



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, June 21, 2021

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

6 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of June 7, 2021 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. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11355767, 11355768, 11355818 and 11355819 for general counsel in the amount of \$1295.00 as presented **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A. M. Thorsen **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

IV. OLD 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

Applicant: 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. Engineer Geoff Jacobson reviewed parking lot plans. With the addition of two center islands, the spaces are in compliance.

MOTION to approve “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.

V. NEW BUSINESS

A. “633 Middlesex Turnpike, LLC” Preliminary Discussion

Proposed petition to amend the Old Saybrook Zoning Regulation to allow gross floor area up to 35,000 s.f. in the B-2 zone; existing 24,500 s.f. one-story professional medical building at 633 Middlesex Turnpike, Map 57, Lot 32-1, B-2 Zone

Applicant: 633 Middlesex Turnpike, LLC Agent: Edward M. Cassella

Attorney Ed Cassella presented. The applicant would like to put an addition onto the north side of the building. This would bring the gross floor area up to 35,000 sq. ft., which is not currently permitted. They are proposing that the regulations be amended to allow 35,000 sq. ft. in a B-2 Zone that has a minimum of five acres of property. If this were approved, it would apply to all 5+ acres properties in the B-2 district. The ZC Chairman recommended that they add verbiage to their proposed amendment “to accommodate something other than retail.”

B. “Old Saybrook Auto Mall Sign” Preliminary Discussion

Propose options to replace 320 s.f. free standing sign (155.3 s.f. of sign area) 255 Middlesex Turnpike, Assessor’s Map 52, Lot 63

Owner: 255 Middlesex Tpke. LLC. Agent: Tracy Becker, Sign Pro

Tracy Becker from Sign Pro presented. The applicant would like to rebuild the sign using the existing base and structure posts into a smaller energy efficient one comprised of six illuminated cabinets on each side of the sign. The overall size of the new sign is 216 sq. ft., a reduction from the current 320 sq. ft. sign. Landon Sock (owner of 275 Middlesex Ave) questioned the possibility of a community message

board sign, which the ZC responded isn't permitted in the B-4 District. The Chairman advised that with a reduction in non-conformity along with compliance to the rest of the regulations (with no glaring components) they can go ahead and apply to the ARB for review.

- C. **“Workshop”** Discuss problematic regulations and new ideas for possible regulation changes
Old Saybrook Zoning Commission

The Commission discussed new laws, potential regulation changes and the sale of recreational marijuana.

VI. PERMIT RENEWALS: Gravel Pits

- A. **Hull** - Middlesex Tpke
14,840 cubic yards brought in and 19,510 cubic yards removed.
- B. **Dibble** - Ingham Hill Rd
9,000 cubic yards brought in and 1,000 cubic yards removed.
- C. **Piontkowski** – Bokum Rd & Lakewood Circle
No activity.

MOTION to renew all three **“Gravel Pits”** for another year based on inspection by Chris Costa 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.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **Former Red Hen Restaurant**, 286 Main Street – Request to change to Sushi Restaurant. Same number of seats and new sign. The Commission authorized the ZEO to handle administratively.
- **Land Use Fees** have been evaluated related to advertising and other administrative costs. This will go to Town meeting on July 13th.
- **Land Use Department Restructure** - The Environmental Planner position has been replaced with the Assistant Town Planner position, which will encompass Inland Wetlands & Aquifer Protection Enforcement as part of the job duties. Lynette Wacker has been offered the job and will start in July. GIS will become a separate part-time job and not incorporated with this position.
- **Flood Plain Management** adding the AO/AH zone regulations (mandatory) and cleaning up some existing text that is often misinterpreted for more clarity. An additional foot of freeboard will also be proposed.
- **22 Bellaire Drive** - ZEO entered into a Stipulated Judgment on behalf of the Zoning Commission to remove the unpermitted porch and recover \$2,000 in legal costs incurred. The Judge needs to approve prior to the Judgment becoming final.
- **2 Cove Landing** - Pre-trial has been set for October. This is an on-going enforcement matter relating to violations of the Zoning Regulations for a deck that increases the square footage of an accessory structure to require flood compliance.

- **Halloran & Sage** sent three litigation warning letters for enforcement matters that have not been remedied, structures denied for variances by the ZBA and compliance not met since 2019. ZEO is hoping that the violations will be remedied as a result of these letters.
- **PA #21-29** relating to Zoning, Accessory Apartments and Commissioner training is now law. The ZEO encourages the Commission to review and become familiar with the new law.
- **Draft Affordable Housing Plan (AHP)** for the Town is complete and available for review on the Land Use Department website. The Board of Selectmen scheduled a public hearing on the plan for July 13th at 5:00. The Planning Commission will start working on amendments to the Residential Development Section of the Plan of Development once the AHP is adopted.
- **Land Use** violations, enforcement matters and administrative permit requests continue to remain steady.
- **Sign Enforcement** - During the pandemic, the ZEO has made illegal sign enforcement a low priority enforcement matter. The ZEO is thinking that she should continue this practice until the expanded outdoor seating orders are lifted, reach out to businesses to remind them of the sign regulations and start enforcing for the 2022 year. The Commission agreed with her plan.

VI. ADJOURNMENT

MOTION to adjourn the meeting of June 21, 2021 at 9:00 p.m. to the next regularly scheduled Zoning Commission meeting on Wednesday, July 7, 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 **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Wednesday, July 7, 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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