



# TOWN OF OLD SAYBROOK Zoning Commission

Robert C. Friedmann, *Chairman*  
Mark R. Caldarella, *Vice Chairman*  
Geraldine M. Lewis, *Secretary*  
Ann Marie Thorsen  
Marc W. Delmonico

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

**Alternate Members**  
Justin Terribile  
Vacancy

## REGULAR MEETING MINUTES HYBRID MEETING

Monday, July 19, 2021 – 7:00 P.M.  
Town Hall, 1<sup>st</sup> 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  
Ann Marie Thorsen  
Marc Delmonico

#### Absent Members

Justin Terribile

#### Attendant Staff

Joanne Galli, Recording Clerk

4 members of the public were in attendance.

### III. REGULAR BUSINESS

#### A. MINUTES

**MOTION** to approve the meeting minutes of June 21, 2021 as presented **MADE:** G. Lewis  
**SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.  
M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

#### B. CORRESPONDENCE

**MOTION** to pay Halloran & Sage Invoice #s 11358040, 11358041 and 11358069 for general  
counsel in the amount of \$1665.00 (invoices are for the 2020-2021 fiscal year) as presented **MADE:**  
G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G.  
Lewis, A. M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-  
0-0.

### IV. NEW BUSINESS

#### A. Discussion: Marijuana Regulations for Old Saybrook Heather McNeil, Youth and Family Services

The ZC received input from Heather McNeil (Director Youth and Family Services) and  
Marines Rodriguez (SAM) via Zoom during the meeting and additional information by email  
regarding retail recreational marijuana. The ZC explained the extent of its involvement in  
regulating it and that it looks forward to hearing from other Town of Old Saybrook sources.  
No decision is likely for the time being.

**B. Appointment of Representative from Zoning Commission to Inland Wetlands and Watercourses Commission**

Gerri Lewis has been appointed the Zoning Commission's representative.

**V. PUBLIC HEARINGS**

- A. "Pro-Performance Automotive"** Application for Special Exception Use for General Automotive Repairs 6,042 s.f. including 2 garage bays and 4 lifts.  
123 Spencer Plain Road, Unit #3, Assessor's Map 46, Lot 4-4, Business B-4 District  
Owner: Kevin Braza                      Applicant: Louis Crotta

Louis Crotta presented. Pro-Performance is requesting a Special Exception approval to allow a general automotive repairs business at their site.

**MOTION** to close Public Hearing for **"Pro-Performance Automotive"** Application for Special Exception Use for General Automotive Repairs as presented **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A. M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION** to approve **"Pro-Performance Automotive"** Application for Special Exception Use for General Automotive Repairs with the following conditions: Only two signs will be allowed, the existing freestanding sign which is a 2 x 8 road sign and a 2 x 4 door entry sign on the east side of the building **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A. M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

None.

**VII. ADJOURNMENT**

**MOTION** to adjourn the meeting of July 19, 2021 at 7:48 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, August 2, 2021 at 7:00 p.m. **MADE:** M. Delmonico **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, August 2, 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](#)

Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of land use agendas.