



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, December 6, 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)

R. Friedmann

M. Caldarella

G. Lewis

A.M. Thorsen

M. Delmonico

J. Terribile

J. Henry

Attendant Staff

Chris Costa, Zoning Enforcement Officer/Town Planner

Joanne Galli, Recording Clerk

Six members of the public were in attendance, with five more attending via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the minutes of November 15, 2021 as presented **MADE:** G. Lewis  
**SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis,  
M. Delmonico **OPPOSED:** None **ABSTAINING:** A.M. Thorsen **APPROVED:** 4-0-1.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda Items.

## C. ELECTION OF OFFICERS

**MOTION** to nominate R. Friedmann as Chairman of the Zoning Commission as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to close nominations and cast a unanimous ballot for R. Friedmann as Chairman of the Zoning Commission as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to nominate M. Caldarella as Vice-Chairman of the Zoning Commission as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to close nominations and cast a unanimous ballot for M. Caldarella as Vice-Chairman of the Zoning Commission as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to nominate G. Lewis as Secretary of the Zoning Commission as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

**MOTION** to close nominations and cast a unanimous ballot for G. Lewis as Secretary of the Zoning Commission as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

## IV. NEW BUSINESS

### A. “Camp Bow Wow” Preliminary Discussion

Proposed day camp, sleep away camp, play and training facility for dogs.  
355 Middlesex Turnpike, Assessor’s Map 52/Lot 66, Gateway Business, B-4 District  
Applicant: Janet & Michael Stoner

M. Stoner presented. He is proposing a day camp, sleep away camp, play and training facility for dogs with two full-time and twelve part-time employees. Property consists of 1.9 acres with 12,481 s.f. renovated barn with retail and office space and a 5,000 s.f. warehouse garage. The facility will be open seven days a week. Chairman Friedmann advised that the applicant will need to propose a regulation text change defining Kennel as a use allowed in the B-4 District since it is not currently permitted.

**V. PUBLIC HEARINGS**

- B. “19 Bridge Street Apartments” Application for Modification of Special Exception Permit & Coastal Site Plan Review** to add a 1,229 s.f. residential dwelling containing two apartment units.  
Assessor’s Map 24, Lot 54, Saybrook Point SP-3 District, CAM Zone, Ct River Gateway Conservation Zone  
Applicant: Saybrook Point Marina, LLC            Agent: Attorney David Royston

Attorney Royston presented. The applicant is planning to demolish a barn and build a 1,299 s.f. residential dwelling with two apartments and a car port for employee and intern use. Four parking spaces will be added. The barn is located in the rear of the Tall Tales Guesthouse property, which is outside the 100-year flood zone and is not waterfront. The Chairman discussed the referrals that came in. With no comments from the public, the hearing was closed.

**MOTION** to close the Public Hearing of **“19 Bridge Street Apartments” Application for Modification of Special Exception Permit & Coastal Site Plan Review** to add a 1,229 s.f. residential dwelling 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 **“19 Bridge Street Apartments” Application for Modification of Special Exception Permit & Coastal Site Plan Review** to add a 1,229 s.f. residential dwelling with the following conditions: 1. The slight increase in impervious area is permitted on the condition that permeable grass will be provided to compensate for the new impervious area. 2. Lighting must be dark sky compliant. 3. The attic is not a ½ story because it does not have stairs and is not to be used as a bedroom or living space. 4. A planting schedule will be provided to the ZEO prior to the issuance of a Certificate of Zoning Compliance to verify that all specimens meet the regulations. 5. Exterior garbage bins will be enclosed by a solid fence. 6. Exterior mechanical unit will be placed on a platform below the stairs. 7. The Statement of Use will be amended to remove the language “Occupancy/daily visits to the premises.” 8. The ZEO will be provided with an executed copy of the signed/filed “Declaration of Easement for Access & Parking” prior to the approval of a Certificate of Zoning Compliance. The Coastal Area Management application is approved as presented because it is consistent with all applicable coastal policies and makes all reasonable efforts to mitigate adverse impacts 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.

**V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

**MOTION** to appoint M. Caldarella as representative of the Zoning Commission to the Inland Wetlands and Watercourses Commission as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

- The Selectmen have re-appointed Justin Terribile and John Henry as alternate members of the Commission.
- Next Zoning Commission meeting on December 20, 2021 will have four Public Hearings; January 2022 already has three scheduled with more coming up.
- The Marijuana moratorium ends in May, the Commission needs to discuss text options.

## VI. ADJOURNMENT

**MOTION** to adjourn the meeting of December 6, 2021 at 9:23 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, December 20, 2021 at 7:00 p.m.  
**MADE:** M. Caldarella **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.

Respectfully submitted,

Joanne Galli  
Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, December 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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