



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, May 3, 2021  
Web/Audio Meeting

**I. CALL TO ORDER**

Chairman R. Friedmann called the meeting to order at 7:11 p.m.

**II. ROLL CALL**

Attendant Members

Robert Friedmann  
Mark Caldarella  
Geraldine Lewis  
Madeleine Fish  
Ann Marie Thorsen  
Justin Terribile  
Marc Delmonico

Attendant Staff

Chris Costa, Zoning Enforcement Officer  
Joanne Galli, Recording Clerk

51 members of the public were in attendance.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of April 19, 2021 as presented **MADE:** G. Lewis  
**SECONDED:** M. Fish **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 # 11351348 for general counsel in the amount of  
\$462.50 as presented **MADE:** G. Lewis **SECONDED:** M. Fish **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. “Wildbirds Unlimited” Application for Minor Modification to Special Exception Permit**

To add 10' x 14' storage shed on blocks.

434 Boston Post Rd, Assessor's Map 42/Lot 17, Business B-4 District

Coastal Area Management Zone

*Applicant/ Agent: Judith Secki Property Owner: LJS Properties, LLC*

Jessica Penfield presented. They would like to add a 10' x 14' storage shed, which would be placed on concrete blocks. The shed is less than 500 square feet and meets setback requirements. Chairman Friedmann opened to the public for comment with no reply.

**MOTION** to approve “Wildbirds Unlimited” Application for Minor Modification to Special Exception Permit 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. PUBLIC HEARINGS

**A. “Old Saybrook High School Athletic Field Lights” Application for Special Exception Review** to add four 70' high athletic field lights.

Assessor's Map 28, Lot 4, Residence A District, Pedestrian Node

*Applicants/ Agents: Tara Barros, BOE and Carl Fortuna, First Selectman, BOS*

Applicants have requested a continuance to the next Zoning Commission meeting on May 17, 2021.

**MOTION** to continue the public hearing of “Old Saybrook High Athletic Field Lights” Application for Special Exception Review to add four 70' high athletic field lights to the next Zoning Commission meeting on May 17, 2021 at 7 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.

**B. “Smoke on the Water at Dock & Dine” Application for Special Exception/Coastal Site Plan Review** for a 300-seat outdoor restaurant with temporary restaurant trailers, 725 s.f. permanent pavilion and tents.  
145 College Street, Assessor's Map 24/Lot 42-1, SP-2 District, Ct River Gateway Conservation Zone, Coast area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone

*Owner: The Point, LLC. Applicant: Smoke on the Water at Dock & Dine*

The Chairman confirmed with Attorney Cassella that the application is incomplete. The application failed to include the general application requirements as described in Section 51 & 52 of the Zoning Regulations (Site Plan & SPEX application requirements). The ZEO cited some of the missing components, such as compliance with current landscaping regulations, interior parking lot landscaping and parking requirements. Also stated, the Pavilion structure violates the 100' CT River Gateway Conservation Zone structure setback. Referral report responses from technical staff and other Commissions indicate that there was insufficient information for the reviewers to complete their review.

**MOTION** to deny without prejudice “Smoke on the Water at Dock & Dine” Application for Special Exception/Coastal Site Plan Review for a 300-seat outdoor restaurant with temporary restaurant trailers, 725 s.f. permanent pavilion and tents because of its incomplete status 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. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

The owner of James Pharmacy is renting out the commercial space. As quoted from their Statement of Use, “Cocotte at James Pharmacy is an epicurean bridge between America and France.” They will offer French pastry desserts, cakes, cookies and candy for retail sale and in-house dining that will be prepared off site. They have also established a relationship with a local bread baker who will supply an assortment of bread and bread-related items. They will re-introduce the soda fountain offering classic drink beverages from the prohibition era as well as offer hot and cold coffee, tea, and espresso beverages. On-site prepared items will include soups, stews, salads, pasta, sandwiches and panini-style items for breakfast, lunch and dinner. Seating will be limited to 28 indoor and a few tables and chairs on the front patio. Hours of operation will conform to what was previously approved: 6:30 a.m. to 9 p.m. Monday-Friday and 8 a.m. to 9 p.m. Saturday and Sunday.

Cocotte would like to add alcoholic beverages to their list of offerings. The Zoning Commission concluded that alcohol would create a new use thereby expanding the non-conformity in a residential district and will not be permitted.

VI. **ADJOURNMENT**

**MOTION** to adjourn the meeting of May 3, 2021 at p.m. as presented to the next Zoning Commission meeting scheduled for Monday, May 17, 2021 at 7:00 p.m. **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.

Respectfully submitted,

Joanne Galli  
Recording Clerk

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING  
**Monday, May 17, 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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