



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*

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**Alternate Members**  
*Justin Terribile*  
*John Henry*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Wednesday, September 8, 2021 – 7:00 P.M.  
Town Hall, 2nd Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

Vice Chairman M. Caldarella called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Attendant Members

Mark Caldarella  
Ann Marie Thorsen  
Marc Delmonico  
John Henry

Absent Members

Robert Friedmann  
Geraldine Lewis  
Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer  
Joanne Galli, Recording Clerk

8 members of the public were in attendance.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of August 16, 2021 as presented  
**MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella,  
A. M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None  
**APPROVED:** 4-0-0.

**B. CORRESPONDENCE**

**MOTION** to pay Halloran & Sage Invoice #s 11361013 and 11360974 for general counsel  
in the amount of \$518.00 as presented **MADE:** M. Delmonico **SECONDED:** J. Henry  
**VOTING IN FAVOR:** M. Caldarella, A. M. Thorsen, M. Delmonico, J. Henry  
**ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

#### IV. PUBLIC HEARINGS

- A. **“Planned Development District” Petition to Amend the Old Saybrook Zoning Regulations** to add new section 36 to create a new development district as alternative to subdivision of land on 5+ acre lots with 1 residential dwelling unit per acre in the MI district.

**Applicant:** 91 Sheffield Street, LLC

**Agent:** Attorney Marjorie Shansky

The Applicant granted an extension to the Commission to extend the 65-day timeline to open the public hearing until October 18<sup>th</sup>. The Commission accepted the extension and continued the matter until October without opening PH.

**MOTION** to continue **“Planned Development District”** Petition to Amend the Old Saybrook Zoning Regulations to add new section 36 to create a new development district as alternative to subdivision of land on 5+ acre lots with 1 residential dwelling unit per acre in the MI district to the Zoning Commission meeting on Monday, October 18, 2021 at 7 p.m. as presented **MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella, A. M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

#### V. NEW BUSINESS

**MOTION** to Amend the Agenda to begin New Business discussion with **Preliminary Discussion** (Change in use, 247 Main) and follow with **“Iron House Fitness”** (Application for Site Plan Review) **MADE:** M. Caldarella **SECONDED:** A. M. Thorsen **VOTING IN FAVOR:** M. Caldarella, A. M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

- A. **Preliminary Discussion:** Change in use 247 Main, and proposed parking easement at 38/45 Sherwood Terrace  
247 Main Street, Map 30, Lot 55, Business B-2 District, Pedestrian Node  
45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District & 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.  
Owners: Bedcon Holdings, LLC & Indigo Properties. Agent: Attorney Ed Cassella

Attorney Ed Cassella presented. A proposal was received from Colt Taylor for a fine dining restaurant. To allow for 45 seats they need to increase the parking spaces by four. BedCon Holdings has agreed to permanently share their four office space parking spots on Sherwood Terrace via deed, which abuts the property. These spaces will be used for employee parking only. The Commission was assured that the path would be lit properly.

M. Caldarella indicated that the Commission has not allowed residentially zoned parcels to support business uses. The Commission held a lengthy discussion on how 38 Sherwood Terrace has historically been used to support parking needs for 45 Sherwood Terrace despite being located in the Residence A District. The existing parking is a pre-existing non-conformity and the proposal is not to expand or intensify the pre-existing non-conforming parking supporting a business use.

The Commission came to a consensus that the parking at 38 Sherwood Terrace is non-conforming and could be used to accommodate the required parking due to the difference in hours between the office and restaurant uses.

- B. “Iron House Fitness” Application for Site Plan Review**  
7,786 s.f. building (6,802 s.f. physical fitness facility/984 s.f. office space)  
138 & 144 Mill Rock Road East, Assessor’s Map 41, Lots 4, 5 & 3  
Applicant: Mill Rock Road East, LLC                      Agent: Joe Wren

Joe Wren presented. The applicant has merged three parcels of land to construct a 7,786 s.f. 2-story mixed-use building with a 6,802 s.f. gym known as “Iron House Fitness” and a 984 s.f. leasable area for office use, tenant not known at this time. They will install a paved driveway and parking lot, add landscaping and site lighting, a new septic system, stormwater management area, and a dumpster/recycling bin enclosure. Iron House Fitness, which will have a maximum capacity of 60 members (only 40 members will be allowed in the building at a time), currently leases space across the street. The building will have a covered entry and awnings over the windows. The signage and façade have been approved by ARB. They are waiting on CRAHD approval and the Fire Marshall is waiting for the full plan to review. The application will continue to the next Zoning Commission meeting for the Commission to review comments from referrals.

**MOTION** to continue **“Iron House Fitness”** Application for Site Review to the next Zoning Commission meeting on Monday, September 20, 2021 at 7 p.m. as presented  
**MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella, A. M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None  
**APPROVED:** 4-0-0.

## VI. OLD BUSINESS

- A. Workshop:** Accessory dwelling units and possible regulation fixes (continued)

The Commission discussed:

- Repairs to a pre-existing non-conforming deck, porch, overhang or stairs of 120 s.f. or less.
- Removing above-ground temporary hot tubs, seasonal “kiddie” pools and one temporary 120 s.f. shed per lot from the definition of structure.
- Allowing for detached accessory apartments now required by State Law per Public Act 21-29.

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **1596 Boston Post Rd** - The ZEO received an inquiry for a possible Mexican Restaurant. The applicant is proposing one of the following:
  1. Keep the existing parking lot configuration, seating and hours the same as the previous tenant. Renovate interior.
  2. Add outdoor seating, reconfigure the parking lot and add a curb cut to Denmore Lane. The Commission determined that this would be a major modification to the SPEX that will require Commission review.

- **235 Main Street** - A proposal came in for Gigi's Salon to relocate in the front portion of the space and the sound studio would be downsized to a portion of the back of the building. The Commission determined both uses are retail sales/services rendered and since there is no change to the use that the ZEO can handle the matter administratively.

## VII. ADJOURNMENT

**MOTION** to adjourn the meeting of September 8, 2021 at 9:04 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, September 20, 2021 at 7:00 p.m. **MADE:** M. Delmonico **SECONDED:** J. Henry **VOTING IN FAVOR:** M. Caldarella, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Joanne Galli  
Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, September 20, 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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