



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 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)

R. Friedmann
M. Caldarella
G. Lewis
A.M. Thorsen
M. Delmonico
S. Dizenzo (new alternate)

Absent Members

J. Terribile
J. Henry

Attendant Staff

C. Costa, Zoning Enforcement Officer/Town Planner
J. Galli, Recording Clerk

Twelve members of the public were in attendance, with four more attending via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to amend the minutes of December 6, 2021, to replace text of 19 Bridge Street condition #3 with: The attic is not a ½ story unless it has interior stairs as drawn on the site plan this evening and it is not to be used as a bedroom or living space, only storage. **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.

B. CORRESPONDENCE

Correspondence received was related to Agenda Items.

IV. PUBLIC HEARINGS

A. “Riverside Reflections” Application for Special Exception Permit/Coastal Site Plan Review to construct a columbarium and a 600 s.f. meeting/archives building and septic system.

59 Sheffield Street, Assessor’s Map 49, Lot 1, Residence A District, CAM Zone

Applicant: Riverside Cemetery Association Agent: Edward Marcolini

Engineer G. Jacobsen presented for the applicant. The applicant is proposing to construct a columbarium and a 600 square foot meeting/archives building. The columbarium will include a circular concrete walkway with granite bench seats and landscaping. The meeting/archives building will include a meeting room, small office, bathroom and utility closet. The building will be seasonal only with no heat. Landscaping will be provided at the building entrance. Two small residential-type building mounted entrance lights will be located on each side of the building doorway. Approvals for the project were received by CRAHD and ARB. With no public comment the hearing was closed.

MOTION to close the Public Hearing of “Riverside Reflections” Application for Special Exception Permit/Coastal Site Plan Review to construct a columbarium and a 600 s.f. meeting/archives building and septic system 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 the “Riverside Reflections” Application for Special Exception Permit/Coastal Site Plan Review to construct a columbarium and a 600 s.f. meeting/archives building and septic system with the condition that the proposed benches are added to the site plan and submitted. **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.

B. “100 Main Street Mixed Use Apartments” Application for Special Exception Permit to convert 3,200 s.f. of 2nd story retail/office space to two apartments (1,100 s.f. and 800 s.f.) with 2 storage areas (500 s.f.)

Assessor’s Map 37/Lot 101, Business B-1 District, Pedestrian Node

Applicant: Lonesome Grove Partners, LLC Agent: Attorney Peter Charbonnier

Attorney P. Charbonnier presented. The application is to convert 2400 s.f. of second floor commercial space into two one-bedroom apartments. The apartments will be 786 and 1,347 s.f. respectively. Each will include a 250 s.f. storage space located between the units to provide additional sound insulation. Egress windows will be added to each bedroom. Cedar lattice will enclose the oil tank. Boxwoods will be added on the north side and Arborvitae on the south side. All referrals have been received. With no comment from the public the hearing was closed.

MOTION to close the Public Hearing of “100 Main Street Mixed Use Apartments” Application for Special Exception Permit to convert 3,200 s.f. of 2nd story retail/office space to two apartments (updated to 786 s.f. and 1,347 s.f.) with 2 storage areas (500 s.f.) **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 the “100 Main Street Mixed Use Apartments” Application for **Special Exception Permit** to convert 3,200 s.f. of 2nd story retail/office space to two apartments (updated to 786 s.f. and 1,347 s.f.) with 2 storage areas (500 s.f.) **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.

- C. “633 Middlesex Turnpike, LLC” Petition to amend the Old Saybrook Zoning Regulations** Sections 32.0 and 32.7.2 to allow one building with a max. gross floor area of 35,000 s.f. in the B-2 zone when located on a five-acre parcel.
Applicant: 633 Middlesex Turnpike, LLC Agent: Attorney Edward M. Cassella

Attorney E. Cassella presented. The applicant would like to amend the Zoning Regulations (Sections 32 and 32.7.2) in the B-2 zone to allow the square footage of a building to extend to 35,000 square feet (from 25,000) for properties in excess of five acres with the intention of expanding 633 Middlesex Turnpike by 10,000 s.f. To provide the extra needed parking, the lot will be expanded in the back. Referrals from the Planning Commission and DEEP were favorable. There are seven other properties in Old Saybrook that fit this profile in the B-2 zone.

