



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
Ram B. Odedra

REGULAR MEETING MINUTES

Monday, June 15, 2020 – 7:00 P.M.

Web/Audio Meeting

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Madeleine Fish
Ann Marie Thorsen
Justin Terribile
Mark Delmonico
Ram Odedra

Attendant Staff

Christina Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

12 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of May 18, 2020 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

MOTION to pay Halloran & Sage Invoice #11327963 for general counsel in the amount of \$74 as
presented **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R. Friedmann,
M. Caldarella, G. Lewis, M. Fish, A.M. Thorsen **ABSTAINING:** None **OPPOSED:** None
APPROVED: 5-0-0.

IV. PUBLIC HEARINGS

- A. “Maple & Main” Application for Special Exception Permit** for 2,907 s.f. Restaurant
813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Coastal Management
Zone, Pedestrian Node.
Owner: Alex Foulkes Agent: Joe Wren, P.E.

Joe Wren presented for the applicant along with Greg Nucci from Point One Architects. They are proposing to convert the existing 1-story commercial office building into a restaurant named “Maple & Main.” They will construct an entry vestibule into the front of the existing building along with a handicap ramp, reconstruct the existing driveway/parking lot to only have one entrance on Route 1 with landscaping, install site lighting in front and rear and replace the septic system. They will erect new signage (white letters against dark background) approved by the Architectural Review Board. The ZC would like dimensions of the sign.

Maple and Main will serve breakfast and lunch with the general hours of 6 a.m. - 3 p.m. Monday through Saturday and 6 a.m. - 5 p.m. on Sunday. Occasional banquet services will be provided after hours. The restaurant will have 63 indoor seats and 12 outdoor seats. They will have 16 parking spots in front. They need to secure an easement for another 6 in the rear. Lisa Rhodes, co-owner of LCJ LLC, the adjacent property, stated that she has an existing lease and right of way to the rear lot. The ZEO is waiting for police, fire department and fire marshal referral responses as well as the status of the right of way and easement.

MOTION to continue the public hearing of “**Maple & Main**” **Application for Special Exception Permit** for 813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District to the next Zoning Commission meeting on July 6, 2020 at 7:00 p.m. 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.

V. NEW BUSINESS

A. “Penny Lane Pub” Application for Minor Modification to Special Exception Permit

Request to allow rear outdoor seating currently permitted under Governor Lamont’s Executive Order #7MM to remain permanently.

150 Main Street, Assessor’s Map 37, Lot 25, Business B-1 District, Pedestrian Node

Owner: Alex Foulkes

Owner Alex Foulkes is requesting to allow the rear outdoor seating that is currently permitted under Gov. Lamont’s Executive Order to remain permanently. Their original permit was for 40 outdoor seats in the front and alleyway. They have eliminated the 10 alleyway seats and would like to have an outside capacity of 78 max between the front and back seating areas.

Chairman R. Friedmann has requested a formal rendering of the design indicating size of tables, where they would be located, other permanent fixtures, distance from boundaries etc. Alex will present the plan at the next Zoning Commission meeting on July 6, 2020.

B. Workshop: Discuss problematic Zoning Regulations for possible future amendments.

Chairman R. Friedmann will meet with the Architectural Review Board Chairman to discuss various interpretations of the regulations including articulations in façade and report back to the Commission at a later meeting.

Chris Costa discussed possible regulation changes to simplify when a house is replaced to be conforming on a lot that is non-conforming in size.

VI. PERMIT RENEWAL: Gravel Pits

- A. Piontkowski - No activity
- B. Hull – Total yardage 12,510 cubic yards, 16,840 cubic yards stockpiled and removed
- C. Dibble - 9,000 cubic yards brought in, 1,000 cubic yards removed

MOTION to renew 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 **ABSTAINING:** None **OPPOSED:** None
APPROVED: 5-0-0.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

509 Main St. # 2 Old Saybrook, CT – Deck Project - Construct new 8' by 10' 2nd floor TREX deck with new concrete footings. Reconstruct bay window roof to accommodate new deck framing. Remove existing window, enlarge opening, install new roof support header. Relocate electric heat and outlet. Install Harvey 6' vinyl patio door. The Applicant will obtain approval from the homeowner's association prior to construction. There will be no space on the ground taken except the support beams. There will be no stairs from ground - only access will be from the second level sliding door. The Zoning Commission has given the ZEO permission to handle administratively when changes are minor.

Town Hall will be reopening on June 20, 2020.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of June 15, 2020 at 8:53 p.m. as presented to the next regularly scheduled meeting of July 6, 2020 at 7:00 p.m. **MADE:** G. Lewis **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 REGULAR MEETING
Monday, July 6, 2020 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook
If the COVID19/Corona Virus State of CT Public Health Emergency remains
effective, a dial in public meeting may be held.
Check our website one week in advance for dial in information at
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.