



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*  
*Sandra Dizenzo*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, June 20, 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, G. Lewis, A. M. Thorsen, J. Terribile (seated for M. Delmonico via Zoom), J. Henry (seated for M. Caldarella)

Absent Members: M. Caldarella, M. Delmonico, S. Dizenzo

Attendant Staff

C. Costa, Zoning Enforcement Officer/Town Planner  
M. Willis, Zoning Commission Attorney  
J. Galli, Recording Clerk

Eight members of the public were in attendance with five more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of May 16, 2022 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

**MOTION** to Pay Halloran & Sage Invoice # 11383761 for general counsel in the amount of \$1,665.00 as presented **MADE:** G. Lewis **SECONDED:** J. Henry **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**IV. PUBLIC HEARINGS**

**A. “Master Tile” Application for Modification to Special Exception Permit** to construct a 1,500 s.f. of additional showroom/contractor’s storage area.  
1522 Boston Post Rd, Assessor’s Map 26, Lot 28, Business B-4 District  
Owner: MVJJ, LLC Agent: Bob Doane, P.E.

Aron Schumacher from Doane Engineering presented. Master Tile would like to expand the existing building in the rear by 1477 square feet. The main floor will be used for tile storage and the second floor will be used as an office. They received approvals from ARB, CRAHD and Wetlands. With no public comment the hearing was closed.

**MOTION** to close the Public Hearing of **“Master Tile” Application for Modification to Special Exception Permit** to construct a 1,500 s.f. of additional showroom/contractor’s storage area, 1522 Boston Post Rd, Assessor’s Map 26, Lot 28, Business B-4 District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION** to approve **“Master Tile” Application for Modification to Special Exception Permit** to construct a 1,500 s.f. of additional showroom/contractor’s storage area, 1522 Boston Post Rd, Assessor’s Map 26, Lot 28, Business B-4 District with the following conditions: 1. Additional screening and closures for dumpster. 2. Add some low landscaping. 3. Height of building not to exceed 23 feet. 4. Building will be two stories only. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## V. PRELIMINARY DISCUSSION

### A. **“Marine Enterprises” Preliminary Discussion: Petition to Amend the Zoning Regulations** to allow for a marina resort development including marina, commercial and residential uses.

142 & 163 Ferry Rd, Assessor’s Map 45, Lots 29-1, 33 & 14, Residence A District, Marine Industrial MI District, Coastal Area Management Zone, Ct River Gateway Conservation Zone

Applicant/Owner: Marine Enterprises, LLC. Agent: Attorney Mark Shipman

J. Milone and J. Williams from SLR International Corp. presented a preliminary concept for redeveloping the properties owned or operated by Marine Enterprise LLC on Ferry Rd. They would like to transform underutilized and obsolete properties into a mixed-use development that includes marine-related, residential, and commercial (shops and a restaurant). They plan to provide a public park and boardwalk connecting all the properties along the waterfront for residents and visitors. To accomplish this the text of the Regulations would need to be amended to enable this special development district. Attorneys for both parties will discuss in the interim and Marine Enterprises will return to the Commission with possible text for zone or map change that could allow for the project.

## VI. PERMIT RENEWALS: Gravel Pits

**A. Magruder**  
Bokum Rd &  
Lakewood Circle

**B. Hull**  
Middlesex Tpke

**C. Dibble**  
Ingham Hill Rd

J. Henry accompanied C. Costa to two of the gravel pits. Inspections of the pits revealed that everything is in order.

**MOTION** to renew all three **“Gravel Pits”** for another year based on inspection by C. Costa. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- In reference to the Motor Vehicle Fueling Stations Regulations, a request from Attorney D. Royston was received on behalf of Big Y and Max's Place. They would like the Zoning Commission to initiate its own petition to end the Special Standards Section with the words "Property Line" and delete the final clause "or within a radius of 1,000 feet of any pump or device on any other lot." The Commission discussed and concluded that they will not petition to amend the regulations at this time.
- ARB is reviewing the sign regulations and will submit proposed text changes to the ZC.
- The ZEO reported that she received revised minimum standards from Ct. River Gateway Conservation to review.
- **1500 Boston Post Rd – New Age Psychic.** ZEO reported on continued operations of the unpermitted business, signs chained to utility poles and complaints of parking on Chalker Beach Road. The ZC gave ZEO permission to go forward with a litigation warning letter.
- **923 Boston Post Rd – Smithland Pet & Garden Center.** Commission asked ZEO to contact Smithland to take down the sign violation that is attached to the current sign.

## VII. ADJOURNMENT

**MOTION** to adjourn the meeting of June 20, 2022 at 8:35 p.m. to the next regularly scheduled Zoning Commission meeting on Wednesday, July 6, 2022 **MADE:** G. Lewis **SECONDED:** J. Henry **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, J. Terribile, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

*Joanne Galli*

Recording Clerk

### NEXT REGULARLY SCHEDULED HYBRID MEETING

**Wednesday, July 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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