



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*

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members

*Justin Terribile
John Henry
Sandra Dizenzo*

REGULAR MEETING MINUTES HYBRID MEETING

Monday, May 16, 2022 – 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: R. Friedmann, M. Caldarella, G. Lewis, A. M. Thorsen, M. Delmonico,
J. Terribile J. Henry, S. Dizenzo

Attendant Staff

J. Galli, Recording Clerk

Five members of the public were in attendance via Zoom.

III. REGULAR BUSINESS

A. MINUTES

Minutes amended to add square feet (s.f.) after 80,000 in both C. Petition to Amend the Old Saybrook Zoning Regulations-Pharmacies and in the motion that followed.

MOTION to approve the meeting minutes of May 2, 2022 as amended **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. NEW BUSINESS

A. 2022 Outdoor Seating Renewals

The outdoor seating renewals don't include the Covid restaurant relief by executive order, which is still in effect.

MOTION to re-approve previously approved outdoor seating as noted on spreadsheet
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. Application for Coastal Site Plan

12 Rivers Ridge Road, Map 53/Lot 32-8

Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Zone

Applicant: Deborah Shah Agent: Michael J. Ott, P.E., L.S.

Engineer M. Ott presented. The applicant would like to construct a single-family residence with pool on an undeveloped land parcel adjacent to tidal wetlands. The lot was approved for construction in 1996. They will not remove any trees from the property.

MOTION to approve **Application for Coastal Site Plan** at 12 Rivers Ridge Road, Map 53/Lot 32-8, Residence AA-2 District, Coastal Area Management Zone, Ct River Gateway Zone as submitted because it is consistent with all applicable coastal policies and makes all reasonable efforts to mitigate adverse impacts. **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. PUBLIC HEARINGS

A. “Chalker Village” Application to Modify Special Exception Use for Restaurant/Office Remove offices, add 18 outdoor seats to 1,184 s.f. indoor pizza restaurant. 1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node Applicant: OKI, LLC. Agent: Attorney Edward Cassella

B. “Chalker Village” Application for Site Plan Review for Affordable Housing (CGS 8-30g) to convert 5 office units into 6 residential dwelling apartment units (2 affordable). 1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node Applicant: OKI, LLC. Agent: Attorney Edward Cassella

Applicant **“Chalker Village”** requested to continue **Application to Modify Special Exception Use for Restaurant/Office** and **Application for Site Plan Review for Affordable Housing (CGS 8-30g)** without opening the public hearings to the June 6, 2022 regular meeting.

C. “Ferry Point Safe Harbor Marina” Application for Modification to Special Exception Permit & Coastal Site Plan Review to add a 720 s.f. open air pavilion. 29 Essex Road, Assessor’s Map 59, Lot 83, MI District, CAM Zone, CT River Gateway Conservation Zone.
Applicant: SHM Ferry Point, LLC Agent: Joe Wren, P.E.

Architect D. VonDassel presented. The applicant would like to construct a 20 x 36 open-air pavilion with three parking spaces (one handicap). The pavilion will only be available to dock owners. The lighting will be dark-sky compliant. With no public comment the hearing was closed.

MOTION to close the Public Hearing of “**Ferry Point Safe Harbor Marina**” **Application for Modification to Special Exception** Permit & Coastal Site Plan Review to add a 720 s.f. open air pavilion. 29 Essex Road, Assessor’s Map 59, Lot 83, MI District, CAM Zone, Ct River Gateway Conservation Zone 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 “**Ferry Point Safe Harbor Marina**” **Application for Modification to Special Exception** Permit & Coastal Site Plan Review to add a 720 s.f. open air pavilion. 29 Essex Road, Assessor’s Map 59, Lot 83, MI District, CAM Zone, Ct River Gateway Conservation Zone with the following conditions: 1) There will be no renting of the pavilion for special events. 2) Outdoor music will terminate at 9 p.m. The project is approved as submitted because it is consistent with all applicable coastal policies and makes all reasonable efforts to mitigate adverse impacts. **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. WORKSHOP

The discussion regarding the Planning Commission memorandum on drive-through windows will be postponed to the June 6, 2022 meeting.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **247 Main Street** – The property owner would like guidance on landscaping since some plantings didn’t survive the winter. The Commission agreed that the ZEO could handle administratively.
- **497 Middlesex Turnpike (Transfer Station)** – The Lions Club received a grant and would like to construct an open-air pavilion to cover the area where the “give and take” items are placed. Currently any items that get wet are discarded. The structure will be 400 s.f. or less and meet all applicable setbacks. The Commission agreed that the ZEO could handle administratively.
- **Gravel Pit Inspections** – The ZEO has been handling gravel pit inspections over the past two years due to Covid. The Piontkowski gravel pit property sold earlier this year. It is the ZEO’s understanding that the new owner is renewing the pit permit with the intent of closing the pit permit permanently to construct a house in the future. No gravel excavation currently at the property. B&L and Dibble gravel pits continue similar operations as they have in the past. The Commission agreed that the ZEO can conduct inspections.
- **Long Island Sound Futures Fund 2022 – Sustainable and Resilient Communities** – The ZEO is working on a grant application with Westbrook, Clinton and Old Saybrook (Fenwick) to conduct a more complex study of sea level rise and climate change to prioritize and design projects that will benefit Old Saybrook and neighboring communities. The Zoning Commission is in support of the project.

MOTION to support the grant application for “**Long Island Sound Futures Fund 2022 – Sustainable and Resilient Communities**” **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A. M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of May 16, 2022 at 7:58 p.m. to the next regularly scheduled Zoning Commission meeting on June 6, 2022 **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, June 6, 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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