



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 15, 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

John Henry (sitting in for A.M. Thorsen)

Absent Members

A. M. Thorsen

Justin Terribile

Attendant Staff

Chris Costa, Zoning Enforcement Officer/Town Planner

Joanne Galli, Recording Clerk

Five members of the public were in attendance, with eight more attending via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the minutes of November 1, 2021 as presented **MADE:** G. Lewis
SECONDED: J. Henry **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M.
Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice # 11368921 for general counsel in the amount
of \$388.50 as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN**
FAVOR: R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Henry **ABSTAINING:** None
OPPOSED: None **APPROVED:** 5-0-0.

C. 2022 MEETING CALENDAR

MOTION to adopt the 2022 Meeting Calendar for the Zoning Commission as presented
MADE: R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None
APPROVED: 5-0-0.

IV. NEW BUSINESS

A. “Pasta Vita” Application for Site Plan Review

Add two 108 s.f. dormers for additional office space and mechanical room/storage
225 Elm Street, Assessor’s Map 38/Lot 3
Industrial I District, Coastal Area Management Zone
Applicant: RLC Properties Agent: Joe Wren, P.E.

Joe Wren of Indigo Land Design presented. The applicant is proposing to construct two front dormers to add more headroom and usable space on the second floor for office and storage/mechanical. No building footprint changes are proposed.

MOTION to approve “Pasta Vita” Application for Site Review to add two 108 s.f. dormers for additional office space and mechanical room/storage as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. “Cumberland Farms” Application for Minor Modification to Special Exception Permit to add a 118 s.f. storage box.

602 Boston Post Rd, Assessor’s Map 40, Lot 50, B-2 District, Pedestrian Mode
Applicant: Cumberland Farms, Inc. Agent: Joseph P. Williams Esq.

Attorney Joseph Williams presented along with Hailey Weber, a designer with HFA Architects. Cumberland Farms is the new owner of the Mercury gas station. They are proposing construction of a 118 s.f. storage box to be located adjacent to the southerly side of the exterior of the existing convenience store. The storage box will not be accessible to the public. It will be used for wet and dry storage only.

MOTION to approve “Cumberland Farms” Application for Minor Modification to add a 118 s.f. storage box submitted with amendments as of this evening. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

C. “Big Y Foods & Max’s Place” Preliminary Discussion

- Proposed major modification to Special Exception #07-061 last modified on November 3, 2014 to merge 12 Spencer Plain Road (Assessor’s Map 25, Lot 22) with the Max’s Place Shopping Center, 22 Spencer Plain Road (Assessor’s Map 26, Lot 6-12), Business B-4 District/Pedestrian Node;
- Proposed amendments to the Zoning Regulations in the B-4 Zoning District to allow for drive-thru restaurants and the retail sale of gasoline; and
- Proposed amendments to the Zoning Regulations to allow less stringent parking space requirements for shopping centers.

Property Owners: Big Y Foods, Inc. & Max’s Place, LLC.
Agent: Atty. David M. Royston

Attorney Royston presented along with Matt Damour, VP of Real Estate Development for Big Y and David Ziaks, a civil engineer and principal of F.A. Hesketh & Associates. Attorney Royston discussed at length changes to the existing Regulations, proposing new text to allow for retail sale of gasoline and drive-thru restaurants. Mr. Damour stated that Big Y has Convenience Mart/Gasoline additions at some of their sites and would like to bring that to Old Saybrook in what was formerly Cathryn Flanagan’s property, now owned by Big Y. They would like to also add a drive-thru restaurant attached to the mart. Mr. Ziaks, engineer from the original Max’s Place project, stated that the trend is moving toward drive-thru restaurants and convenience. The goal, he said, is to “integrate them with shopping centers safely.”

Attorney Royston also discussed a text change for shopping centers to allow for less parking spaces by either changing gross floor definitions and/or upping the parking space ratio from 175 to 250 for gross floor square feet per space. Chairman Friedmann said the definition of gross floor couldn’t be changed. A list of neighboring towns utilizing more than the 175 s.f. parking space ratio was submitted to the Commission.

D. “CGCT Old Saybrook” Preliminary Discussion

Proposed amendments to the Zoning Regulations in the B-4 Zoning District to allow for drive-thru restaurants in the B-4 District and presentation of concept plan for development.

1654 Boston Post Road (Assessor’s Map 26, Lot 39), Business B-4
District/Pedestrian Node

Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward Cassella

Attorney Ed Cassella presented. They are proposing a text change to the Regulations that would allow indoor food establishments to have an accessory drive-thru window in the B-4 District. CGCT owns the property that encompasses Alforno Trattoria. In the concept plan one side of the building will be demolished and rebuilt larger. Two new buildings will also be constructed. Other improvements to the property will include a new exterior for the existing building, new parking lot, increasing the landscape buffer, upgrading the utilities and installing a new septic system. They will rework the entrance/exit to allow for better traffic flow.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Regulations for outdoor seating will need to be revised.
- Referrals will now receive electronic copies of all paperwork submitted.
- There has been positive feedback on the new Regulation changes.
- The Land Use office will handle any payments made to Halloran & Sage that are under \$1,000 administratively.
- There will be an upcoming Coastal Site Plan review for Commission members presented by Marcy Balint of DEEP and Torrance Downes of RiverCOG.

VI. ADJOURNMENT

MOTION to adjourn the meeting of November 15, 2021 at 9:37 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, December 6, 2021 at 7:00 p.m.

MADE: G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None

APPROVED: 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, December 6, 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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