



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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Justin Terribile
Marc W. Delmonico
Vacancy

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, June 7, 2021 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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
Marc Delmonico
Carl Fortuna, First Selectman

Absent Members

Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Attorney Matthew Willis
Geoffrey Jacobson, P.E.
Joanne Galli, Recording Clerk

24 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to postpone approval of May 27, 2021 Special Meeting Minutes to the next Zoning Commission meeting on June 21, 2021 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.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. CONTINUED 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

Carl Fortuna presented. They were before the commission back on 1/15/2020 regarding amending the zoning regulations to remove a prohibition of an “illumination of a playing field” and to add to new special standard for athletic field lighting. The Zoning Commission passed the amendment on 2/3/2020. Carl Fortuna is back in front of the commission for a special exception review for the lights at the Old Saybrook High School athletic field. Four Light poles will be placed a minimum of 50 feet from any property line and are a maximum of 70 feet in height. The lighting is proposed from March 1 to November 30. Lighting is not proposed on Sundays, or any holidays with the exception of Thanksgiving Eve and Thanksgiving Day. Lighting for morning games will start no earlier than 7 a.m. and lighting for evening games will start at sunset and will shut off by 9 p.m. Monday – Thursday and 10:30 p.m. Friday – Saturday. The power supply will be hardwired with no emergency backup. To alleviate neighbor concerns trees will be planted on Boston Post Rd and Ingham Hill Rd as well as a guardrail to restrict unauthorized parking. Twenty-two people sent letters of support. Attorney Michael Romano, who is representing five neighbors from Ingham Hill Rd, sent in a letter opposed to this Application. Speaking in support tonight were Police Chief Michael Spera, Selectman Scott Giegerich, Richard Hanratty, Attorney Ed Cassella, and Meghan Brady. They stated that the lights would enhance community involvement, add to the quality of life and will be a tremendous asset to the school. With no further comments, the Public Hearing was closed.

MOTION to close the public hearing of “Old Saybrook High Athletic Field Lights” Application for Special Exception Review to add four 70’ high athletic field lights 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.

MOTION to approve “Old Saybrook High Athletic Field Lights” Application for Special Exception Review to add four 70’ high athletic field lights with the following conditions: 1. To follow ARB recommendations – “that trees and a guard rail be added to the east end of the field along Ingham Hill Rd, and that the guard rail be ‘parkway’ or ‘post and beam’ style and not a metal highway type rail.” 2. Trees to be added outside the fence on Boston Post Rd. 3. Statement of Use needs to be modified for lights to come on at sunset. 4. No emergency backup power for the lights will be allowed. 5. Project is consistent with all applicable coastal policies and takes all reasonable measures to mitigate impact as presented **MADE:** R. Friedmann **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.

V. PUBLIC HEARINGS

A. “Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)

Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District

Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.

Contract Purchaser: Bedcon Holdings, LLC. Agent: Attorney Edward Cassella

Attorney Ed Cassella presented. Applicant is proposing a mixed-use affordable housing development under General Statutes 8-30g. The proposal involves retaining the existing structure on 45 Sherwood Terrace and converting it into 691 sq. ft. of office space and three apartments (972, 803 and 700 square feet respectively). Two of the units will be affordable under 8-30g. The applicant also proposes the construction of a 2,240 sq. ft. building on 38 Sherwood Terrace which will house a two-bedroom, 1,120 sq. ft. unit above a 3-bay garage and storage units for each of the tenants on site. A total of 9 parking spaces will be provided. The Public Hearing was opened with comments from neighbors Charlie and Liz Burnell. They are concerned about lighting on the property, and the removal of two arborvitae, which will be removed for a turnaround. The applicant assured them that the lights will be dark-sky compliant and will be on the buildings only, adding that the garage will have downcast lights in front and rear. The applicant also agreed to plant two arborvitae on the Burnells' property. Steve Robson, a neighbor on Old Boston Post Rd, disputed the ownership of the back row of trees. With no other comments the Public Hearing was closed.

MOTION to close the public hearing of “**Sherwood Apartments**” **Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)** to convert 3,165 sq. ft. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District. To construct 1,120 sq. Ft. garages/storage for 4 units with 1,120 sq. ft. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District 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.

MOTION to approve the “**Sherwood Apartments**” **Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)** to convert 3,165 sq. ft. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District. To construct 1,120 sq. Ft. garages/storage for 4 units with 1,120 sq. ft. apartment above and parking lot 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District with the following conditions: 1. Applicant will work with the Burnells (residents of 34 Sherwood Terrace) to replace the trees removed due to the turnaround and place the new trees on the Burnell property. 2. There will not be a workshop allowed in the basement. 3. Plans should indicate which units are affordable (8-30g). 4. An easement be provided for parking and access and require that the two lots be held by the same owner. 5. Affordability plan to be approved by the Commission’s attorney. 6. Project 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.

