



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

Monday, September 20, 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 (in person)

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Marc Delmonico
Justin Terribile (sitting in for A.M. Thorsen)
John Henry

Absent Members

A. M. Thorsen

Attendant Staff

Chris Costa, Zoning Enforcement Officer/Town Planner
Joanne Galli, Recording Clerk
Matt Willis, ZC Attorney, Halloran & Sage

1 member of the public was in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to amend the minutes of September 8, 2021 to add that Iron House Fitness is in the Industrial District. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11362029 and 11362802 for general counsel in the amount of \$1,535.50 as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

IV. CONTINUED PUBLIC HEARINGS

Correction - Iron House Fitness is a Site Plan Review, not a Public Hearing.

- A. “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, Industrial District
Applicant: Mill Rock Road East, LLC Agent: Joe Wren

The Applicant has requested a continuance to the Zoning Commission meeting on October 4, 2021.

MOTION to continue **“Iron House Fitness”** Application for Site Review for a 7,786 s.f. building (6,802 s.f. physical Fitness facility/984 s.f. office space) to the next Zoning Commission meeting on Monday, October 4, 2021 at 7 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. NEW BUSINESS

VI. OLD BUSINESS

- A. Workshop:** Marijuana – possible locations for future zoning regulations

Matt Willis presented. He explained the different licenses that would be available, such as medical dispensary, cultivator/micro-cultivator, retailer, food & beverage manufacturer/packager and delivery service. We have in the past approved two locations for a Medical Dispensary but neither site received a license. Moving forward the Commission needs to decide whether to ban or allow and regulate parameters of business. Personal use and delivery to Old Saybrook residents cannot be banned. If approved the town will receive a 3% local tax on all sales to be used for street/community improvement around retailer, specific services and youth programs.

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

The discussion regarding Accessory Dwelling Units has been finalized and will go to Public Hearing.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **302 Main Street** - Parks & Recreation would like to replace the gazebo on the Town Green with a larger one, currently 638 square feet to 791 square feet. They would also like to make it handicap accessible. The ZC has authorized the ZEO to handle administratively.
- **Founders Park Gazebo** – This gazebo was donated. The ZC asked about the status of permits.

VII. ADJOURNMENT

MOTION to adjourn the meeting of September 20, 2021 at 7:45 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, October 4, 2021 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, October 4, 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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