



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 19, 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
Madeleine Fish
Ann Marie Thorsen
Marc Delmonico (sitting in for G. Lewis)

Absent Members

Geraldine Lewis
Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

4 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

Amendment to Minutes of April 4, 2021 – Due to pandemic conditions the ZEO (not Land Use) will be conducting the gravel pit inspections.

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

B. CORRESPONDENCE

Correspondence received was related to agenda items.

IV. PRELIMINARY DISCUSSION

- A. “**CVS/Health Hub**” Discuss modification of Special Exception Permit/Coastal Site Plan Approval to allow for new tenant, new signs and change signs to internally illuminated. 519 Boston Post Rd, Assessor’s Map 40/Lot 15, Business B-4 District
Owner: LFT OSCT, LLC. Agent: Poyant Sign Company

Gary McCoy presented. CVS is going through a logo change by adding a heart to their signage. They would like to update their signage with the new logo in an internally illuminated sign. They would also like to add additional signs for Health Hub, a new service CVS will provide.

The ZC Chairman responded that CVS must adhere to the maximum square footage allowable for a sign on a building. He suggested that the signs be prepared with both names on one sign and that they not be internally illuminated. Also, the Commission needs more information to better understand what Health Hub is. Health Hub services may change the initial use that was originally approved for this building. If so, a major modification to the special exception permit would be needed.

V. PUBLIC HEARINGS

A. “The Kate” Application for Special Exception Use for a 34.83 s.f. theater marquee wall sign with flashing lights.

300 Main Street, Assessor’s Map 30, Lot 63-1, Business B-1 Zoning District, Pedestrian Node
Applicant: The Katherine Hepburn Cultural Arts Center Agent: Brett Elliott, Executive Director

Brett Elliott presented. The Katharine Hepburn Cultural Arts Center (The Kate) in seeking approval for the install of a theater marquee sign which will identify the name and address of the theater. Using LED lights, the sign would come on at dusk with existing site lighting and stay on until 11 p.m. or no later than one hour after a performance. The structural letters K A T E would be backlit, and the perimeter individual light bulbs would change in intensity. The sign will be located at the front right corner of the building. A pole will provide support to protect the building and sign. The public hearing was opened up with no comment.

MOTION to close the public hearing of “The Kate “Application for Special Exception Use for a 34.83 s.f. theater marquee wall sign with flashing lights as presented **MADE:** R. Friedmann
SECONDED: M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A. M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve “The Kate “Application for Special Exception Use for a 34.83 s.f. theater marquee wall sign with flashing lights as presented **MADE:** R. Friedmann **SECONDED:** M. Fish
VOTING IN FAVOR: R. Friedmann, M. Caldarella, M. Fish, A. M. Thorsen, M. Delmonico
ABSTAINING: None **OPPOSED:** None **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- As Ct considers legalizing recreational marijuana, Old Saybrook needs to decide how to regulate its sale in town.
- Commission meetings will be changing from Zoom/online only to a hybrid form with Commission members and applicants at an in-person meeting and others attending via Zoom. The details of this new format are still in discussion.
- The Commission discussed mixed-use buildings with a deed restriction for affordable housing.

VI. ADJOURNMENT

MOTION to adjourn the meeting of April 19, 2021 at 8:13 p.m. as presented to the next Zoning Commission meeting scheduled for Monday, May 3, 2021 at 7:00 p.m. **MADE:** R. Friedmann
SECONDED: M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Fish, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, May 3, 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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