B. “745 Eatery” Application for Modification to Special Exception Permit
to convert 1,200 s.f. office space to restaurant space (2,700 s.f.)
745 Boston Post Road, Map 36/Lot 86, Shopping Center Bus. B-2 District, Ped. Node.
Applicant: 745 Boston Post Road, LLC *Agent:* Michael Ott, P.E.

Michael Ott, Engineer, presented. The recent use of the property was a restaurant and a business office. The intention is to eliminate the business office and dedicate the entire structure to the restaurant. The restaurant will have 66 seats in the interior, and will be closed on Mondays. The work will include interior renovations and exterior alterations such as expanding the septic system/leaching fields, extending the retaining wall, the construction of a

new trash receptacle and waste container area, minor drainage improvements and retrofitting the existing parking area lighting with LED luminaires. The waste receptacle was proposed to be placed on the 99 Lynde Street property but the ZC Chairman stated that it must stay on the 745 property. ZEO Chris Costa informed Commission that Geoff Jacobson is currently reviewing the revised set of plans. With no comments from the public the Hearing was closed.

MOTION to close the public hearing of **“745 Eatery” Application for Modification to Special Exception Permit** to convert 1,200 sq. ft. office space to restaurant space (2700 sq. ft.). 745 Boston Post Rd, Map 36, Lot 86, Shopping Center Business B-2 District Ped. Node 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.

MOTION to approve the **“745 Eatery” Application for Modification to Special Exception Permit** to convert 1,200 sq. ft. office space to restaurant space (2700 sq. ft.). 745 Boston Post Rd, Map 36, Lot 86, Shopping Center Business B-2 District Ped. Node with the following conditions: 1. Outstanding concerns of Geoff Jacobson to be addressed by applicant. 2. Garbage receptacle needs to stay on 745 property. **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.

C. “Hanford Commons Residences” Application for Minor Modification to Site Plan Approval for Affordable Housing Development CGS 8-30g for Building C: 8,676 s.f. for 8 dwelling units- 8676 s.f. total (.046 ac.) to reduce length of the retaining walls by removing 112 feet of the southerly wall.

99 Lynde Street, Map 36/Lot 87, Residence A District

Applicant: Hanford Commons, LLC

Agent: Michael Ott, P.E.

The ZEO informed the Commission that this is not a Public Hearing as stated in the Agenda.

Michael Ott, Engineer, presented that since one owner will own both properties it will be a better transition between the two sites without the 112 feet of retaining wall.

MOTION to approve the **“Hanford Commons Residences” Application for Minor Modification to Site Plan Approval for Affordable Housing Development CGS 8-30g** for Building C: 8,676 sq. ft. for 8 dwelling units-8676 sq. ft. total (.046 ac.) to reduce length of the retaining walls by removing 112 feet of the southerly wall 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.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Old Saybrook High School, 1111 Boston Post Rd application for Minor Modification to Special Exception – Applicant requested to continue the matter to the June 21, 2021 meeting.
- Gravel pit permit renewals will be reviewed June 21, 2021 when the agenda is lighter.
- 22 Bellaire Drive – ZEO advised the Commission that she attended pretrial on this enforcement action, entered into a stipulated judgment to remove the illegal porch and recover legal fees.
- 2 Cove Landing – ZEO advised that a pre-trial has been scheduled on this enforcement action for July.

- Old Saybrook Affordable Housing Committee completed the draft Affordable Housing Plan for the Town. It is available for review on the Land Use Department and Board of Selectmen webpages. The BOS will hold a public hearing on the Affordable Housing Plan on July 13, 2021.
- Oceanside Auto, 810 Middlesex Ave has completed the paving required and has yet to complete the landscaping per the stipulated judgment.
- Mercury Fuel, 602 Boston Post Rd is now a Cumberland Farms. No zoning permits have been obtained.

VII. ADJOURNMENT

MOTION to adjourn the meeting of June 7, 2021 at 9:21 p.m. as presented to the next Zoning Commission meeting scheduled for Monday, June 21, 2021 at 7:00 p.m. **MADE:** M. Caldarella **SECONDED:** R. Friedmann **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
HYBRID MEETING

Monday, June 21, 2021 at 7:00 P.M.
Town Hall, 1st 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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