affordability plan needs to be reviewed by the Zoning Commission’s attorney. 2) Following construction of the sidewalk within the applicant’s property along the frontage of Lynde Street, a pedestrian access easement map and document should be submitted to the Commission’s attorney for review, and upon approval, filed in the Old Saybrook land records. 3) Snow must be transported off site. 4) Permeability testing needs to be conducted to confirm the permeability rate for the type of soil classified as existing on this site. 5) Due to the potential of icing, if puddles form at the section of the paved access drive which discharges out toward Lynde Street the owner will install a drywell-type catch basin at this location. 6) The applicant will relocate the existing evergreen buffer at the north end of the parking area where fill is proposed to screen vehicle headlights. **MADE:** R. Friedmann **SECONDED:** J. Terribile **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

The ZEO reported the following:

- Pre-trial hearing scheduled for March 30th relating to Hartford County Home Improvements enforcement action at 12 Bellaire Drive.
- The Judge has not rendered a decision in the matter of OSZC v. CSF/OSZBA
- Walmart, 665 Boston Post Road- Annual request for outdoor garden center to October 1. No changes from previous year. ZEO to handle administratively.
- A request received from the Estuary Council of Seniors for modifications to the property. They would like to extend their walking path in the back area of the building, which faces the Marsh. It will be designed to be a community-based walking track/boardwalk for anyone, not just those over 50. The path will be made out of a permeable product such as recycled rubber for good traction. They would like to add a resting spot with Marsh views made out of a TREX-like material. In addition they will relocate their gazebo to a place where people can enjoy a better view. They would like to retain the flat area where the gazebo is now so they can set up for concerts in the future. They hope to update their current patio by making it bigger to accommodate outdoor dining and sitting areas for those who play cards or other games. The ZC finds that these renovations can be handled administratively by the ZEO. They are not a minor modification since there is no increase in coverage or intensification of use.

MOTION to allow the ZEO to handle administratively the proposed modifications to The Estuary’s site plan as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VI. ADJOURNMENT

MOTION to adjourn the meeting of March 29, 2021 at 8:48 p.m. as presented to the next Zoning Commission meeting scheduled for Monday, April 5, 2021 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, April 5, 2021 at 7:00 P.M.

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

[Zoning Commission web page](https://www.oldsaybrookct.org)

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