Residents of Brenda Lane: Lopez, Young and Stewart were present and collectively opposed this amendment change. Reasons cited were traffic egress issues, safety of their children due to people mistakenly driving on Brenda Lane and the extended parking lot eliminating the natural tree barrier bordering the neighborhood. G. Young fears that if the other seven properties expand, traffic would increase throughout town. T. Lopez added that the new parking lot would abut his property and he worries about his children’s safety, currently the building management is not picking up the trash on the grounds and trash pick-up is not coming during approved hours, it comes at 5 a.m. He also asked that the hearing be continued so the Commission has time to read his written objection submitted at the meeting.

MOTION to continue the Public Hearing of “633 Middlesex Turnpike, LLC” Petition to amend the Old Saybrook Zoning Regulations Sections 32.0 and 32.7.2 to allow one building with a max. gross floor area of 35,000 s.f. in the B-2 zone when located on a five-acre parcel to the next Zoning Commission meeting on January 3, 2022 **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.

- D. “CGCT Old Saybrook, LLC” Petition to Amend the Old Saybrook Zoning Regulations** Section 34.2.2 Gateway Business B-4 District and Section 53.1 Special Standards for Drive-through windows for indoor restaurants to allow drive-through restaurants in the Gateway Business B-4 District.
Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward M. Cassella

Attorney E. Cassella presented. The purpose of the amendment is to allow drive-through indoor restaurants in the Gateway B-4 Zone. Accessory drive-thru windows for indoor restaurants are currently permitted in the Shopping Center Business B-2 District by Special Exception. 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 have met with a traffic consultant to rework the entrance/exit to allow for better traffic flow. Referrals from DEEP, Planning Commission and Council of Governments were favorable. The Commission Chairman asked that the wording in the text amendment be simplified to read: 34.2.2 Indoor restaurant or other indoor food and beverage service establishment, which includes fast food, full service and take-out restaurants, which may have an accessory drive-through window. With no public comment the hearing was closed.

MOTION to close the Public Hearing of “**CGCT Old Saybrook, LLC**” **Petition to Amend the Old Saybrook Zoning Regulations** Section 34.2.2 Gateway Business B-4 District and Section 53.1 Special Standards for Drive-through windows for indoor restaurants to allow drive-through restaurants in the Gateway Business B-4 District 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 “**CGCT Old Saybrook, LLC**” **Petition to Amend the Old Saybrook Zoning Regulations** Section 34.2.2 Gateway Business B-4 District and Section 53.1 Special Standards for Drive-through windows for indoor restaurants to allow drive-through restaurants in the Gateway Business B-4 District as amended tonight with an effective date of February 1, 2022 **MADE:** R. Friedmann **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.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **Marijuana** - Draft text to be ready for discussion in January.
- **Accessory Dwelling Units** - If we officially “opt out” of the ADU text, we can keep the text we have and deviate from the requirement of the new law if we choose to in the future. The consensus from the Commission is to pursue opting out. A Public Hearing will be scheduled.
- **High School Lighting Fundraiser** - The H.S. lighting committee is working on fundraising ideas. Julie Pendleton has asked the ZEO for input on some of these ideas. They are considering selling bricks with names for walkways or a monument to display the donating sponsors. If the pavers/bricks are put in place of landscaping the Zoning Commission would need to determine if it requires a modification. If placed on existing pavement it would be a swap.
- **Daniels, 1 Williams Road** – They are proposing a building modification due to rising costs of materials. The new design only has office space on the first floor reducing the number of doors on the outside of the building. The new design also uses canopies, rather than awnings over the garage doors. The height of the building has been reduced a little as well and has a slightly lower profile. The brick stayed on the front of the building facing Mill Rock RD but does not wrap around the rear of the building facing the wooded area. The footprint remains the same. The building color and steel exterior material remains the same. The use remains the same. The Commission was in agreement that this would be a minor modification but that they should run the changes by the ARB.

- **ZEO** updated Commission on incoming applications for January 2022.

VI. ADJOURNMENT

MOTION to adjourn the meeting of December 20, 2021 at 8:57 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, January 3, 2022 at 7:00 p.m. **MADE:** G. Lewis **SECONDED:** R. Friedmann **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, January 3, 2022 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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