



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

Monday, April 5, 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
Marc Delmonico (sitting in for A. M. Thorsen)

Absent Members

Ann Marie Thorsen
Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

5 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of March 29, 2021 as presented **MADE:** R. Friedmann
SECONDED: G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish,
M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to agenda items.

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 with the revised square footage of 11,418 for building one and 10,767 for building two. One hundred and eleven parking spaces have been provided as per the Zoning Regulations requirements. An 11.5 acre portion of the parcel that includes the Mill Meadows

tidal wetland has been offered to the O.S. Land Trust and accepted for the purpose of conservation and tidal wetland restoration. The conveyance to the Land Trust is intended to occur post-approval and post-development. An easement that will allow for pedestrian access to the parcel will be provided along the parcel's eastern boundary. Attorney Shansky has stated that although they will clear and add benches for a viewing area, it will mainly be for people on site and not necessarily for the general public due to the phragmite overgrowth and degradation of the property. Construction of Phase One is complete. It is anticipated that all construction of Phase Two will be complete in the Spring of 2022. Chairman closed the public hearing with no comments.

MOTION to approve **“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 because it is consistent with all applicable coastal policies and makes all reasonable measures to mitigate adverse impacts with the following conditions: 1) Lacking a snow shelf, snow will be removed from the site. 2) To construct the foundation of the East building, disturbance of not more than twelve (12) feet into the tidal wetland is permitted, provided that it will be regraded and vegetation restored with suitable plantings after construction of the building foundation. 3) The 11.3 acres to be donated to the Old Saybrook Land Trust will be transferred by deed and include an easement for access. 4) The drainage and stormwater runoff will be directed to proposed catch basins as shown on the plans as part of a Stormwater Management Plan to be submitted as per Mr. Jacobson's suggestion (March 12, 2021 letter). 5) The sightline for southbound vehicles on Elm Street will be improved by grading of the slope of the land belonging to the Old Saybrook Fire Company No. 1 across Elm Street as shown by the Applicant's traffic engineer. 6) No part of any light pole will exceed fourteen (14) feet in height, mounted on dark-painted concrete base flush with the grade and not less than five (5) feet from pavement. 7) There will be 111 parking spaces. 8) The Commission has determined that separate loading spaces are not required due to the nature of the medical office uses in the two buildings. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. PUBLIC HEARINGS

B. “Theater Marquee Sign” Petition to amend the Old Saybrook Zoning Regulations

Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illuminated flashing Marquee sign for theaters in the Business B-1 Zoning District as a special exception use.

Petitioner: The Katherine Hepburn Cultural Arts Center

Agent: Brett Elliott, Executive Director

Brett Elliott presented. The Kate is seeking to amend the Zoning Regulations to allow for the installation of a theater marquee sign in the B-1 district. The sign they are proposing will identify the name and address of the theater. On a non-event evening the sign illumination would be stationary and coincide with the hours of existing site lighting. On an event night from the time the lobby doors open until no more than an hour following conclusion of the event or 11:00 p.m., whichever comes first, the structural letters K A T E would be backlit and the perimeter bulbs would have a gentle sparkle effect. The sign would connect to the front right corner of the building with a pole for added support and be illuminated by LED lighting with attention to color temperature to evoke a vintage feel. The Commission reviewed and edited the text to read:

Sign, Theater Marquee. A sign located on the same *lot as* a theater.
A *Theater Marquee Sign* may have lights that vary in intensity. *Theater Marquee Signs* are not permitted in residence districts.

“Sign, Flashing,” has also been amended, adding “Theater Marquee Sign” to the list of what’s not included. Lastly, Section 31 Central B-1 District has been amended to add a new Special

Exception Use: *31.2.11 Sign, Theater Marquee*. The Chairman opened up the public hearing with no comment.

MOTION to close the public hearing of “**Theater Marquee Sign**” **Petition to amend the Old Saybrook Zoning Regulations** Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illumination flashing Marquee sign for theaters in the Business B-1 Zoning District as a special exception use as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to amend the text and approve as amended the “**Theater Marquee Sign**” **Petition to amend the Old Saybrook Zoning Regulations** Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illumination flashing Marquee sign for theaters in the Business B-1 Zoning District as a special exception use with an effective date of April 19, 2021. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Land Use Department continues to be busy. Applications for the high school’s athletic field lights, Smoke on the Water restaurant and The Kate marquee sign will be coming in.
- Annual gravel pit renewals – Due to the pandemic conditions Land Use will handle the renewals this year.

VI. ADJOURNMENT

MOTION to adjourn the meeting of April 5, 2021 at 8:03 p.m. as presented to the next Zoning Commission meeting scheduled for Monday, April 19, 2021 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, April 19, 2021 at 7:00 P.M.

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

[Zoning Commission web page](#)

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