



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**

Thursday, May 27, 2021  
Hybrid 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  
Marc Delmonico

Attendant Staff

Chris Costa, Zoning Enforcement Officer  
Joanne Galli, Recording Clerk

9 members of the public were in attendance.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of May 3, 2021 as presented **MADE:** G. Lewis  
**SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis,  
M. Fish, A. M. Thorsen **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

**MOTION** to pay Halloran & Sage Invoice # 11354168 for general counsel in the amount of  
\$148.00 as presented **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:**  
R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A. M. Thorsen **OPPOSED:** None  
**ABSTAINING:** None **APPROVED:** 5-0-0.

#### IV. NEW BUSINESS

**A. “Old Saybrook High School” Application for Minor Modification to Special Exception**

Installation of a 10 x 12 walk-in freezer and conversion of existing basketball court to 30 additional parking spaces.

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

*Applicants: Old Saybrook Board of Education Agent: Julie Pendleton*

Old Saybrook Board of Education is planning to install a walk-in freezer to be located on a slab outside the Food Services Department. This will improve the ability to store food safely and purchase quantities that provide for substantial discounts. Also, during the last relining and sealing of the High School parking lot the existing basketball courts were eliminated resulting in over 30 additional parking spots. The ZC would like the Architectural Review Board (ARB) to review this application. The Chairman would also like a depiction of the parking lot including dimensions, aisles and number of spaces per row.

**MOTION** to continue “Old Saybrook High School” Application for Minor Modification to Special Exception installation of a 10 x 12 walk-in freezer and conversion of an existing basketball court to 30 additional parking spaces to the next Zoning Commission meeting on June 7, 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 **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. Preliminary Discussion Petition to Amend the Old Saybrook Zoning Regulations**

to allow for a Planned Residential Development District (PDD) at 91 Sheffield Street, Assessor’s Map 49, Lot 2 Marine Industrial (MI), CT River Gateway Conservation Zone

*Contract purchaser: Michael Picard*

*Agent: Attorney Marjorie Shansky*

Attorney Marjorie Shansky presented. The purpose of creating this Planned Development District (PDD) is to allow a residential development in a Marine Industrial section of OS. The regulations need to be amended to reflect the zoning change to residential to proceed. As ZC member Justin Terribile stated, the ZC is open to change but in a smart and conservative way. Other Board members agreed with Justin. The site, which is just less than ten acres, has been unused for many years and includes Gateway, wetlands with tidal setbacks and flood zones. The Chairman expressed concerns about changing the zoning to residential considering the flood zone is subject to sea level rise. He would like to see the homes situated within the setback regulations with no variances required. Mr. Picard responded that the homes would be flood compliant. He is also planning to provide a Kayak launch and public parking.

**C. “Clothesline Marina” Application for Coastal Site Plan Review**

To replace four sets of stairs 125 North Cove Road, Assessor’s Map 32, Lot

3 Residence A District, N. Cove Historic District, Coastal Management District & CT River Gateway Conservation Zone Zone

*Applicant: Old Saybrook Harbor Mgmt. Comm. Agent: Lou Vinciguerra*

Lou Vinciguerra presented. There will be a reconstruction of four sets of stairs at this small-boat facility for safe public access. The concrete landings will be set above the

Coastal Jurisdiction Line. Old materials will be removed. The percentage of impervious cover will not increase. Two sets of stairs will be operational during construction. DEEP permitting is not required. Work will be done by hand and will commence late summer or early fall.

**MOTION** to approve **“Clothesline Marina” Application for Coastal Site Plan Review** to replace four sets of stairs because the applicant is consistent with all applicable coastal policies and takes all reasonable measures to mitigate impacts 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.

- D. “Javco Holdings, LLC.” Application for Soil Erosion/Sedimentation Control Site Plan Review** associated with environmental remediation project. 1 Williams Lane/Mill Rock Road East, Industrial District, Assessor’s Map 39/Lot 17 which is vacant and adjacent to Map 39/Lot 11

*Applicant: Essentra Packaging, U.S., Inc. Agent: Attorney Edward Cassella*

Attorney Ed Cassella presented. This is the former Fortune Plastics property. The soil that exceeds the residential DEC (direct exposure criteria) due to the presence of coal ash and/or asphalt will be relocated to the West Swap and Parking Lot areas and will be covered by either grass or asphalt. Issues in Geoff Jacobson’s review were all addressed.

**MOTION** to approve **“Javco Holdings, LLC” Application for Soil Erosion/Sedimentation Control Site Plan Review** associated with environmental remediation project as presented. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A. M. Thorsen **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

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

Gary McCoy from the Poyant Sign Company 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. Since a new Statement of Use was not received in regard to Health Hub, the applicant agreed to limit his application to the two CVS wall signs in the entryway and a freestanding ground sign. Regarding the two wall signs, CVS will be illuminating them with a “halo” light that will not spill onto the ground but light the signs from behind. The freestanding sign will have only ground lighting. All signs will be automated to go off one hour after closing. The ARB has reviewed the halo lights and sent a positive recommendation. The ZEO pointed out that the false windows should have illumination only. The hearts and logos that are currently in the windows are considered signage, are not permitted and need to be removed.

**MOTION** to approve “CVS/Health Hub” Minor Modification to Special Exception Permit/Coastal Site Plan Approval to allow for new tenant, new signs and change signs to internally illuminated with the following conditions: 1. Applicant has agreed to limit application to two CVS wall signs and one ground sign. 2. Signs will be dimensions provided with color recommendations by ARB followed. 3. CVS ground sign will be externally illuminated. The Motion was amended and seconded to add that: All unpermitted signs will be removed (including decals in false windows and lawn signs). **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Fish, A. M. Thorsen **OPPOSED:** M. Caldarella **ABSTAINING:** None **APPROVED:** 4-1-0.

## V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Patrick Hegge has resigned from his position as Environmental Planner.
- Draft affordable housing plan almost complete. It will be posted and the Selectmen will have a public hearing in July for public comment.
- OS/ZC vs. CCF/ZBA, 7 North Main Street. Judge rendered decision in favor of the Zoning Commission. ZEO advised that the Defendants would not be appealing the decision.
- Soci, LLC, 45 Mill Rock Road East. ZEO read proposal to open a self-serve/take-out restaurant and reopen the mini-golf. No Alcohol. The ZEO will handle administratively.

## VI. ADJOURNMENT

**MOTION** to adjourn the special meeting of May 27, 2021 at 9:25 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, June 7, 2021 at 7:00 p.m. **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Recording Clerk

### NEXT REGULARLY SCHEDULED HYBRID MEETING

**Monday, June 7, 2021 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

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

[Zoning Commission web page](#)

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