



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, November 1, 2021 – 7:00 P.M.
Town Hall, 2nd 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)

R. Friedmann

M. Caldarella

G. Lewis

A. M. Thorsen

M. Delmonico

J. Henry

Absent Members

J. Terribile

Attendant Staff

C. Costa, Zoning Enforcement Officer/Town Planner

J. Galli, Recording Clerk (attending via Zoom)

Two members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to amend the minutes of October 18, 2021 to change in **“Planned Development District”** “is” to “it” in 2nd paragraph (...the MI district it), change “it” to “is” in 6th paragraph (What this application does is), remove **“on 5+ acre lots with 1 residential dwelling unit per acre”** from motion presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** M. Caldarella **APPROVED:** 4-0-1.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. PUBLIC HEARINGS

- A. Petition to Amend the Old Saybrook Zoning Regulations** to remove Sect. 68.1.2B4* Narrow Street Setback, Sect. 9 Definitions Street line to allow other line setback when street is an unimproved road, leads to a coastal resource, CT River or LIS. Sect. 9 Special Flood Hazard Area – add AO & AH, 68.1.2B9* Tidal Wetland Setback to allow vertical expansion over non-conforming structures. New 10.11 Repair to allow reconstruction of certain pre-existing non-conformities of 120 s.f. or less. Section 9 Structure to exclude sheds of 120 s.f. or less, hot tubs, and seasonal inflatable/metal pools. Remove references to previously deleted section 52.7.15, 52.7.18 and 52.7.13 from Adult Entertainment, Automotive Use, Residential Lifecare Facility standards in Section 53. Delete section 53 Accessory apartment (residential) and replace with Accessory Apartment to include both attached and detached apartments for compliance with State Law (PA 21-29). Delete 7.7.1 Min. Building Size. Amend 62.4.5 Parking for 1 or 2 dwelling unit to require 1 space for accessory apartment. Remove/replace the words character and characteristics in 89 places throughout the regulations where appropriate. Amend Section 53 Accessory Apartments Mixed Use in the B-1 District to Mixed Use Apts. and allow for more than 2 when deed restricted affordable.
Petitioner: Old Saybrook Zoning Commission

The Commission went through the sections to go over the amendments that had been previously discussed at length in Workshops and corrected any typos along the way. They also discussed the referrals that came in, including a comment from the Planning Commission questioning whether they wanted to remove “Accessory apartments will not be rented for a duration of thirty (30) days or less.” ZC Chairman Friedmann stated that the first step would be to allow for different housing for more than 30-day stays. Short-term rentals can be examined at a later date. Two letters were received from residents regarding the Accessory Apartments. One of the residents, P. Gallagher, spoke at the meeting in favor of the changes.

MOTION to close the Public Hearing of **“Petition to Amend the Old Saybrook Zoning Regulations”** as presented **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.

MOTION to approve **“Petition to Amend the Old Saybrook Zoning Regulations”** as presented **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.

MOTION to adopt **Amended Old Saybrook Zoning Regulations** effective November 16, 2021 as presented **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

- A B-4 district text amendment presentation regarding gas stations and drive-thru restaurants is planned.
- ZEO discussed incoming applications for Pasta Vita, Cumberland Farms and 19 Bridge St.
- The Commission will need to discuss any changes as to allowance of outdoor seating after the Governor's orders expire.
- The ZEO requested guidance on an incoming application for Camp Bow Wow, a doggy day care, overnight boarding, training and grooming business. The Commission determined that overnight boarding would constitute a kennel, which is not permitted in the B-4 district. Day care and other services would be allowed.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of November 1, 2021 at 8:17 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, November 15, 2021 at 7:00 p.m.
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.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, November 15, 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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